City of St. Helena
Regular City Council Meeting
Tuesday, November 28, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes. The Mayor may reduce the four minute time limit for all speakers in circumstances where a large number of citizens intend to make public comment.

Public comment **for meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be received three hours prior to the meeting. All other public comments received after the deadline will be attached to the item the next business day or soon thereafter. Public comments will not be read out loud but will be publicly available and attached to the on-line agenda.**

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at https://sthelena.civicweb.net/portal/.

Page

1. CALL TO ORDER

2. ROLL CALL
   Mayor: Paul Dohring, Vice Mayor Eric Hall:, City Council Members: Anna Chouteau, Lester Hardy, Billy Summers

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

   *Please note an item will be taken out of order. Item 15.1 will heard at a **time certain to begin at 7:00 pm**.

5. JOINT CITY COUNCIL AND FINANCING AUTHORITY NEW BUSINESS:

   The St. Helena City Council will now convene the meeting as a joint meeting of the City Council and Financing Authority.

   5.1. Authorizing a Resolution of the City Council of the City of St. Helena Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions; and — 9 - 73

   Authorizing a Resolution of the Board of the St. Helena Financing Authority Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions.

   Estimated start time: 6:05 p.m.

   CEQA Determination: Not a CEQA project

Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
The Financing Team recommends the 15-year JP Morgan Chase option and recommends the City Council and the Financing Authority approve the resolutions authorizing the installment sale financing, approve the financing documents and allow staff to take all actions necessary to close the transaction.

Staff Report - Pdf

6.

The joint St. Helena City Council and Financing Authority will now convene the meeting as a regular City Council meeting.

7. ADOPTION OF MINUTES

7.1. Consideration and proposed approval of Regular Meeting Minutes of November 14, 2023 — 75 - 82

Estimated start time: 6:45 p.m.

11-14-2023 Regular City Council - Minutes

8. PUBLIC FORUM:
Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 4 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Council Members for clarifications may be posed and answered, and Council Members may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.

Estimated start time: 6:50 p.m.

8.1. Public Comment.David Knudsen — 83 - 84

9. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, AND AB 1234 REPORTS:
Reports by staff and/or Council Members on items of general interest. Brief questions for clarification may be posed and answered, and Council Members may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

Estimated start time: 6:55 p.m.

10. PRESENTATIONS AND PUBLIC RECOGNITIONS

10.1. Tracy Cleveland, Napa County Agricultural Commissioner/Sealer will provide a presentation on the Mediterranean oak borer (Xyleborus monographus), or MOB, is an invasive ambrosia beetle to native oak trees.

Estimated start time: 7:45 p.m.

11. STAFF BRIEFING

None

12. CONSENT ITEMS

Members of the Council or the public (present at the meeting) may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

Estimated start time: 7:55 p.m.

12.1. Notice to Council that PSA Amendment No. 01 to the Professional Service Agreement Coastland Engineering to be Issued for Recycled Pipeline Engineering Support for CIP Project No. S-52 Wastewater Treatment and Reclamation Plant Project in the amount of $35,346 of a total not-to-exceed amount of $100,000. 85 - 90

CEQA Determination: Exempt
Prepared By: Eric Janzen, Assistant Public Works Director
Recommendation:
None. This is an informational item only.
Staff Report - Pdf

12.2. Approval of a resolution authorizing a 1-year Professional Services Agreement with Telstar Instruments for Instrumentation Maintenance and Repair Services at the Water Treatment Plant for a total not to exceed amount of $80,000 currently budgeted in FY23-24. 91 - 112

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager
Recommendation:
Authorize execution of the contract.
Staff Report - Pdf

12.3. October 2023 Review and Forecasting of City Water Supply Availability. 113 - 118

CEQA Determination: Not a CEQA project
Prepared By: Ian Dale, Environmental Services Tech
Recommendation:
Receive and file.
Staff Report - Pdf

12.4. Approval of a resolution authorizing Water Treatment Plant Valve control technology Improvements totaling $154,366.00 including the purchase of filter valve automation cards for a not to exceed cost of $65,149.00 and execution of a Professional Services Agreement with Telstar Instruments for the required programming into the SCADA system for a not to exceed cost of $89,217.00 119 - 142

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager
Recommendation:
To approve the resolution authorizing the professional services contract with Telstar and the purchase of required actuator equipment.

Staff Report - Pdf

12.5. This item will not be heard.

~~Authorize Issuance of a Request for Bids (RFB) for Demolition of City Hall/Police Department Building located at 1480 Main Street and a Request for Qualifications (RFQ) for a Temporary Operator at the site for no more than 5 years.~~

12.6. Consideration and proposed adoption of a Resolution authorizing the City Manager to execute Amendment No. 3 to Professional Services Agreement STH Contract: FY 2019-017 in the amount of $532,466 with HydroScience Engineers for services to fulfill CIP Project No. S-52 Wastewater Treatment and Reclamation Plant Project for a total not-to-exceed amount of $2,020,396 and approve updated budget for CIP Project S-52 reallocating funds from budgeted Contingency funds into Design and Construction Management accounts and not increasing the total cost of the project. 143 - 209

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager
Recommendation:
Approval of Amendment #3 and updated CIP Budget.
Staff Report - Pdf

12.7. Second reading and proposed adoption of an Ordinance updating Chapter 3.32 related to development impact Fees. 211 - 310

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Conduct the second reading by title only of an ordinance (Attachment B) amending Title 3 Revenue and Finance, Chapter 3.32 Development Impact Fees related to such fees.
Staff Report - Pdf

12.8. Consideration of resolution directing City staff to propose future Zoning Code amendments to prohibit new fossil fuel (gas) service station uses and structures. 311 - 316

CEQA Determination: Exempt
Prepared By: Andrew Bradley, Asst. to the City Manager
Recommendation:
Adopt a resolution directing City staff to process a future zoning code amendment prohibiting the establishment or expansion of any new fossil fuel (gas) service stations.
Staff Report - Consideration of Gas/Fuel Station Ban - Pdf

13. PUBLIC HEARINGS

None

14. OLD BUSINESS

None

15. NEW BUSINESS

15.1. Consideration and approval of a resolution declaring City parcels to be surplus (1480 Main Street and 1572 and 1574 Railroad Avenue) 317 - 344

CEQA Determination: Exempt
Prepared By: Anil Comelo, City Manager
Recommendation:
Staff recommends City Council approve a resolution declaring parcels 1480 Main Street (A.P.N. 009-211-016), and 1572 and 1574 Railroad Avenue (A.P.N.009-193-002), surplus land under the Surplus Land Act Gov. Code Section 54220 et. seq.

Staff Report - Pdf
Presentation

15.2. Consideration and proposed approval of a resolution appointing applicants to the Ad Hoc Water/Wastewater Exploratory Committee 345 - 348

Estimated start time: 8:00 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Cindy Tzafopoulos, City Clerk
Recommendation:
Appoint three applicants.
Staff Report - Pdf

15.3. Consideration and Adoption of a Resolution accepting the Pavement Technical Assistance Program (P-TAP) Final Report and provide comments and direction on the proposed 5-year Pavement Restoration Project List. 349 - 514

Estimated start time: 8:10 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Mario Traverso, Project Manager
Recommendation:
Adopt Resolution and provide direction on the 5-year project list approach.
Staff Report - Pdf

16. CITY COUNCIL REPORTS:

16.1. A. Association of Bay Area Governments (ABAG) - Executive Board
B. Association of Bay Area Governments (ABAG) - General Assembly
C. Napa Valley Tourism Corporation (Umbrella for Napa County)
D. League of California Cities – North Bay Division
E. Napa County City Selection Committee
F. Napa County Flood Control and Water Conservation District
G. Youth Opportunities Commission

H. Napa County Local Agency Formation Commission (LAFCO)
I. Napa Valley Transportation Authority (NVTA)
J. Napa County Watershed Information Center & Conservancy (WICC)
K. Upper Valley Waste Management Agency
L. Napa County Groundwater Sustainability Plan Advisory Committee
M. Napa County Regional Climate Action Committee
N. Council Ad Hoc and Standing Committee Reports

17. ADJOURNMENT

The next Regular City Council meeting is scheduled for December December 12, 2023, at 6:00 p.m.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on 28 Nov 2023.

Cindy Tzafopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE

AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's web site at https://sthelena.civicweb.net and will be available for public review at the respective meeting.

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Finance

DATE:	November 28, 2023
FROM:	Mandy Kellogg, Administrative Services Director
SUBJECT:	Authorizing a Resolution of the City Council of the City of St. Helena Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions; and Authorizing a Resolution of the Board of the St. Helena Financing Authority Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions.
RECOMMENDED ACTION:	The Financing Team recommends the 15-year JP Morgan Chase option and recommends the City Council and the Financing Authority approve the resolutions authorizing the installment sale financing, approve the financing documents and allow staff to take all actions necessary to close the transaction.
PREVIOUS COUNCIL ACTION:	October 10, 2023 - Authorized hiring of professionals for a wastewater financing transaction.
STATEMENT OF THE PURPOSE:	The purpose is to receive City Council authorization to proceed with an installment sale financing to provide long-term financing of wastewater improvements.
FINANCIAL IMPACT:	If approved there is no Fiscal Impact to the FY 2023-24 Operating Budget as the $101,390 for the cost of issuance will be reimbursed through the installment sale agreement and will be included in the debt principal amount.

BACKGROUND:

City staff is proposing the issuance of a $3.475 million direct placement to JP Morgan Chase Bank in the form of an Installment Sale Agreement (the “2023 Sewer Bond”). The 2023 Sewer Bond would assist the City in funding the final stages of construction of Project S-52 Wastewater Treatment Plant Upgrades. To complete funding for the project, the City was intending to do interfund loans from the Traffic Impact Fee Fund in the amount of $873,610 and the General Fund in the amount of $2,000,000. The balance of the funding was expected to come from Sewer Enterprise Fund reserves. It

is now possible for the City's Sewer Enterprise Fund to repay the proposed 2023 Sewer Bond directly without the need for interfund loans.

The City currently has the following obligations outstanding in the Sewer Enterprise Fund:

California Statewide Communities Development Authority
Water and Wastewater Revenue Bonds (Pooled Financing Program)
Series 2005B

Principal Payments:	October 1, 2023 to October 1, 2030
Remaining Amount:	$840,000
Interest Rates:	4.30% to 4.375% (2023 to 2030)
Purpose:	Funded $2,104,000 of Sewer System Improvements

California Statewide Communities Development Authority
Water and Wastewater Revenue Bonds
Series 2012

Principal Payments:	October 1, 2023 to October 1, 2032
Remaining Amount:	$841,305
Interest Rates:	3.00% to 4.00% (2023 to 2032)
Purpose:	Funded Approximately $1,555,435 of Sewer System Improvements

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City of St. Helena
2022 Installment Sale Agreement

Principal Payment:	April 1, 2025
Remaining Amount:	$9,362,000
Interest Rates:	Variable (SOFR), Currently 4.798% (5.31% * 80% + 55bp)
Purpose:	Funded $9,362,000 of Wastewater Treatment Plant Improvements (To Be Repaid from Proceeds of USDA Loan After Project Completion)

The proposed 2023 Sewer Bond would be on parity (equal right to the net revenue of the system) with the above listed outstanding obligations.

On October 10, 2023, the City Council approved a resolution authorizing hiring of professionals for a wastewater financing transaction, collectively with City Staff, (the "Financing Team").

Municipal Advisor: Del Rio Advisors, LLC
Placement Agent: Brandis Tallman, a Division of Oppenheimer & Co. Inc.
Bond Counsel: Jones Hall

This is the same Financing Team that completed a refunding of bonds for the City's Water Enterprise Fund in 2019 and worked on the interim financing for the City's Wastewater Treatment Plant in 2022 that will be taken out by proceeds of a USDA loan upon completion of construction.

The Financing Team prepared a Request for Proposals (the "RFP") which described the transaction in detail and provided all the required documents for the lender to make an informed decision. On Thursday October 12th, the RFP was distributed to 19 different banks that work in the direct placement market. On Friday October 27th, the Placement Agent received 6 responses. On Monday October 30th, the Financing Team reviewed the responses and recommended the JP Morgan Chase 15-year option as the preferred choice.

DISCUSSION:
Unless necessary, it is not a favorable practice to make internal loans across unrelated funds. Internal loans can be difficult to maintain since the lending fund may need the dollars it has otherwise lent to another fund. The purpose for issuing the 2023 Sewer Bond is to avoid internal loans by issuing a direct placement to JP Morgan Chase Bank.

The 2023 Sewer Bond would be an obligation of the City's Sewer Enterprise Fund with a pledge of net revenue of the City's system on parity with the other obligations listed earlier. The item tonight seeks to approve the transaction and allows staff to take all the necessary steps to close the transaction. On the next page is a summary of the RFP responses:

	CA Bank and Trust	Capital One	Flagstar Public Funding	JP Morgan Chase Bank	Webster Bank	Western Alliance
Interest Rates				No Call 4.26%		
15yr	5.57%	5.29%	5.23%	Callable 5.02% (*)	5.06%	5.88%
20yr	5.69%	5.37%	n/a	n/a	5.26%	6.05%
Rate Lock	Upon Credit Approval	Rate Locked Through Nov. 29th	30 Days Prior to Closing	Locked Upon Acceptance of RFP (*)	Rate Locked Through Dec. 8th	Two Weeks Prior to Closing
Prepayment	15yr any time at 100% ——— 20yr: any time at 100%	15yr: any date after 10/1/31 @ 100% ——— 20yr: any date after 10/1/33 at 100%	15yr: 10/1/28 @ 101.5% DTP 4/1/32 ——— Other: par call any time after 10/1/24 for $25k fee	15yr Callable Option: any date on or after 4/1/27 @ 100% ——— n/a	15yr: 4/1/32 @ 102% DTP 4/1/34 ——— 20yr: 4/1/32 @ 102%, 4/1/33 @ 102% 4/1/34 @ 101%, par thereafter	15yr: on or before 10/1/28 @ 103%, DTP 10/1/30 ——— 20yr: on or before 10/1/31 @103%, DTP 10/1/33
Bank Counsel Fee	n/a	n/a	n/a	$10k	n/a	$15k
Rate Covenant/ABT	1.25x	1.20x	1.20x	1.25x	1.20x	1.20x

(*) The Financing Team expects to lock the interest rate on November 29th upon review and approval by the City Council / Authority on November 28th.

The Financing Team gave due consideration to both the JP Morgan Chase Bank 15-year option and the Webster Bank 20-year option. JP Morgan Chase Bank provided the lowest interest rate on the 15-year amortization, at 5.02%, and provided the shortest call

option, beginning on any date on or after 4/1/27 @ 100%. The Financing Team considers the call option to have value since sometime in the next several years, interest rates may come down and allow for refinancing.

The interest rate will continue to float on the JP Morgan callable option until review and approval of this item by the City Council / Financing Authority on November 28th. Upon approval, the Financing Team will work with JP Morgan Chase to lock the interest rate on November 29th. The Financing Team will update the City Council / Financing Authority as to the latest interest rate at the November 28th meeting.

While the JP Morgan Chase Bank no-call option may look attractive in this interest rate environment, that rate would be locked for the 15-year life of the obligation. Having the flexibility to refinance seems prudent.

The best 20-year option was provided by Webster Bank at 5.26% with Capital One being the next best at 5.37%. JP Morgan was not able to offer a 20-year option.

Based on the Financing Team discussion and the pro forma projection, the Sewer Fund can support the shorter 15-year amortization with higher annual payments. When the JP Morgan Chase 15-year callable option is compared to the Webster Bank 20-year option, the JP Morgan Chase 15-year option saves over $660,000 in total debt service.

Below are estimates of the proposed 2023 Sewer Bond:

Principal Amount	$3,475,000
Project Fund	$3,373,610
Costs of Issuance	$101,390
Total Interest	$1,599,474
Total Debt Service	$5,074,474
Final Maturity	FY 2039 (15yrs)
Interest Rate (1)	4.62%
"All-In" TIC (2)	5.01%

(1) The most recent interest rate as of November 14th. The Financing Team expects to lock the interest rate on November 29th upon review and approval by the City Council/Authority on November 28th.
(2) Includes $101,390 in Costs of Issuance

Costs of Issuance

Role	Party	Total	Notes
Bond Counsel	Jones Hall	$32,500.00	Per Proposal
Municipal Advisor	Del Rio Advisors, LLC	$27,500.00	Per Contract
MA Expenses	Del Rio Advisors, LLC	$750.00	NTE Amount
Placement Agent	Brandis Tallman	$25,000.00	Per Proposal
Bank Counsel	TBD	$10,000.00	Per RFP
Regulatory	CDIAC	$743.75	CDIAC Formula

Contingency	Rounding/Miscellaneous	$4,896.25	
Total		**$101,390.00**	

Good Faith Estimates

California Government Code Section 5852.1 requires that the City Council and St. Helena Financing Authority shall obtain and disclose in a meeting open to the public specified information obtained as good faith estimates from a placement agent or municipal advisor prior to authorization of the issuance of the Installment Sale Agreement (the "2023 Sewer Bond"). The Council receives such information from the Placement Agent as set forth below:

Name of the Placement Agent:	Brandis Tallman, a Division of Oppenheimer & Co. Inc.
City Council/Financing Authority Date:	November 28, 2023
Name of Issue:	2023 Sewer Bond

The Placement Agent has provided to the City and the St. Helena Financing Authority the following required good faith estimates relating to the 2023 Sewer Bond:

1. The true interest cost of the 2023 Sewer Bond, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of bonds: 4.620740%.
2. The finance charges for the 2023 Sewer Bond, which means the sum of all fees and charges paid to third parties: $101,390.00.
3. The amount of proceeds received by the public body for sale of the 2023 Sewer Bond less the finance charge of the 2023 Sewer Bond described in subparagraph (2) and less any reserves or capitalized interest paid or funded with proceeds of the 2023 Sewer Bond: $3,373,610.00.
4. The total payment amount, which means the total of all payments the public body will make to pay debt service on the 2023 Sewer Bond plus the finance charge of the 2023 Sewer Bond described in subparagraph (2) not paid with the proceeds of the 2023 Sewer Bond (which total payment amount is calculated to the final maturity of the Bond): $5,074,473.52.

The foregoing estimates constitute good faith estimates only. The actual principal amount of the 2023 Sewer Bond issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to a variety of factors. The actual interest rates borne by the 2023 Sewer Bond and the actual amortization of the 2023 Sewer Bond will depend on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the City and the St. Helena Financing Authority.

ENVIRONMENTAL REVIEW: None.

DOCUMENTS ATTACHMENTS:

City of St. Helena Resolution - 2023 St Helena ISA (Wastewater)
St. Helena Financing Authority Resolution - 2023 St Helena ISA (Wastewater)
Attachment A - Installment Sale Agreement - 2023 St Helena ISA (Wastewater)
Attachment B - Assignment Agreement - 2023 St Helena ISA (Wastewater)
2023 Sewer Bond Presentation for the November 28, 2023 City Council Financing Authority Meeting (11-16-23, v3.0)

CITY OF ST. HELENA

RESOLUTION NO. 2023-____

Resolution Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions.

RECITALS

A. WHEREAS, the City of St. Helena (the "City") owns and operates a system for the collection, treatment and disposal of wastewater within the service area of the City (the "Wastewater System"); and

B. WHEREAS, the City desires to finance new treatment facilities for the Wastewater System, including construction and acquisition of a membrane bioreactor system, retrofitting and rehabilitation of aging facilities and various other related improvements (the "Project"), and the St. Helena Financing Authority (the "Authority") was established to assist the City with the financing and refinancing of projects like the Project; and

C. WHEREAS, in order to provide long-term financing for the Project, the City has caused the solicitation of commercial banks for financing proposals; and

D. WHEREAS, City staff, with the assistance of City consultants and legal counsel, has evaluated financing terms offered by banks responding to the request for proposals and recommends entering into a financing transaction with JP Morgan Chase Bank (the "Bank") according to terms it submitted; and

E. WHEREAS, the City and this Council have determined that it is in its best interests to provide long-term financing for the Project and in order to implement such financing the City has proposed to enter into an Installment Sale Agreement (the "Installment Sale Agreement) with the Authority pursuant to which the Authority agrees to provide financing for the Project and to sell the completed Project to the City in consideration of the payment by the City of semi-annual installment payments (the "Installment Payments"), which are payable from and secured by a pledge of and lien on the net revenues of the Wastewater System; and

F. WHEREAS, in order to provide the funds needed to finance the Project in an amount not exceeding $3,500,000, the Authority proposes to assign the Installment Payments to the Bank under an Assignment Agreement (the "Assignment Agreement) among the City, the Authority and the Bank; and

G. WHEREAS, pursuant to Government Code Section 5852.1, certain information relating to the proposed financing is set forth in the staff report accompanying this Resolution, and such information is hereby disclosed and made public; and

H. WHEREAS, the City Council approves all of said transactions in furtherance of the public purposes of the City, and the City Council wishes at this time to authorize all proceedings and documents relating to the financing of the Project as described herein

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

Section 1. Approval of Financing Proposal. The City Council hereby approves the financing plan for the Project as described above, and in accordance with the proposal submitted to the City by the Bank, in the form on file with the City Clerk. The Mayor, City Manager, or Administrative Services Director (each, an "Authorized Officer") are each hereby authorized and directed for and in the name and on behalf of the City to execute any and all documents which are required to accept said proposal of the Bank.

Section 2. Installment Sale Agreement. The City Council hereby approves the Installment Sale Agreement in substantially the form on file with the City Clerk together with any changes therein or additions thereto deemed advisable by an Authorized Officer, whose execution thereof shall be conclusive evidence of such approval. Any Authorized Officer is hereby authorized and directed for and in the name and on behalf of the City to execute, and the City Clerk is hereby authorized and directed to attest to, the final form of the Installment Sale Agreement on behalf of the City, if necessary.

Section 3. Assignment by Authority; Assignment Agreement. The City Council hereby approves the assignment to the Bank of certain rights of the Authority under the Installment Sale Agreement, including the right to receive the Installment Payments, under the Assignment Agreement. The City Council hereby approves the Assignment Agreement in substantially the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by an Authorized Officer, whose execution thereof shall be conclusive evidence of such approval. Any Authorized Officer is hereby authorized and directed for and in the name and on behalf of the City to execute, and the City Clerk is hereby authorized and directed to attest to, the final form of the Assignment Agreement on behalf of the City, if necessary.

Section 4. Official Actions. Each Authorized Officer, any assistant or deputy thereof, the City Clerk, and the City Attorney are each authorized and directed in the name and on behalf of the City to execute any and all certificates, requisitions, agreements, notices, consents and other documents, which they or any of them might deem necessary or appropriate in order to consummate any of the transactions contemplated by the agreements and documents approved under this Resolution. Whenever in this resolution any officer of the City is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer is absent or unavailable. All actions previously taken by an Authorized Officer or any other official of the City in furtherance of this Resolution are hereby ratified and confirmed.

Section 5. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

* * * * * * * * * *

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Dohring: _____

Vice Mayor Hall: _____

Councilmember Chouteau: _____

Councilmember Hardy: _____

Councilmember Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

ST. HELENA FINANCING AUTHORITY

RESOLUTION NO. 2023-____

Resolution Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions.

RECITALS

A. WHEREAS, the City of St. Helena (the "City") owns and operates a system for the collection, treatment and disposal of wastewater within the service area of the City (the "Wastewater System"); and

B. WHEREAS, the City desires to finance new treatment facilities for the Wastewater System, including construction and acquisition of a membrane bioreactor system, retrofitting and rehabilitation of aging facilities and various other related improvements (the "Project"), and the St. Helena Financing Authority (the "Authority") was established to assist the City with the financing and refinancing of projects like the Project; and

C. WHEREAS, in order to provide long-term financing for the Project, the City has caused the solicitation of commercial banks for financing proposals; and

D. WHEREAS, City staff, with the assistance of City consultants and legal counsel, has evaluated financing terms offered by banks responding to the request for proposals and recommends entering into a financing transaction with JP Morgan Chase Bank (the "Bank") according to terms it submitted; and

E. WHEREAS, the City has determined that it is in its best interests to provide long-term financing for the Project through an Installment Sale Agreement (the "Installment Sale Agreement) with the Authority pursuant to which the Authority agrees to provide financing for the Project and to sell the completed Project to the City in consideration of the payment by the City of semi-annual installment payments (the "Installment Payments"), which are payable from and secured by a pledge of and lien on the net revenues of the Wastewater System; and

F. WHEREAS, in order to provide the funds needed to finance the Project in an amount not exceeding $3,500,000, the Authority proposes to assign the Installment Payments to the Bank under an Assignment Agreement (the "Assignment Agreement) among the City, the Authority and the Bank; and

G. WHEREAS, pursuant to Government Code Section 5852.1, certain information relating to the proposed financing is set forth in the staff report accompanying this Resolution, and such information is hereby disclosed and made public; and

H. WHEREAS, the Board approves all of said transactions in furtherance of the public purposes of the City, and the Board wishes at this time to authorize all proceedings and documents relating to the financing of the Project as described herein

RESOLUTION

The Board of Directors of the St. Helena Financing Authority hereby resolves as follows:

Section 1. Approval of Financing Proposal. The Board hereby approves the financing plan for the Project as described above, and in accordance with the proposal submitted to the City by the Bank.

Section 2. Installment Sale Agreement. The Board hereby approves the Installment Sale Agreement in substantially the form on file with the Secretary together with any changes therein or additions thereto deemed advisable by the Chair, Vice Chair, Executive Director, Secretary, or Treasurer (each an "Authorized Officer"), whose execution thereof shall be conclusive evidence of such approval. Any Authorized Officer is hereby authorized and directed for and in the name and on behalf of the Authority to execute, and the Secretary is hereby authorized and directed to attest to, the final form of the Installment Sale Agreement on behalf of the Authority, if necessary.

Section 3. Assignment by Authority; Assignment Agreement. The Board hereby approves the assignment to the Bank of certain rights of the Authority under the Installment Sale Agreement, including the right to receive the Installment Payments, under the Assignment Agreement. The Board hereby approves the Assignment Agreement in substantially the form on file with the Secretary, together with any changes therein or additions thereto deemed advisable by an Authorized Officer, whose execution thereof shall be conclusive evidence of such approval. Any Authorized Officer is hereby authorized and directed for and in the name and on behalf of the Authority to execute, and the Secretary is hereby authorized and directed to attest to, the final form of the Assignment Agreement on behalf of the Authority, if necessary.

Section 4. Official Actions. Each Authorized Officer, and any assistant or deputy thereof, are each authorized and directed in the name and on behalf of the Authority to execute any and all certificates, requisitions, agreements, notices, consents and other documents, which they or any of them might deem necessary or appropriate in order to consummate any of the transactions contemplated by the agreements and documents approved under this Resolution. Whenever in this resolution any officer of the Authority is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer is absent or unavailable. All actions previously taken by an Authorized Officer or any other official of the Authority in furtherance of this Resolution are hereby ratified and confirmed.

Section 5. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

* * * * * * * * * * *

Approved at a Regular Meeting of the St. Helena Financing Authority Board of Directors on November 28, 2023, by the following vote:

Chair Dohring: _____

Vice Chair Hall: _____

Boardmember Chouteau: _____

Boardmember Hardy: _____

Boardmember Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Chair

ATTEST:

_____
Cindy Tzafopoulos, Secretary

INSTALLMENT SALE AGREEMENT

This INSTALLMENT SALE AGREEMENT (together with any amendments hereof and supplements hereto, this "Agreement"), dated as of December 13, 2023, is between the ST. HELENA FINANCING AUTHORITY, a joint exercise of powers authority duly organized and existing under the laws of the State of California (the "Authority"), as seller, and the CITY OF ST. HELENA, a general law city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (the "City"), as purchaser.

B A C K G R O U N D :

1. The City owns and operates a system for the collection, treatment and disposal of wastewater within the service area of the City (the "Wastewater System").

2. The City wishes to finance a portion of the costs of improvements to the Wastewater System comprised of a membrane bioreactor treatment system and related improvements (as described herein, the "Project").

3. The Authority has been formed for the purpose of assisting the City in the financing and refinancing of public capital improvements.

4. In order to provide funds to finance a portion of the costs of the Project, the Authority has proposed to enter into this Agreement with the City under which the Authority agrees to provide financing for a portion of the cost of the Project and to sell the completed Project to the City in consideration of the agreement by the City to pay semi-annual installment payments (as described herein, the "Installment Payments").

5. In order for the Authority to obtain the moneys required to provide financing for a portion of the costs of the Project in accordance with the terms hereof, the Authority has assigned and transferred certain of its rights under this Agreement to JPMorgan Chase Bank, N.A., as asignee (the "Assignee"), under an Assignment Agreement dated as of December 13, 2023, among the City, the Authority and the Assignee.

6. The Installment Payments and the Assignee Additional Payments (defined herein) will be payable from and secured by a pledge of and lien on the net revenues of the Wastewater System, on parity with the Parity Obligations (defined herein).

A G R E E M E N T :

In consideration of the foregoing and the material covenants hereinafter contained, the City and the Authority formally covenant, agree and bind themselves as follows:

ARTICLE I

DEFINITIONS; RULES OF INTERPRETATION

SECTION 1.1. *Definitions*. Unless the context clearly otherwise requires or unless otherwise defined herein, the capitalized terms in this Agreement shall have the following respective meanings given to them in this Section.

"Annual Debt Service" means, for any Fiscal Year, the sum of (1) the interest accruing on all Parity Debt during such Fiscal Year, assuming that all Parity Debt is retired as scheduled, plus (2) the principal amount (including principal due as sinking fund installment payments) allocable to all Parity Debt in such Fiscal Year, calculated as if such principal amounts were deemed to accrue daily during such Fiscal Year in equal amounts from, in each case, each payment date for principal or the date of delivery of such Parity Debt (provided that principal shall not be deemed to accrue for greater than a 365-day period prior to any payment date), as the case may be, to the next succeeding payment date for principal, provided, that the following adjustments shall be made to the foregoing amounts in the calculation of Annual Debt Service:

(A) with respect to any such Parity Debt bearing or comprising interest at other than a fixed interest rate, the rate of interest used to calculate Annual Debt Service shall be (i) with respect to such Parity Debt then outstanding, one hundred ten per cent (110%) of the greater of (1) the daily average interest rate on such Parity Debt during the twelve (12) calendar months next preceding the date of such calculation (or the portion of the then current Fiscal Year that such Parity Debt has borne interest) or (2) the most recent effective interest rate on such Parity Debt prior to the date of such calculation or (ii) with respect to such Parity Debt then proposed to be issued, 80% of the interest rate on actively traded 30-year United States Treasury obligations;

(B) with respect to any such Parity Debt (other than the Installment Payments) having twenty-five per cent (25%) or more of the aggregate principal amount thereof due in any one Fiscal Year, Annual Debt Service shall be calculated for the Fiscal Year of determination as if the interest on and principal of such Parity Debt were being paid from the date of incurrence thereof in substantially equal annual amounts over a period of twenty (20) years from the date of such Parity Debt; provided that with respect to the Installment Payments, Annual Debt Services shall be calculated for the Fiscal Year of determination as if the principal components of the Installment Payments were being paid from the date of incurrence thereof in substantially equal annual amounts over a period of ten (10) years from the Closing Date and the rate of interest used to calculate such Annual Debt Service shall be equal to prevailing ten-year municipal tax-exempt rates; and provided, further, however that the full amount of such Parity Debt shall be included in Annual Debt Service if the date of calculation is within 24 months of the actual maturity of the payment;

(C) with respect to any such Parity Debt or portions thereof bearing no interest but which are sold at a discount and which discount accretes with respect to such Parity Debt or portions thereof, such accreted discount shall be treated as due when scheduled to be paid;

(D) Annual Debt Service shall not include interest on Parity Debt which is to be paid from amounts constituting capitalized interest; and

(E) if an interest rate swap agreement is in effect with respect to, and is payable on a parity with, any Parity Debt to which it relates, no amounts payable under such interest rate swap in excess of debt service payable under such Parity Debt agreement shall be included in the calculation of Annual Debt Service unless the sum of (i) the interest payable on such Parity Debt, plus (ii) the amounts payable by the City under such interest rate swap agreement, less (iii) the amounts receivable by the City under such interest rate swap agreement, are greater than the interest payable on such Parity Debt, in which case the amount of such payments to be made that exceed the interest to be paid on such Parity Debt shall be included in such calculation, and for this purpose, the variable amount under any such interest rate swap agreement shall be determined in accordance with the procedure set forth in subparagraph (A) of this definition.

"Applicable Law" means, collectively, all international, foreign, federal, state and local statutes, treaties, rules, guidelines, regulations, ordinances, codes and administrative or judicial precedents or authorities, including the interpretation or administration thereof by any Governmental Authority charged with the enforcement, interpretation or administration thereof, and all applicable administrative orders, directed duties, requests, licenses, authorizations and permits of, and agreements with, any Governmental Authority, in each case, whether or not having the force of law.

"Assignee" means JPMorgan Chase Bank, N.A., as assignee of certain rights of the Authority hereunder, its successors and assigns.

"Assignee Additional Payments" means any amounts owing to the Assignee under this Agreement, other than amounts payable to the Assignee as Installment Payments.

"Assignment Agreement" means the Assignment Agreement dated as of December 13, 2023, among the Authority, the City and the Assignee, including any authorized amendments thereto.

"Authority" means the St. Helena Financing Authority, a joint exercise of powers authority duly organized and existing under the laws of the State of California.

"Authorized Investments" means any investments which the City is lawfully permitted to make with its General Fund moneys under California law and the City's investment policy.

"Authorized Representative" means: (a) with respect to the Authority, its Chair, Vice Chair, Executive Director, Secretary, Treasurer or any other person designated as an Authorized Representative of the Authority by a Written Certificate of the Authority signed by its Executive Director and filed with the City and the Assignee; and (b) with respect to the City, its Mayor, City Manager, Administrative Services Director, City Attorney, City Clerk, or any other person designated as an Authorized Representative of the City by a Written Certificate of the City signed by its City Manager or Administrative Services Director and filed with the Authority and the Assignee.

"Bond Counsel" means (a) Jones Hall, A Professional Law Corporation, or (b) any other attorney or firm of attorneys of nationally recognized expertise with respect to

legal matters relating to obligations the interest on which is excludable from gross income for purposes of federal income taxation under Section 103 of the Tax Code.

"Business Day" means a day which is not a Saturday, Sunday or legal holiday on which banking institutions in the State of California are closed.

"Certificate of the City" means an instrument in writing signed by an Authorized Representative of the City, or by any other officer of the City duly authorized by the City for that purpose, such authorization to be evidenced by a certificate verifying the specimen signatures of such officers at the request of the Authority or the Assignee.

"City" means the City of St. Helena, a general law city and municipal corporation duly organized and existing under the Constitution and laws of the State of California.

"Closing Date" means December 13, 2023, being the date of execution and delivery of this Agreement.

"Costs of Issuance" means all items of expense directly or indirectly payable by or reimbursable to the City or the Authority relating to the execution and delivery of this Agreement, including but not limited to filing and recording costs, settlement costs, printing costs, reproduction and binding costs, initial fees and charges of Bond Counsel, the City's municipal advisor and legal counsel to the Assignee, legal fees and charges, insurance fees and charges, financial and other professional consultant fees, and any charges and fees in connection with the foregoing.

"Date of Taxability" means the date from and for the interest component of the Installment Payments is subject to federal or State income taxation as a result of a Determination of Taxability.

"Default Rate" means, at any given time, the then-current interest rate, plus 3.00%.

"Determination of Taxability" means and shall be deemed to have occurred on the first to occur of the following:

(i) on that date when the City files any statement, supplemental statement or other tax schedule, return or document which discloses that an Event of Taxability shall have occurred;

(ii) on the date when the Assignee notifies the City that it has received a written opinion from Bond Counsel to the effect that an Event of Taxability has occurred, which notice shall be accompanied by a copy of such opinion of Bond Counsel, unless, within 180 days after receipt by the City of such notification and copy of such opinion from the Assignee, the City shall deliver to the Assignee a ruling or determination letter issued to or on behalf of the City by an official of the Internal Revenue Service (or any other governmental official exercising the same or a substantially similar function from time to time) to the effect that, after taking into consideration such facts as form the basis for the opinion that an Event of Taxability has occurred, an Event of Taxability shall not have occurred;

(iii) on the date when the City shall be advised in writing by an official of the Internal Revenue Service (or any other government official or agent exercising the same or a substantially similar function from time to time) that, based upon any review or audit or upon any other ground whatsoever, that a final determination has been made that an Event of Taxability has occurred; or

(iv) on that date when the City shall receive notice from the Assignee that the Internal Revenue Service (or any other government official or agency exercising the same or a substantially similar function from time to time) has assessed the interest component of the Installment Payments as includable in the gross income of the Assignee due to the occurrence of an Event of Taxability;

provided, however, that no Determination of Taxability shall occur under subparagraph (iii) or subparagraph (iv) above unless the City has been afforded the opportunity, at its expense, to contest any such assessment, and, further, no Determination of Taxability shall occur until such contest, if made, has been finally determined; *provided further*, *however*, that upon demand from the Assignee, the City shall reimburse the Assignee for any payments, including any taxes, interest, penalties or other charges, such Assignee shall be obligated to make as a result of the Determination of Taxability.

"Event of Taxability" means a change in law or fact or the interpretation thereof, or the occurrence or existence of any fact, event or circumstance (including, without limitation, the taking of any action by the City, or the failure to take any action by the City, or the making by the City of any misrepresentation in this Agreement or the certificate regarding federal arbitrage which has been executed and delivered by the City in connection with this Agreement) which has the effect of causing the interest component of the Installment Payments to be includable, in whole or in part, in the gross income of the Assignee for federal income tax purposes. The City shall inform the Assignee promptly upon the occurrence of a Determination of Taxability.

"Environmental Laws" means any federal, state, or local law, rule or regulation now or hereafter in effect and in each case as amended, and any judicial or administrative interpretation thereof, relating to health, safety, or the environment.

"Event of Default" means an event of default as described in Section 6.1.

"Excess Investment Earnings" means an amount required to be rebated to the United States of America under Section 148(f) of the Tax Code due to investment of gross proceeds of the Installment Payments at a yield in excess of the yield on the Installment Payments.

"Federal Securities" means: (a) any direct general obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America), for which the full faith and credit of the United States of America are pledged; and (b) obligations of any agency, department or instrumentality of the United States of America, the timely payment of principal and interest on which are directly or indirectly secured or guaranteed by the full faith and credit of the United States of America.

"Fiscal Year" means the period beginning on July 1 of each year and ending on the last day of June of the next succeeding year, or any other twelve-month period selected and designated as the official Fiscal Year of the City.

"Generally Accepted Accounting Principles" means the uniform accounting and reporting procedures set forth in publications of the American Institute of Certified Public Accountants or its successor, or by any other generally accepted authority on such procedures, and includes, as applicable, the standards set forth by the Governmental Accounting Standards Board or its successor.

"Governmental Authority" means the government of the United States or any state or political subdivision thereof or any other nation or political subdivision thereof or any governmental or quasi-governmental entity, including any court, department, commission, board, bureau, agency, administration, central bank, service, district or other instrumentality of any governmental entity or other entity exercising executive, legislative, judicial, taxing, regulatory, fiscal, monetary or administrative powers or functions of or pertaining to government, or any arbitrator, mediator or other person with authority to bind a party at law.

"Independent Accountant" means any independent certified public accountant or firm of independent certified public accountants appointed and paid by the City, and who, or each of whom: (a) is in fact independent and not under domination of the City; (b) does not have any substantial interest, direct or indirect, with the City; and (c) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make annual or other audits of the books of or reports to the City.

"Independent Certified Public Accountant" means any firm of certified public accountants appointed by the City, which is independent of the City and the Authority pursuant to the Statement on Auditing Standards No. 1 of the American Institute of Certified Public Accountants.

"Installment Payment Date" means the date on which Installment Payments are required to be paid, being April 1 and October 1 in each year, commencing April 1, 2024.

"Installment Payments" means all payments required to be paid by the City on any date under Section 4.4, including any amounts payable upon delinquent installments and including any prepayment thereof under Section 7.2.

"Law" means the laws of the State of California pursuant to which the City was formed and operates and Section 5451 of the Government Code of the State of California and in each case all laws amendatory thereof or supplemental thereto.

"Maximum Annual Debt Service" means, as of any date of calculation, the largest Annual Debt Service during the period from the date of such calculation through the final maturity date of all Parity Debt.

"Operation and Maintenance Costs" means the reasonable and necessary costs paid or incurred by the City for maintaining and operating the Wastewater System, determined in accordance with Generally Accepted Accounting Principles, including all reasonable expenses of management and repair and all other expenses necessary to

maintain and preserve the Wastewater System in good repair and working order, and including all administrative costs of the City that are charged directly or apportioned to the operation of the Wastewater System, such as salaries and wages of employees, overhead, taxes (if any) and insurance premiums (including payments required to be paid into any self-insurance funds), and including all other reasonable and necessary costs of the City or charges required to be paid by it to comply with the terms hereof or of any Parity Debt Document or of any resolution authorizing the execution of any Parity Debt, such as compensation, reimbursement and indemnification of the Assignee, any trustee and the Authority and fees and expenses of Independent Certified Public Accountants; but excluding in all cases (i) payment of Parity Debt and Subordinate Obligations, (ii) costs of capital additions, replacements, betterments, extensions or improvements which under Generally Accepted Accounting Principles are chargeable to a capital account, and (iii) depreciation, replacement and obsolescence charges or reserves therefor and amortization of intangibles.

"Parity Debt" means the Installment Payments and any Parity Obligations.

"Parity Debt Documents" means, collectively, the installment purchase or sale agreement, indenture of trust, trust agreement or other document authorizing the issuance of any Parity Debt or any securities which evidence Parity Debt.

"Parity Obligation Payments" means the payments scheduled to be paid by the City under and pursuant to the Parity Obligations, which payments are secured by a pledge of System Net Revenues on a parity with the Installment Payments as provided herein.

"Parity Obligations" means all obligations of the City authorized and executed by the City other than the Installment Payments, the Parity Obligation Payments under which are secured by a pledge of the System Net Revenues on a parity with the Installment Payments entered into or issued under and in accordance with Section 5.7, including but not limited to any Repayment Obligations secured by System Net Revenues on a parity with the Installment Payments. Parity Obligations include the obligations of the City under (i) the 2005 Installment Purchase Agreement, (ii) the 2012 Installment Purchase Agreement, and (iii) the 2022 Installment Sale Agreement.

"Project" is comprised of new treatment facilities to the Wastewater System, including construction and acquisition of a membrane bioreactor system, retrofitting and rehabilitation of aging facilities and various other related improvements.

"Project Costs" means all costs of the acquisition, construction and installation of the Project which are paid from moneys on deposit in the Project Fund, including but not limited to:

(a) all costs required to be paid to any person under the terms of any agreement for or relating to the acquisition, construction and installation of the Project;

(b) obligations incurred for labor and materials in connection with the acquisition, construction and installation of the Project;

(c) the cost of performance or other bonds and any and all types of insurance that may be necessary or appropriate to have in effect in connection with the acquisition, construction and installation of the Project;

(d) all preliminary costs of the Project, including but not limited to design, environmental, engineering and architectural services, costs for testing, surveys, estimates, plans and specifications and preliminary investigations therefor, development fees and costs for supervising construction, as well as for the performance of all other duties required by or consequent to the proper acquisition, construction and installation of the Project;

(e) any sums required to reimburse the City for advances made for any of the above items or for any other costs incurred and for work done which are properly chargeable to the acquisition, construction and installation of the Project;

(f) Costs of Issuance and other financing costs incurred in connection with the acquisition, construction and installation of the Project; and

(g) the interest components of the Installment Payments during the period of acquisition, construction and installation of the Project.

"Project Fund" means the fund or account by that name established and held by the City under Section 3.6.

"Rate Stabilization Fund" means any fund established and held by the City as a fund for the stabilization of rates and charges imposed by the City with respect to the Wastewater System, which fund is established, held and maintained in accordance with Section 4.7.

"Repayment Obligation" means the reimbursement obligation or any other payment obligation of the City under a written agreement between the City and a credit provider to reimburse the credit provider for amounts paid pursuant to a credit facility for the payment of the principal amount or purchase price of and/or interest on any Parity Debt.

"Subordinate Obligations" means the obligations of the City that are subordinate in payment to the Installment Payments.

"System Net Revenues" means for any period System Revenues less Operation and Maintenance Costs for such period; provided that certain adjustments in the amount of System Net Revenue deemed collected during a Fiscal Year may be made in connection with amounts deposited in the Rate Stabilization Fund as provided in Section 4.7.

"System Revenues" means all gross income and revenue received or receivable by the City from the ownership or operation of the Wastewater System, determined in accordance with Generally Accepted Accounting Principles, including all fees (including connection fees), rates, charges and all amounts paid under any contracts received by

or owed to the City in connection with the operation of the Wastewater System and all proceeds of insurance relating to the Wastewater System and investment income allocable to the Wastewater System and all other income and revenue howsoever derived by the City from the ownership or operation of the Wastewater System or arising from the Wastewater System.

"Tax Code" means the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official guidance published, under the Tax Code.

"Term" means the time during which this Agreement is in effect, as provided in Section 4.3.

"2005 Installment Purchase Agreement" means the Installment Purchase Agreement, dated as of July 1, 2005 by and between the City and the California Statewide Communities Development Authority, which supports payment on the California Statewide Communities Development Authority Water and Wastewater Revenue Bonds (Pooled Financing Program), Series 2005B, as amended or supplemented from time to time.

"2012 Installment Purchase Agreement" means the Installment Purchase Agreement, dated as of June 1, 2012 by and between the City and the California Statewide Communities Development Authority, which supports payment on the California Statewide Communities Development Authority Water and Wastewater Revenue Bonds, Series 2012B, as amended or supplemented from time to time.

"2022 Installment Sale Agreement" means the Installment Sale Agreement, dated as of March 1, 2022 by and between the City and the Authority, which was assigned to the Bank of the West, as assignee, as amended or supplemented from time to time.

"Wastewater Fund" means the fund or funds established and held by the City with respect to the Wastewater System for the receipt and deposit of System Revenues.

"Wastewater System" means the facilities and property for the collection, transportation and treatment of wastewater for customers within the service area of the City, including but not limited to all facilities, properties, lands, rights, entitlements and other property useful in connection therewith, together with all extensions thereof and improvements thereto at any time acquired, constructed or installed by the City.

"Written Certificate" of the Authority or the City means, respectively, a written certificate, request or requisition signed in the name of the Authority or the City by its Authorized Representative. Any such instrument and supporting opinions or representations, if any, may, but need not, be combined in a single instrument with any other instrument, opinion or representation, and the two or more so combined shall be read and construed as a single instrument.

SECTION 1.2. *Interpretation.*

(a) Unless the context otherwise indicates, words expressed in the singular shall include the plural and vice versa and the use of the neuter, masculine, or feminine gender is for convenience only and shall be deemed to include the neuter, masculine or feminine gender, as appropriate.

(b) Headings of articles and sections herein and the table of contents hereof are solely for convenience of reference, do not constitute a part hereof and do not affect the meaning, construction or effect hereof.

(c) All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement; the words "herein," "hereof," "hereby," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1. *Representations, Covenants and Warranties of the City*. The City represents, covenants and warrants to the Authority as follows:

(a) Due Organization and Existence. The City is a general law city and municipal corporation duly organized and existing under the Constitution and laws of the State of California, and is empowered, among other things, to maintain and operate the Wastewater System and to acquire in the name of the City any interest in real or personal property necessary or convenient for the operation of the Wastewater System.

(b) Due Authorization. The laws of the State authorize the City to enter into this Agreement, and to enter into the transactions contemplated hereby and to carry out its obligations hereunder.

(c) No Conflicts. The execution and delivery of this Agreement, the consummation of the transactions herein contemplated and the fulfillment of or compliance with the terms and conditions hereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the City is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the City, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially adversely affect the

consummation of the transactions contemplated by this Agreement or the financial condition, assets, properties or operations of the City, including but not limited to the performance of the City's obligations under this Agreement.

(d) Valid, Binding and Enforceable Obligations. This Agreement has been duly authorized, executed and delivered by the City and constitutes the legal, valid and binding agreements of the City enforceable against the City in accordance with its terms; except as the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and except as such enforceability may be subject to the exercise of judicial discretion in accordance with principles of equity.

(e) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the City after reasonable investigation, threatened against or affecting the City or the assets, properties or operations of the City which, if determined adversely to the City or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Agreement, or upon the financial condition, assets, properties or operations of the City, and the City is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially adversely affect the consummation of the transactions contemplated by this Agreement, or the financial conditions, assets, properties or operations of the City, including but not limited to the payment and performance of the City's obligations under this Agreement.

(f) No Prior Defaults. No lease, rental agreement, installment purchase or sale agreement, lease-purchase agreement, loan, note, payment agreement or contract for purchase to which the City has been a party at any time during the past ten years has been terminated by the City as a result of either insufficient funds available in any Fiscal Year, or due to the non-payment of required payments. No event has occurred which would constitute a payment-related event of default under any debt, note, revenue bond or obligation which the City has issued during the past ten years.

(g) Consents and Approvals. No consent or approval of any trustee or holder of any indebtedness of the City or of the voters of the City, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery of this Agreement, or the consummation of any transaction herein contemplated, except as have been obtained or made and as are in full force and effect.

(h) Financial Information. The financial information concerning the City heretofore delivered to the Assignee is complete and correct and fairly presents the financial condition of the City for the period(s) referred to and has been prepared in accordance with generally accepted accounting principles applied on a consistent basis throughout the period(s) involved. There are no liabilities (of the type required to be reflected on balance sheets prepared in accordance with generally accepted accounting principles), direct or indirect, fixed or contingent, of the City as of the date of such financial information which are not reflected therein. There has been no material adverse change in the financial condition or operations of the City since the date of such information (and to the City's knowledge no such material adverse change is pending or threatened), and the City has not guaranteed the obligations of, or made any investment in or loans to, any person except as disclosed in such information. The City has good and marketable title to all of its properties and assets related to the Project, and all of such properties and assets are free and clear of encumbrances, except as reflected in such financial information. To the best of the City's knowledge, no document furnished nor any representation, warranty or other written statement made to the Assignee in connection with the negotiation, preparation or execution of this Agreement contains any untrue or misleading statement of a material fact.

(i) Adequacy of System Net Revenues. The City has structured fees, estimated revenues and/or taken other lawful actions necessary to ensure that the pledge of and lien on System Net Revenues are sufficient to pay the Installment Payments and Assignee Additional Payments when due and payable, and such moneys have been and will continue to be applied in the funds and accounts as required herein and towards payment of the Installment Payments when due and payable.

(j) Completion of Project. The City has an immediate need for, and expects to make immediate use of, the Project, which need is not temporary or expected to diminish during the Term of this Agreement. To the extent the City is or may be required to use additional revenues or spend additional money to complete the Project or make the Project useable, the City represents, warrants and covenants to take all required actions to complete the Project and make the Project useable. The City presently intends to continue this Agreement and make all Installment Payments required hereunder for the entire Term of this Agreement.

(k) [Reserved].

(l) Environmental. The Project and the Wastewater System are in full compliance with all applicable Environmental Laws.

(m) Sufficient Funds. The City reasonably believes that sufficient funds can be obtained to make all Installment Payments and all other amounts required to be paid pursuant to any Parity Debt Document.

(n) Tax-Exempt Status. The City has not taken any action or omitted to take any action, and has no actual knowledge of any action taken or omitted to be taken by any other Person, which action, if taken or omitted, would adversely affect the exclusion of interest on the Installment Payments from gross income for federal income tax purposes.

(o) Role of Assignee. The City acknowledges that (i) the Assignee, as the assignee of the Authority under the Assignment Agreement, is acting solely for its own loan account and not as a fiduciary for the City or in the capacity of broker, dealer, placement agent, municipal securities underwriter or municipal advisor, (ii) the Assignee has not provided, and will not provide, financial, legal (including securities law), tax, accounting or other advice to or on behalf of the City or with respect to this Agreement and the financing related thereto, and (iii) the Assignee has expressed no view regarding the legal sufficiency of its representations for purposes of compliance with any legal requirements applicable to any other party, or the correctness of any legal interpretation made by counsel to any other party with respect to any such matters.

SECTION 2.2. *Representations, Covenants and Warranties of Authority*. The Authority represents, covenants and warrants to the City as follows:

(a) Due Organization and Existence. The Authority is a joint exercise of powers authority duly organized and existing under the laws of the State of California, and has power to enter into this Agreement and to perform the duties and obligations imposed on it hereunder and thereunder. The Board of Directors of the Authority has duly authorized the execution and delivery of this Agreement.

(b) Due Execution. The representatives of the Authority executing this Agreement are fully authorized to execute the same.

(c) Valid, Binding and Enforceable Obligations. This Agreement has been duly authorized, executed and delivered by the Authority and constitutes the legal, valid and binding agreement of the Authority with the City, enforceable against the Authority in accordance with the respective terms; except as the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and except as such enforceability may be subject to the exercise of judicial discretion in accordance with principles of equity.

(d) No Conflicts. The execution and delivery hereof and of the Assignment Agreement, the consummation of the transactions herein contemplated and the fulfillment of or compliance with the

terms and conditions hereof and thereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the Authority is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Authority, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially adversely affect the consummation of the transactions contemplated hereby and by the Assignment Agreement or the financial condition, assets, properties or operations of the Authority, including but not limited to the performance of the Authority's obligations under this Agreement.

(e) Consents and Approvals. No consent or approval of any trustee or holder of any indebtedness of the Authority, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery hereof or of the Assignment Agreement, or the consummation of any transaction herein contemplated, except as have been obtained or made and as are in full force and effect.

(f) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the Authority after reasonable investigation, threatened against or affecting the Authority or the assets, properties or operations of the Authority which, if determined adversely to the Authority or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Agreement, or upon the financial condition, assets, properties or operations of the Authority, and the Authority is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially adversely affect the consummation of the transactions contemplated by this Agreement or the financial conditions, assets, properties or operations of the Authority, including but not limited to the performance of the Authority's obligations hereunder and under the Assignment Agreement.

ARTICLE III

ACQUISITION AND CONSTRUCTION OF THE PROJECT

SECTION 3.1. *Deposit of Moneys*. The Authority hereby agrees to cause the Project to be acquired, constructed and improved as provided in Section 3.2, and to sell the completed Project to the City as provided in Section 4.1. In order to provide funds for the construction of the Project, the Authority shall assign certain of its rights under this Agreement, including the right to receive the Installment Payments from the City, to the Assignee under the Assignment Agreement, and to cause the proceeds of such assignment to be deposited into the Project Fund as provided in Section 3.6.

SECTION 3.2. *Acquisition and Construction of the Project.* The Authority hereby agrees with due diligence to supervise and provide for, or cause to be supervised and provided for, the acquisition, construction and installation of the Project in accordance with the plans and specifications, purchase orders, construction contracts and other documents relating thereto and approved by the City under all applicable requirements of law. All contracts for, and all work relating to, the acquisition, construction and installation of the Project are subject to all applicable provisions of law relating to the acquisition and construction of public works by the City. The failure of the Authority to complete the Project by its expected completion date does not constitute an Event of Default hereunder or a grounds for termination hereof, nor does any such failure result in the diminution, abatement or extinguishment of the obligations of the City hereunder to pay the Installment Payments when due hereunder.

SECTION 3.3. *Appointment of City as Agent*. The Authority hereby appoints the City as its agent to carry out all phases of the acquisition, construction and installation of the Project under and in accordance with the provisions hereof. The City hereby accepts such appointment and assumes all rights, liabilities, duties and responsibilities of the Authority regarding the acquisition, construction and installation of the Project. As agent of the Authority hereunder, the City shall execute all duties under this Agreement, including, but not limited to, entering into, administer and enforce all purchase orders or other contracts relating to the Project. Payment of Project Costs will be made by the City from amounts held by it in the Project Fund in accordance with the provisions of this Agreement.

SECTION 3.4. *Project Description*. The City has the right to specify the exact scope, nature and identification of the Project and the respective components thereof. The City may from time to time change or modify the description of the Project or any component thereof.

SECTION 3.5. *[Reserved]*.

SECTION 3.6. *Project Fund*. The City shall establish and maintain a special fund or account designated as the “Project Fund” to be held by the City and which shall be accounted for as a separate fund or account. The City shall deposit all amounts advanced to it by the Assignee under the Assignment Agreement in the Project Fund promptly upon receipt of such amounts. Except as otherwise provided herein, moneys in the Project Fund shall be used solely for the payment of the Project Costs. The City shall disburse moneys in the Project Fund from time to time to pay Project Costs (or to

reimburse the City for payment of Project Costs). The City shall maintain accurate records showing all disbursements from the Project Fund. The City shall invest proceeds in the Project Fund in investments authorized by California law and the City's investment policy.

ARTICLE IV

INSTALLMENT SALE OF PROJECT; INSTALLMENT PAYMENTS

SECTION 4.1. *Sale of Project*. The Authority hereby sells the Project to the City, and the City hereby purchases the Project from the Authority, upon the terms and conditions set forth in this Agreement.

SECTION 4.2. *Title*. Title to the Project, and each component thereof, will be deemed conveyed by the Authority to and vested in the City upon the completion of the acquisition, construction and installation thereof. The Authority and the City will execute, deliver and cause to be recorded any and all documents reasonably required by the City to consummate the transfer of title to the Project.

SECTION 4.3. *Term of this Agreement*. The Term of this Agreement commences on the Closing Date and ends on the date the City has paid all Installment Payments, Additional Payments and other amounts due hereunder.

SECTION 4.4. *Installment Payments.*

(a) Obligation to Pay. The City hereby agrees to pay the purchase price of the Project in the aggregate principal amount of $_____, together with interest (calculated at the rate of ____% per annum, or upon the occurrence and during the continuation of an Event of Default, the Default Rate, or upon the occurrence of an Event of Taxability, the Taxable Rate, on the basis of a 360-day year of twelve 30-day months) on the unpaid principal balance thereof, payable in semiannual Installment Payments in the respective amounts and on the respective Installment Payment Dates specified in Appendix A.

(b) Effect of Prepayment. If the City prepays the Installment Payments in full, the City's obligations under this Agreement shall thereupon cease and terminate, including but not limited to the City's obligation to pay Installment Payments under this Section.

(C) Rate on Overdue Payments. If the City fails to make any of the payments required in this Section on or before the due date therefor, the Installment Payment in default shall continue as an obligation of the City until the amount in default shall have been fully paid and the City agrees to pay the same with interest thereon, to the extent permitted by law, from the due date thereof at the Default Rate, or, if lower, the maximum rate then permitted by law.

(d) Payment Provisions. Each Installment Payment payable hereunder and each Assignee Additional Payment shall be paid in lawful money of the United States of

America in immediately available funds to or upon the order of the Assignee. Notwithstanding any dispute between the Authority and the City, the City will make all Installment Payments when due without deduction or offset of any kind and will not withhold any Installment Payments pending the final resolution of such dispute. In the event of a determination that the City was not liable for said Installment Payments or any portion thereof, said payments or excess of payments, as the case may be, will be credited against subsequent Installment Payments due hereunder or refunded at the time of such determination.

As a result of the assignment by the Authority to the Assignee pursuant to the Assignment Agreement of all of the Authority's rights, title and interest under the Installment Sale Agreement (excepting only the Authority's rights to indemnification), including but not limited to, the right of the Authority to receive the Installment Payments, the City shall pay all Installment Payments when due directly to the Assignee.

The amount of each Installment Payment shall be specified by Assignee in a written invoice to City not later than each Installment Payment Date, which invoice shall include sufficient detail for City to verify the calculated amount of the Installment Payment. In the event the Assignee fails for any reason to provide the City with an invoice for any Installment Payment by the related Installment Payment Date, the City shall not be relieved of its obligation to pay such Installment Payment, but the City shall not be required to make such payment prior to the receipt of such invoice.

SECTION 4.5. *[Reserved]*

SECTION 4.6. *Pledge and Application of System Net Revenues*.

(a) Pledge. The System Net Revenues shall be irrevocably pledged to the punctual payment of the Installment Payments and the Assignee Additional Payments. Such pledge constitutes a lien on the System Net Revenues for the payment of the Installment Payments and the Assignee Additional Payments in accordance with the terms hereof, which lien on the System Net Revenues shall be on a parity with the pledge and lien which secures any Parity Debt.

Pursuant to Section 5451 of the Government Code of the State of California, the pledge of the System Net Revenues by the City for the payment of the Installment Payments and the Assignee Additional Payments constitutes a lien and security interest which immediately attaches to such System Net Revenues, and which shall be effective and binding against the City, its successors, creditors and all others asserting rights therein irrespective of whether those parties have notice of the pledge, irrespective of whether such amounts are or may be deemed to be a fixture and without the need for physical delivery, recordation, filing or further act.

(b) Allocation of System Revenues. The City has previously established the Wastewater Fund, which the City shall continue to hold and maintain for the purposes and uses set forth herein. In order to carry out and effectuate the pledge and lien contained herein, the City agrees and covenants that all System Revenues shall be received by the City in trust hereunder and shall be deposited when and as received in the Wastewater Fund, which fund the City agrees and covenants to maintain and to hold separate and apart from other funds so long as any Installment Payments remain unpaid. To the extent the City has an existing fund which satisfies the foregoing

requirements, then such shall be deemed to be the "Wastewater Fund" and the City shall not be required to create a new fund. The City may maintain separate accounts within the Wastewater Fund. The amounts in the Wastewater Fund shall be invested in Authorized Investments. Moneys in the Wastewater Fund shall be used and applied by the City as provided in this Agreement.

The City shall, from the moneys in the Wastewater Fund, pay all Operation and Maintenance Costs (including amounts reasonably required to be set aside in contingency reserves for Operation and Maintenance Costs, the payment of which is not then immediately required) as such Operation and Maintenance Costs become due and payable. Thereafter, all remaining moneys in the Wastewater Fund shall be set aside by the City at the following times for the transfer to the following respective special funds in the following order of priority; and all moneys in each of such funds shall be held in trust and shall be applied, used and withdrawn only for the purposes set forth in this Section.

(i) Installment Payments. On or before each Installment Payment Date, the City shall, from the moneys in the Wastewater Fund, transfer to the Assignee the Installment Payment due and payable on such Installment Payment Date. The City shall also, from the moneys in the Wastewater Fund, transfer to the applicable trustee or other payee for deposit in the respective payment fund, without preference or priority, and in the event of any insufficiency of such moneys ratably without any discrimination or preference, any other Parity Obligation Payments becoming due in accordance with the provisions of any Parity Obligation.

(ii) Reserve Account. On or before each Installment Payment Date, the City shall, from the remaining moneys in the Wastewater Fund, thereafter, without preference or priority, and in the event of any insufficiency of such moneys ratably without any discrimination or preference, transfer to the applicable trustee for such reserve accounts, if any, as may have been established in connection with Parity Obligations that sum, if any, necessary to restore such reserve accounts to an amount equal to the amount required to be maintained therein.

(iii) Surplus. Moneys on deposit in the Wastewater Fund not necessary to make any of the payments required above, may be expended by the City at any time for any purpose permitted by law, including but not limited to payments with respect to Subordinate Obligations and deposits to the Rate Stabilization Fund.

(c) Budget and Appropriation of Installment Payments. During the Term of this Agreement, the City will adopt all necessary budgets and make all necessary appropriations of the Installment Payments from the System Net Revenues. If any Installment Payment requires the adoption by the City of a supplemental budget or appropriation, the City will promptly adopt the same. The covenants on the part of the City contained in this subsection are duties imposed by law and it is the duty of each and every public official of the City to take such actions and do such things as are required by law in the performance of the official duty of such officials to enable the City to carry out and perform the covenants and agreements in this subsection.

SECTION 4.7. *Rate Stabilization Fund*. The City has previously established the Rate Stabilization Fund, which the City shall continue to hold and maintain for the purposes and uses set forth herein. The City may, during or within 210 days after a Fiscal Year, deposit any legally available funds into the Rate Stabilization Fund. The City may at any time withdraw moneys from the Rate Stabilization Fund and deposit such amounts into the Wastewater Fund.

Notwithstanding anything to the contrary provided herein, System Net Revenues (but not other funds) deposited into the Rate Stabilization Fund shall not be taken into account as System Net Revenues for purposes of the calculations in Sections 5.5(b) and 5.7 in the Fiscal Year to which such deposit is attributable, and amounts withdrawn from the Rate Stabilization Fund and deposited into the Wastewater Fund, during or within 210 days after a Fiscal Year, may be taken into account as System Revenues for purposes of the calculations required under Sections 5.5(b) and 5.7 in such Fiscal Year; provided, that the limitation set forth above shall apply only to System Net Revenues deposited into the Rate Stabilization Fund in a Fiscal Year to avoid double-counting and not any other legally available funds. The amounts in the Rate Stabilization Fund shall be invested in the Authorized Investments.

SECTION 4.8. *Special Obligation of the City; Obligations Absolute.* The City's obligation to pay the Installment Payments and any other amounts coming due and payable hereunder will be a special obligation of the City limited solely to the System Net Revenues. Under no circumstances is the City required to advance moneys derived from any source of income other than the System Net Revenues and other sources specifically identified herein for the payment of the Installment Payments and such other amounts, and no other funds or property of the City are liable for the payment of the Installment Payments.

The obligation of the City to make the Installment Payments from the System Net Revenues and to perform and observe the other agreements contained herein is absolute and unconditional and is not subject to any defense or any right of set-off, counterclaim or recoupment arising out of any breach by the Authority or the Assignee of any obligation to the City or otherwise with respect to the Wastewater System, whether hereunder or otherwise, or out of indebtedness or liability at any time owing to the City by the Authority or the Assignee. Until all of the Installment Payments, Assignee Additional Payments and other amounts coming due and payable hereunder have been fully paid or prepaid, the City:

(a) will not suspend or discontinue payment of any Installment Payments, Assignee Additional Payments or such other amounts,

(b) will perform and observe all other agreements contained in this Agreement, and

(c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, the occurrence of any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, destruction of or damage to the Wastewater System, failure to complete the acquisition and construction of the Project by the estimated completion date thereof, sale of the Wastewater System, the taking by eminent domain of title to or

temporary use of any component of the Wastewater System, commercial frustration of purpose, any change in the tax or law other laws of the United States of America or the State of California or any political subdivision of either thereof or any failure of the Authority or the Assignee to perform and observe any agreement, whether express or implied, or any duty, liability or obligation arising out of or connected with this Agreement.

SECTION 4.9. *Additional Payments*. In addition to the Installment Payments and any Parity Debt, the City will pay when due the following amounts to the following parties:

(a) to the Authority, all costs and expenses (including but not limited to reasonable legal costs and expenses) incurred by the Authority to comply with or that result from the provisions of this Agreement; and

(b) all costs and expenses of auditors, engineers and accountants and other professional services relating to the Wastewater System; and

(c) all Excess Investment Earnings payable under Section 5.10(e); and

(d) to the Assignee, any other amounts owing to the Assignee under the Assignment Agreement, other than amounts payable to the Assignee as Installment Payments.

The Assignee Additional Payments shall be payable from and secured by a pledge and lien upon the System Net Revenues as hereinafter provided. The Additional Payments (other than the Assignee Additional Payments) shall be payable from, but shall not be secured by, a pledge or lien upon any of the System Net Revenues. The rights of the Authority under this Section, and the obligations of the City under this Section, shall survive the termination of this Agreement. It is expressly understood that the provisions of this Section are and will be assigned to the Assignee.

ARTICLE V

COVENANTS OF THE CITY

SECTION 5.1. *Disclaimer of Warranties*. The Assignee makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or fitness for the use contemplated by the City of the Project or any component thereof, or any other representation or warranty with respect to any of the Project or any component thereof. In no event shall the Authority or the Assignee be liable for incidental, indirect, special or consequential damages, in connection with or arising out of this Agreement for the existence, furnishing, functioning or use of the Project.

SECTION 5.2. *Sale or Eminent Domain of Wastewater System*. Except as provided herein, the City covenants that the Wastewater System will not be encumbered, sold, leased, pledged, any charge placed thereon, or otherwise disposed

of, as a whole or substantially as a whole if such encumbrance, sale, lease, pledge, charge or other disposition would materially impair the ability of the City to pay the Installment Payments or the principal of or interest on any Parity Debt, or would materially adversely affect its ability to comply with the terms of this Agreement, Senior Debt or any Parity Debt Documents. The City may not enter into any agreement which impairs the operation of the Wastewater System or any part of it necessary to secure adequate System Net Revenues to pay the Installment Payments or any Parity Debt, or which otherwise would impair the rights of the Assignee with respect to the System Net Revenues. If any substantial part of the Wastewater System is sold, the payment therefor must be used, at the option of the City, either (a) for the acquisition or construction of improvements and extensions or replacement facilities or (b) to prepay the Installment Payments and any Parity Debt, in the amounts determined by the City.

Any amounts received as awards as a result of the taking of all or any part of the Wastewater System by the lawful exercise of eminent domain, if and to the extent that such right can be exercised against such property of the City, will either (a) be used for the acquisition or construction of improvements and extension of the Wastewater System, or (b) be applied to prepay on a pro rata basis the Installment Payments and any Parity Debt on the next available prepayment date.

SECTION 5.3. *Insurance*. The City will at all times maintain with responsible insurers all such insurance on the Wastewater System as is customarily maintained with respect to works and properties of like character against accident to, loss of or damage to the Wastewater System. All amounts collected from insurance against accident to or destruction of any portion of the Wastewater System will be used, at the option of the City, either (a) to repair or rebuild such damaged or destroyed portion of the Wastewater System, or (b) to prepay the Installment Payments and any Parity Debt, in the amounts determined by the City.

The City will also maintain, with responsible insurers, worker's compensation insurance and insurance against public liability and property damage to the extent reasonably necessary to protect the City, the Authority and the Assignee.

Any policy of insurance required under this Section may be maintained as part of or in conjunction with any other insurance coverage carried by the City, and may be maintained in whole or in part in the form of self-insurance by the City or in the form of the participation by the City in a joint powers agency or other program providing pooled insurance.

SECTION 5.4. *Records and Accounts*. The City shall keep proper books of record and accounts of the Wastewater System in which complete and correct entries shall be made of all transactions relating to the Wastewater System. Said books shall, upon prior request, be subject to the reasonable inspection of the Authority upon not less than two Business Days' prior notice to the City.

The City shall cause the books and accounts of the Wastewater System to be audited annually by an Independent Accountant. Such report may be part of a combined financial audit or report covering all or part of the City's finances.

SECTION 5.5. *Rates and Charges*.

(a) The City will, at all times while any of the Installment Payments remain unpaid, fix, prescribe and collect rates, fees and charges and manage the operation of the Wastewater System for each Fiscal Year so as to yield System Revenues at least sufficient, after making reasonable allowances for contingencies and errors in the estimates, to pay the following amounts during such Fiscal Year:

(i) All current Operation and Maintenance Costs.

(ii) The Installment Payments and the payments for the other Parity Debt and the Repayment Obligations and the payment of the Subordinate Obligations as they become due and payable.

(iii) All payments required for compliance with the terms hereof.

(iv) All payments to meet any other obligations of the City which are charges, liens or encumbrances upon, or payable from, the System Net Revenues.

(b) In addition to the requirements of the foregoing subsection (a) of this Section 5.5, the City will, at all times while any Installment Payments remain unpaid, to the maximum extent permitted by law, fix, prescribe and collect rates, fees and charges and manage the operation of the Wastewater System for each Fiscal Year so as to yield System Net Revenues during such Fiscal Year equal to at least 125% of the Annual Debt Service in such Fiscal Year; provided, an adjustment may be made to the amount of System Net Revenues as provided in Section 4.7.

The City may make or permit to be made adjustments from time to time in such rates, fees and charges and may make or permit to be made such classification thereof as it deems necessary, but shall not reduce or permit to be reduced such rates, fees and charges below those then in effect unless the System Revenues from such reduced rates, fees and charges will at all times be sufficient to meet the requirements of this Section.

SECTION 5.6. *Superior and Subordinate Obligations*. The City may not issue or incur any additional bonds or other obligations during the Term of this Agreement having any priority in payment of principal or interest out of the System Revenues or the System Net Revenues over the Installment Payments. Nothing herein limits or affects the ability of the City to issue or incur (a) Parity Debt under Section 5.7, or (b) obligations which are either unsecured or which are Subordinate Obligations.

SECTION 5.7. *Issuance of Parity Debt*. The City may issue or incur any Parity Debt during the Term hereof provided:

(a) the City shall be in compliance with all agreements, conditions, covenants and terms contained herein and in each Parity Debt Document required to be observed or performed by it, and a Certificate of the City to that effect shall have been filed with the Authority and the Assignee;

(b) the Parity Debt shall have been duly authorized pursuant to the Law and all applicable laws;

(c) the System Net Revenues for the last completed Fiscal Year or any 12 consecutive months within the last 18 months preceding the date of execution of such Parity Debt, as shown by a Certificate of the City on file with the Assignee, plus an allowance for increased System Net Revenues arising from any increase in the rates, fees and charges of the System which was duly adopted by the governing board of the City prior to the date of the execution of such Parity Debt but which, during all or any part of such 12 month period, was not in effect, in an amount equal to the amount by which the System Net Revenues would have been increased if such increase in rates, fees and charges had been in effect during the whole of such 12 month period, as shown by a Certificate of the City on file with the Assignee, shall have produced a sum equal to at least 125% of the Maximum Annual Debt Service as calculated after the execution of such Parity Debt; provided, that in the event that all or a portion of such Parity Debt is to be issued for the purpose of refunding and retiring any Parity Debt then outstanding, interest and principal payments on the Parity Debt to be so refunded and retired from the proceeds of such Parity Debt being issued shall be excluded from the foregoing computation of Maximum Annual Debt Service; provided further, that the City may at any time issue Parity Debt without compliance with the foregoing conditions if the Annual Debt Service for each Fiscal Year during which such Parity Debt is outstanding will not be increased by reason of the issuance of such Parity Debt; and provided further, an adjustment may be made in the amount of System Net Revenues as provided in Section 4.7.

(d) The City will deliver to the Authority and the Assignee a written certificate of an Authorized Representative of the City certifying that the conditions precedent to the issuance of such Parity Debt set forth in subsections (a), (b) and (c) of this Section have been satisfied.

Nothing contained in this Section shall limit the issuance of any revenue bonds of the City payable from the System Net Revenues and secured by a lien and charge on the System Net Revenues if, after the issuance and delivery of such revenue bonds, none of the Installment Payments shall be unpaid. Furthermore, nothing contained in this Section shall limit the issuance of any Subordinate Obligations.

SECTION 5.8. *Operation of Wastewater System in Efficient and Economical Manner; No Free Service*. The City will operate the Wastewater System in an efficient and economical manner and to operate, maintain and preserve the Wastewater System in good repair and working order. The City will not permit any part of the Wastewater System or any facility thereof to be used or taken advantage of free of charge by any corporation, firm or person, or by any public agency (including the State of California and any city, county, public agency, political subdivision, public corporation or agency or any thereof), unless otherwise required by law or existing written agreements.

SECTION 5.9. *Assignment and Amendment Hereof.* This Agreement may not be assigned by the City in whole or in part. This Agreement may be amended by the City and the Authority, but only with the prior written consent of the Assignee.

SECTION 5.10. *Tax Covenants*.

(a) Generally. The City shall not take any action, or permit to be taken any action or omission within its control, which would cause or which, with the passage of time if not cured would cause, the interest components of the Installment Payments to become includable in gross income of the Authority or its Assignee for federal income tax purposes.

(b) Private Activity Bond Limitation. The City shall assure that the proceeds of the Installment Payments are not so used as to cause the Installment Payments to satisfy the private business tests of Section 141(b) of the Tax Code or the private loan financing test of section 141(c) of the Tax Code.

(c) Federal Guarantee Prohibition. The City shall not take any action, or permit to be taken any action or omission within its control, if the result of the same would be to cause the Installment Payments to be "federally guaranteed" within the meaning of Section 149(b) of the Tax Code.

(d) No Arbitrage. The City shall not take any action, or permit or suffer to be taken any action or omission within its control, with respect to the proceeds of the Installment Payments which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date would have caused the Installment Payments to constitute "arbitrage bonds" within the meaning of Section 148(a) of the Tax Code.

(e) Arbitrage Rebate. The City shall take any and all actions necessary to assure compliance with section 148(f) of the Tax Code, relating to the rebate of Excess Investment Earnings, if any, to the federal government, to the extent that such section is applicable to this Agreement.

(f) Record Retention. The City will retain its records of all accounting and monitoring it carries out with respect to this Agreement for at least three years after the payment or prepayment in full of the Installment Payments, whichever is earlier, or for such lesser period of time as may be permitted under the Tax Code.

(g) Acquisition, Disposition and Valuation of Investments. Except as otherwise provided in the following sentence, the City covenants that all investments of amounts deposited in any fund or account created by or under this Agreement, or otherwise containing gross proceeds of this Agreement (within the meaning of Section 148 of the Tax Code) shall be acquired, disposed of, and valued (as of the date that valuation is required by this Agreement or the Tax Code) at Fair Market Value. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Tax Code shall be valued at their present value (within the meaning of Section 148 of the Tax Code).

For purposes of this subsection, the term "Fair Market Value" means the price at which a willing buyer would purchase the investment from a willing seller in a bona fide,

arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Tax Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Tax Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Tax Code, (iii) the investment is a United States Treasury Security – State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) any commingled investment fund in which the City and related parties do not own more than a 10% beneficial interest therein if the return paid by the fund is without regard to the source of the investment.

(h) Small Issuer Exemption from Bank Nondeductibility Restriction. The City hereby designates this Agreement for purposes of paragraph (3) of Section 265(b) of the Tax Code and represents that not more than $10,000,000 aggregate principal amount of obligations the interest on which is excludable (under Section 103(a) of the Tax Code) from gross income for federal income tax purposes (excluding (i) private activity bonds, as defined in Section 141 of the Tax Code, except qualified 501(c)(3) bonds as defined in Section 145 of the Tax Code and (ii) current refunding obligations to the extent the amount of the refunding obligation does not exceed the outstanding amount of the refunded obligation), including this Agreement, has been or will be issued by the City, including all subordinate entities of the City, during the calendar year 2023.

SECTION 5.11. *Discharge of Claims*. The City covenants that in order to fully preserve and protect the priority and security of the Installment Payments the City shall pay from the System Net Revenues and discharge all lawful claims for labor, materials and supplies furnished for or in connection with the Wastewater System which, if unpaid, may become a lien or charge upon the System Net Revenues prior or superior to the lien of the Installment Payments and impair the security of the Installment Payments. The City shall also pay from the System Net Revenues all taxes and assessments or other governmental charges lawfully levied or assessed upon or in respect of the Wastewater System or upon any part thereof or upon any of the System Net Revenues therefrom.

SECTION 5.12. *Enforcement of and Performance Under Contracts*. The City shall enforce all material provisions of any contracts to which it is a party, an assignee, successor in interest to a party or third-party beneficiary, in any case where such contracts provide for material payments or services to be rendered to the Wastewater System. Further, the City will comply with, keep, observe and perform all material agreements, conditions, covenants and terms, express or implied, required to be performed by it, contained in all contracts affecting or involving the Wastewater System, to the extent that the City is a party thereto.

SECTION 5.13. *Collection of Charges, Fees and Rates*. The City will have in effect at all times rules and regulations requiring each user of the Wastewater System to pay the applicable charges, fees and rates and providing for the billing thereof and for a due date and a delinquency date for each bill. In each case where such bill remains

unpaid in whole or in part after it becomes delinquent, the City will enforce the collection procedures contained in such rules and regulations.

SECTION 5.14. *Reporting and Filing Requirements*. During the Term of this Agreement, the City shall make the following filings with the Assignee:

(a) Audited Financial Statements. The City shall file with the Assignee the City's audited financial statements for each Fiscal Year by no later than the 270 days following the close of such Fiscal Year.

(b) Annual Budgets. The City shall file with the Assignee the annual budget for each Fiscal Year within 45 days of the adoption of such budget.

(c) Event of Default. The City shall immediately notify the Assignee by email, promptly confirmed in writing, of any event, action or failure to take any action which constitutes an Event of Default under this Agreement.

(D) Additional Information. The City shall file with the Assignee such additional information as the Assignee may reasonably request in writing, within a reasonable period of time after the receipt of such written request by the City.

ARTICLE VI

EVENTS OF DEFAULT

SECTION 6.1. *Events of Default Defined*. The following events constitute Events of Default hereunder:

(a) Failure by the City to pay any Installment Payment by the applicable Installment Payment Date or failure to make any other payment required to be paid hereunder at the time specified herein.

(b) Failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed in this Agreement other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the City by the Assignee or the Authority; *provided, however*, that if the failure stated in the notice cannot be corrected within such 30-day period, the Authority shall not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the City within such 30-day period and diligently pursued until the default is corrected.

(c) The filing by the City of a petition or answer seeking arrangement or reorganization under the federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or the approval by a court of competent jurisdiction of a petition filed with or without the consent of the City seeking arrangement or

reorganization under the federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction assumes custody or control of the City or of the whole or any substantial part of its property.

(d) Any statement, representation or warranty made by the City in or pursuant to this Agreement or its execution, delivery or performance shall prove to have knowingly been false, incorrect, misleading or breached in any material respect on the date when made.

(e) The occurrence of any event defined to be an event of default under any Parity Debt Documents.

In the case of any Event of Default specified in Section 6.1(c), the entire principal amount of the unpaid Installment Payments and the accrued interest thereon and any other unpaid amount required to be paid hereunder shall automatically become due and payable immediately and thereupon said unpaid Installment Payment and any other unpaid amount required to be paid hereunder becomes immediately due and payable, anything contained herein to the contrary notwithstanding.

In the case of any Event of Default specified in Section 6.1 above (including any Event of Default specified in Section 6.1(c)), the Assignee may declare the entire principal amount of the unpaid Installment Payments and the accrued interest thereon and any other unpaid amount required to be paid hereunder to be due and payable immediately, and upon any such declaration said unpaid Installment Payment and any other unpaid amount required to be paid hereunder becomes immediately due and payable, anything contained herein to the contrary notwithstanding.

This Section is subject to the condition, however, that if at any time after the entire principal amount of the unpaid Installment Payments and the accrued interest thereon have been so declared due and payable, and before any judgment or decree for the payment of the money due has been obtained or entered, the City shall deposit with the Authority a sum sufficient to pay the unpaid principal amount of the Installment Payments due and payable prior to such declaration and the accrued interest thereon and any other unpaid amount required to be paid hereunder, with interest on such overdue installments at the rate or rates applicable to such unpaid principal amounts of the Installment Payments if paid in accordance with their terms, and the reasonable expenses of the Authority, and any and all other defaults known to the Authority (other than in the payment of the entire principal amount of the unpaid Installment Payments and the accrued interest thereon due and payable solely by reason of such declaration) have been cured to the satisfaction of the Authority or provision deemed by the Authority to be adequate has been made therefor, then and in every such case the Authority, by written notice to the City, may rescind and annul such declaration and its consequences; but no such rescission and annulment extends to or affects any subsequent default or shall impair or exhaust any right or power consequent thereon

SECTION 6.2. *Application of System Net Revenues Upon Acceleration*. All System Net Revenues upon the date of the declaration of acceleration by the Authority

as provided in Section 6.1 and all System Net Revenues thereafter received will be applied in the following order:

First, to the payment of the costs and expenses of the Authority, if any, in carrying out the provisions of this Article, including reasonable compensation to its agents, accountants and counsel and including any indemnification expenses;

Second, to the payment of the interest then due and payable on the entire principal amount of the unpaid Installment Payments, and, if the amount available is not sufficient to pay in full all such interest then due and payable, then to the payment thereof ratably, according to the amounts due thereon without any discrimination or preference; and

Third, to the payment of the unpaid principal amount of the Installment Payments which has become due and payable, whether on the original due date or upon acceleration, with interest on the overdue principal and interest amounts of the unpaid Installment Payments at the rate or rates of interest then applicable to such Installment Payments if paid in accordance with their terms, and, if the amount available shall not be sufficient to pay in full all the amounts due with respect to the Installment Payments on any date, together with such interest, then to the payment thereof ratably, according to the principal amount due on such date, without any discrimination or preference; and

Fourth, to the payment of any other amount required to be paid hereunder.

SECTION 6.3. *Other Remedies on Default*. If an Event of Default occurs and is continuing, the interest rate shall increase to the Default Rate, and the Assignee has the right, at its option and without any further demand or notice, to take any one or more of the following actions:

(a) Apply to and obtain from any court of competent jurisdiction such decree or order as may be necessary to require officials of the City to charge and collect rates for services provided by the City and the Wastewater System sufficient to meet all requirements of this Agreement.

(b) Take whatever action at law or in equity, including specific enforcement, mandamus, or any equitable remedies available, as may be desirable and permitted by law to collect the Installment Payments then due or thereafter to become due during the Term of this Agreement, or enforce performance and observance of any obligation, agreement or covenant of the City under this Agreement.

SECTION 6.4. *No Remedy Exclusive*. No remedy herein conferred upon or reserved to the Authority is intended to be exclusive and every such remedy will be cumulative and will be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default will impair any such right or power or will be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority to exercise any remedy reserved to it in this Article, it is not necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 6.5. *Agreement to Pay Attorneys' Fees and Expenses*. If either party to this Agreement defaults under any of the provisions hereof and the non-defaulting party employs attorneys or incurs other expenses for the collection of moneys or the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the defaulting party agrees that it will on demand therefor pay to the non-defaulting party the reasonable fees and expenses of such attorneys and such other expenses so incurred. The provisions of this Section will survive the expiration of the Term of this Agreement.

SECTION 6.6. *No Additional Waiver Implied by One Waiver*. If any agreement contained in this Agreement is breached by either party and thereafter waived by the other party, the waiver will be limited to the particular breach so waived and will not be deemed to waive any other breach hereunder.

SECTION 6.7. *Liability Limited to System Net Revenues*. Notwithstanding any provision of this Agreement, the City's liability to pay the Installment Payments and other amounts hereunder is limited solely to System Net Revenues as provided in Article IV. If the System Net Revenues are insufficient at any time to pay an Installment Payment in full, the City is not liable to pay or prepay such Installment Payment other than from System Net Revenues.

SECTION 6.8. *Rights of Assignee*. Such rights and remedies as are granted to the Authority under this Article or under this Agreement shall be exercised by the Assignee, as assignee of the rights of the Authority hereunder, in accordance with the provisions of the Assignment Agreement.

ARTICLE VII

PREPAYMENT OF INSTALLMENT PAYMENTS

SECTION 7.1. *Prepayment*. The City has the right to prepay the Installment Payments, but only in the manner, at the times and in all respects in accordance with the provisions of this Article.

SECTION 7.2. *Optional Prepayment*. The City may, at its option, prepay the Installment Payments, in whole or in part, on any date on or after April 1, 2027, at a prepayment price equal to the principal amount of Installment Payments being prepaid together with accrued interest thereon, without premium.

Notice of prepayment shall be given by the City not less than 30 calendar days prior to the prepayment date, to the Authority and the Assignee at their respective addresses set forth in Section 8.2 or at such other address as is furnished to the City in writing by the Authority or the Assignee. Any notice mailed as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Authority or the Assignee receives such notice.

If notice of prepayment is given as aforesaid, the Installment Payments shall become due and payable at the prepayment price and on the prepayment date therein designated and if, on the designated prepayment date, money for the payment of the

prepayment price have been paid, then from and after the prepayment date, interest on the principal amount of the prepaid Installment Payments shall cease to accrue and become payable.

SECTION 7.3. *Prepayment From Net Proceeds of Insurance or Eminent Domain*. The City may prepay the unpaid principal balance of the Installment Payments in whole or in part, on any date, if and to the extent the City determines to apply any proceeds of insurance award or condemnation award with respect to the Wastewater System for such purpose in accordance with Sections 5.2 or 5.3, at a prepayment price equal to 100% of the principal amount to be prepaid plus accrued interest to the prepayment date, without premium.

SECTION 7.4. No *Surrender of Agreement Required*. No surrender of this Agreement shall ever be required as a condition for payment or otherwise. The Authority, the City, and the Assignee agree that this Agreement shall terminate, excepting those provisions expressly surviving termination of this Agreement.

ARTICLE VIII

MISCELLANEOUS

SECTION 8.1. *Further Assurances*. The City agrees that it will execute and deliver any and all such further agreements, instruments, financing statements or other assurances as may be reasonably necessary or requested by the Authority, the Assignee to carry out the intention or to facilitate the performance of this Agreement, including, without limitation, to perfect and continue the security interests herein intended to be created.

SECTION 8.2. *Notices*. Any notice, request, complaint, demand or other communication hereunder shall be given by first class mail, personal delivery or email or other form of electronic communication, to the party entitled thereto, at its respective address set forth below. Notice shall be effective (a) 48 hours after deposit in the United States mail, postage prepaid, (b) in the case of personal delivery to any person, upon actual receipt, and (c) upon transmission by email or other form of electronic communication. The City, the Authority and the Assignee may, by written notice to the other parties, from time to time modify the address or number to which communications are to be given hereunder.

If to the City or the Authority	City of St. Helena 1088 College Avenue St. Helena, California 94574 Attention: Administrative Services Director Email: mkellogg@cityofsthelena.org
If to the Assignee:	JPMorgan Chase Bank, N.A. _____ _____ Attention: _____ Email: _____

The Authority, the City and the Assignee, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

SECTION 8.3. *Third Party Beneficiary.* The Assignee is hereby made a third-party beneficiary under this Agreement with all rights of a third-party beneficiary.

SECTION 8.4. *Governing Law*. This Agreement will be construed in accordance with and governed by the laws of the State of California.

SECTION 8.5. *Binding Effect*. This Agreement inures to the benefit of and is binding upon the Authority, the City and the Assignee, and their respective successors and assigns.

SECTION 8.6. *Severability of Invalid Provisions*. If any one or more of the provisions contained in this Agreement are for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions will be deemed severable from the remaining provisions contained in this Agreement and such invalidity, illegality or unenforceability will not affect any other provision of this Agreement, and this Agreement will be construed as if such invalid or illegal or unenforceable provision had never been contained herein. The Authority and the City each hereby declares that it would have entered into this Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses or phrases of this Agreement may be held illegal, invalid or unenforceable.

SECTION 8.7. *Article and Section Headings and References*. The headings or titles of the several Articles and Sections hereof, and any table of contents appended to copies hereof, will be solely for convenience of reference and do not affect the meaning, construction or effect of this Agreement. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement; the words "herein," "hereof," "hereby," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof; and words of the masculine gender mean and include words of the feminine and neuter genders.

SECTION 8.8. *Payment on Non-Business Days*. Whenever any payment is required to be made hereunder on a day which is not a Business Day, such payment will be made on the immediately preceding Business Day.

SECTION 8.9. *Execution of Counterparts*. This Agreement may be executed in any number of counterparts, each of which for all purposes is deemed to be an original and all of which together constitutes but one and the same instrument.

SECTION 8.10. *Waiver of Personal Liability*. No member of the City Council, officer, agent or employee of the City has any individual or personal liability for the payment of Installment Payments or Additional Payments or be subject to any personal liability or accountability by reason of this Agreement; but nothing herein contained shall relieve any such member of the City Council, officer, agent or employee from the performance of any official duty provided by law or by this Agreement.

SECTION 8.11. *Defeasance*. If and when all of the Installment Payments shall be paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal and interest with respect to the Installment Payments as and when the same become due and payable in good and indefeasible funds via check or wire transfer as may from time to time be directed by the Assignee;

(b) by depositing with an escrow agent or other fiduciary, in trust, at or before the final stated Installment Payment Date, money which is fully sufficient to pay and discharge the Installment Payments, including all principal and interest and prepayment premium, (if any) at or before their respective Installment Payment Dates;

(c) by depositing with an escrow agent or other fiduciary, in trust, Federal Securities in such amount as an independent certified public accountant shall determine in writing will, together with the interest to accrue thereon and without reinvestment, be fully sufficient to pay and discharge the Installment Payments, including all principal and interest and prepayment premium, (if any), at or before their respective Installment Payment Dates; or

(d) by depositing with an escrow agent or other fiduciary, under an escrow deposit and trust agreement, security for the payment and discharge of the Installment Payments, including all principal and interest and prepayment premium (if any) in form and substance acceptable to the Authority, or its assign, in its sole discretion, said security to be applied to pay the Installment Payments, including all principal and interest and prepayment premium (if any) in full on the earliest possible date;

all obligations of the City with respect to this Agreement shall cease and terminate and this Agreement shall be discharged, except for any provision herein which expressly states that it survives termination. The City shall provide to the Authority and the Assignee at least 30 calendar days prior written notice of its intent to discharge its obligations with respect to this Agreement by satisfying the conditions of this Section, and shall provide the Authority and the Assignee with an opinion of Bond Counsel stating that (i) the deposit and application of funds under this Section does not, of itself, cause the interest components of the Installment Payments to be includable in gross income for federal tax purposes, and (ii) as a result of the deposit and application of funds under this Section, all obligations of the City with respect to this Agreement have ceased and terminated and this Agreement has been discharged.

[Signature Page Follows]

[SIGNATURE PAGE TO INSTALLMENT SALE AGREEMENT]

IN WITNESS WHEREOF, the Authority and the City have caused this Agreement to be executed in their respective names by their duly authorized officers, all as of the date first above written.

ST. HELENA FINANCING AUTHORITY

By: _____
Mandy Kellogg
Treasurer

CITY OF ST. HELENA

By: _____
Mandy Kellogg
Administrative Services Director

APPENDIX A

SCHEDULE OF INSTALLMENT PAYMENTS

Installment Payment Date	Principal Component	Interest Component	Aggregate Installment Payment
Totals:			

ASSIGNMENT AGREEMENT

This ASSIGNMENT AGREEMENT (this "Agreement"), dated as of December 13, 2023, is among the ST. HELENA FINANCING AUTHORITY, a joint exercise of powers authority duly organized and existing under the laws of the State of California (the "Authority"), JP MORGAN CHASE BANK, N.A., a national banking association, as assignee (including its successors and assigns, the "Assignee"), and the CITY OF ST. HELENA, a general law city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (the "City").

B A C K G R O U N D :

1. The City owns and operates a system for the collection, treatment and disposal of wastewater within the service area of the City (the "Wastewater System").

2. The City wishes to finance a portion of the costs of new treatment facilities for the Wastewater System, including construction and acquisition of a membrane bioreactor system, retrofitting and rehabilitation of aging facilities and various other related improvements (the "Project").

3. The Authority has been formed for the purpose of assisting the City in the financing and refinancing of public capital improvements.

4. In order to provide funds to finance the a portion of the costs of Project, the Authority and the City have entered into an Installment Sale Agreement dated as of December 13, 2023 (the "Installment Sale Agreement") under which the Authority agrees to provide financing for a portion of the costs of the Project and to sell the completed Project to the City in consideration of the agreement by the City to pay the purchase price of the Project in semi-annual installment payments (the "Installment Payments").

5. For the purpose of obtaining the moneys required to finance a portion of the costs of the Project in accordance with the terms of the Installment Sale Agreement, the Authority has agreed to assign and transfer certain of its rights under the Installment Sale Agreement to the Assignee, including but not limited to its right to receive and enforce the payment of the Installment Payments, under this Agreement.

A G R E E M E N T :

In consideration of the material covenants contained in this Agreement, the parties hereto hereby formally covenant, agree and bind themselves as follows:

SECTION 1. *Defined Terms*. All capitalized terms not otherwise defined herein have the respective meanings given those terms in the Installment Sale Agreement.

SECTION 2. *Assignment*. In consideration for the agreement of the Assignee to make Advances from time to time under the Installment Sale Agreement, subject to the terms and conditions of the Installment Sale Agreement, the Authority hereby assigns to the Assignee all of the Authority's rights, title and interest under the Installment Sale Agreement (excepting only the Authority's rights to indemnification and to payment or

reimbursement of its reasonable costs and expenses under the Installment Sale Agreement), including but not limited to:

(a) the right to receive and collect all of the Installment Payments from the City under the Installment Sale Agreement; and

(b) the right to exercise such rights and remedies conferred on the Authority under the Installment Sale Agreement as may be necessary or convenient (i) to enforce payment of the Installment Payments and any amounts required to be credited to the payment or prepayment thereof, or (ii) otherwise to protect the interests of the Authority in the event of a default by the City under the Installment Sale Agreement;

The assignment made under this Section is absolute and irrevocable, and without recourse to the Authority.

SECTION 3. *Acceptance*. The Assignee hereby accepts the assignments made herein.

SECTION 4. *Representations and Warranties of the Authority*. The Authority hereby represents, warrants and covenants to and with the City and the Assignee as follows:

(a) The Installment Sale Agreement is free and clear of all claims, liens, security interests, encumbrances of any kind or character created by, through or under the Authority, except the rights of the City thereunder, and except as contemplated in the Installment Sale Agreement. The Installment Sale Agreement is and shall remain free of all claims, liens, security interests and encumbrances arising through any act or omission of the Authority.

(b) The Authority has complied with and performed all of its obligations under the Installment Sale Agreement and all related documents and instruments.

(c) The Installment Sale Agreement delivered to the Assignee herewith is an original and constitutes the entire writing, obligation and agreement between the Authority and City respecting the Installment Payments due thereunder.

SECTION 5. *Representations and Warranties of the Assignee*. The Assignee hereby certifies, represents, warrants, acknowledges, and covenants to and with the City and the Authority as follows:

(a) The Assignee acknowledges that the City will rely on the certifications, representations, warranties, acknowledgements, and covenants contained in this Agreement.

(b) The Assignee is authorized to acquire an assignment of the Installment Sale Agreement as set forth herein.

(c) The Assignee is a "qualified institutional buyer" (a "Qualified Institutional Buyer") within the meaning of Rule 144A promulgated under the Securities Act of 1933, as amended (the "Securities Act"), or is an "accredited investor" as described in Section 501(a)(1), (2), (3) or (7) of Regulation D promulgated under the Securities Act (an "Institutional Accredited Investor").

(d) The Assignee is not acquiring an assignment of the Installment Sale Agreement for more than one account, has no present intention to re-assign the Installment Sale Agreement, and is not acquiring an assignment of the Installment Sale Agreement with a view to distributing or re-assigning the Installment Sale Agreement.

(e) The Assignee has sufficient knowledge and experience in financial and business matters, including the purchase and ownership of municipal bonds and other obligations similar to the Installment Sale Agreement, to be capable of evaluating the merits and risks of the Installment Sale Agreement, and the Assignee is able to bear the economic risks of the Installment Sale Agreement.

(f) The Assignee recognizes that the Installment Sale Agreement involves significant risks, that there is no established market for the Installment Sale Agreement and that none is likely to develop and, accordingly, that the Assignee must bear the economic risk of the Installment Sale Agreement for an indefinite period of time.

(g) The Assignee is not relying upon the City or any of its employees or agents for advice as to the merits and risks of the Installment Sale Agreement. The Assignee has sought such accounting, legal and tax advice as it has considered necessary to make an informed lending decision.

(h) The Assignee has conducted its own independent examination of, and has had an opportunity to ask questions and receive answers concerning the City, the Project, the Wastewater System, the Gross Revenues and the Net Revenues, the Installment Sale Agreement, and the security therefor, and the transactions and documents related to or contemplated by the foregoing.

(i) The Assignee has been furnished with all documents and information regarding the City, the Project, the Wastewater System, the Gross Revenues and the Net Revenues, the Installment Sale Agreement, and the security therefor, and the transactions and documents related to or contemplated by the foregoing, and all matters related thereto, that it has requested.

(j) The Assignee understands that the offering and sale of the Installment Sale Agreement by the City were exempt from Rule 15c2-12(b)(5) adopted by the Securities and Exchange

Commission under the Securities Exchange Act of 1934, pursuant to Section (d)(1)(i) of said Rule.

(k) The Assignee understands that the Installment Sale Agreement carries no rating from any rating service.

(l) The Assignee understands that the Installment Sale Agreement is not registered under the Securities Act and is not registered or otherwise qualified for sale under the "blue sky" laws and regulations of any state.

(m) The person executing this Agreement on behalf of the Assignee is duly authorized to do so on the Assignee's behalf.

SECTION 6. *Limitations on Further Assignments*. The Assignee may resell or otherwise transfer all (but not less than all) of its interest in the Installment Sale Agreement, but only to an institution that (i) the Assignee reasonably believes is either a Qualified Institutional Buyer, or an Institutional Accredited Investor and is purchasing the Installment Sale Agreement for its own account, (ii) delivers to the City and the Authority an executed Investor Letter containing substantially the representations and warranties set forth in Section 5, and (iii) otherwise complies in all respects with the provisions of the Installment Sale Agreement regarding such sale or transfer.

SECTION 7. *[Reserved]*.

SECTION 8. *Expenses*. The fees and disbursements of Bond Counsel, the fees and disbursements of the municipal advisor to the City or the Authority, CDIAC fees, fees of Assignee's legal counsel (if any), and other miscellaneous expenses of the City or the Authority incurred in connection with the offering and delivery of the Installment Sale Agreement shall all be the obligation of the Authority. The Assignee shall have no responsibility for any expenses associated with the Installment Sale Agreement, including, but not limited to, the expenses identified above as the obligation of the City or the Authority.

SECTION 9. *Execution in Counterparts*. This Agreement may be executed in any number of counterparts, each of which is an original and all together constitute one and the same agreement. Separate counterparts of this Agreement may be separately executed by the Assignee and the Authority, both with the same force and effect as though the same counterpart had been executed by the Assignee and the Authority.

SECTION 10. *Binding Effect*. This Agreement inures to the benefit of and binds the Authority and the Assignee, and their respective successors and assigns, subject, however, to the limitations contained herein.

SECTION 11. *Governing Law*. This Agreement is governed by the Constitution and laws of the State of California.

SECTION 12. *No Sovereign Immunity*. The Authority hereby represents that it does not possess and will not invoke a claim of sovereign immunity for disputes arising out of contractual claims relating to this Agreement. To the extent the Authority has or hereafter may acquire under any applicable law any rights to immunity from legal

proceedings on the grounds of sovereignty, the Authority hereby waives and agrees not to claim, to the extent permitted by law, such rights to immunity for itself in respect of its obligations arising under or related to this Agreement.

SECTION 13. *Arm's Length Transaction*. The transaction described in this Agreement is an arm's length, commercial transaction between the City and the Authority, on one hand, and the Assignee, on the other, in which: (i) the Assignee is acting solely as a principal (i.e., as Assignee) and for its own interest; (ii) the Assignee is not acting as a municipal advisor or financial advisor to the City or the Authority; (iii) the Assignee has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the City or the Authority with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether the Assignee or any of its affiliates has provided other services or is currently providing other services to the City or the Authority on other matters); (iv) the only obligations the Assignee has to the City and the Authority with respect to this transaction are set forth in this Agreement or the Installment Sale Agreement; and (v) the Assignee is not recommending that the City or the Authority take an action with respect to the transaction described in this Agreement and the other Basic Documents, and before taking any action with respect to the this transaction, the City or the Authority should discuss the information contained herein with the City's or the Authority's own legal, accounting, tax, financial and other advisors, as the City's or the Authority's deems appropriate.

[Signature Page Follows]

[SIGNATURE PAGE TO ASSIGNMENT AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized officers as of the day and year first written above.

ST. HELENA FINANCING AUTHORITY, *as Assignor*

By _____
Mandy Kellogg
Treasurer

CITY OF ST. HELENA

By _____
Mandy Kellogg
Administrative Services Director

JPMORGAN CHASE BANK, N.A.,
as Assignee

By _____

Name _____

Title _____

Installment Sale Agreement (the “2023 Sewer Bond”)

City Council / St. Helena Financing Authority November 28, 2023

DRALLC

Del Rio Advisors, LLC

"Independent Registered Municipal Advisor"

Outline

- Existing Debt Obligations of the Sewer Enterprise Fund
- Summary of the RFP Responses
- Estimated Financing Summary
- Costs of Issuance
- Estimated Amortization
- Estimated Debt Service (“All Obligations)
- Estimated Debt Service Profile (“All Obligations”)
- Pro Forma Cash Flow and Coverage
- Proposed Financing, Financing Team and Recommended Action
- Questions and Discussion

Existing Debt Obligations of the Sewer Enterprise Fund

California Statewide Communities Development Authority
Water and Wastewater Revenue Bonds (Pooled Financing Program)
Series 2005B

Principal Payments:	October 1, 2023 to October 1, 2030
Remaining Amount:	$940,000
Interest Rates:	4.30% to 4.375% (2023 to 2030)
Purpose:	Funded $2,104,000 of Sewer System Improvements

California Statewide Communities Development Authority
Water and Wastewater Revenue Bonds
Series 2012

Principal Payments:	October 1, 2023 to October 1, 2032
Remaining Amount:	$917,392
Interest Rates:	3.00% to 4.00% (2023 to 2032)
Purpose:	Funded Approximately $1,555,435 of Sewer System Improvements

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City of St. Helena
2022 Installment Sale Agreement

Principal Payment:	April 1, 2025
Remaining Amount:	$9,362,000
Interest Rates:	Variable (SOFR), Currently 4.798% (5.31% * 80% + 55bp)
Purpose:	Funded $9,362,000 of Sewer Plant Improvements (To Be Repaid from Proceeds of USDA Loan After Project Completion)

Summary of the RFP Responses

	CA Bank and Trust	Capital One	Flagstar Public Funding	JP Morgan Chase Bank	Webster Bank	Western Alliance
Interest Rates						
15yr	5.57%	5.29%	5.23%	No Call 4.26% Callable 5.02% (*)	5.06%	5.88%
20yr	5.69%	5.37%	n/a	n/a	5.26%	6.05%
Rate Lock	Upon Credit Approval	Rate Locked Through November 29th	30 Days Prior to Closing	Locked Upon Acceptance of RFP (*)	Rate Locked Through December 8th	Two Weeks Prior to Closing
Prepayment	15yr any time at 100% 20yr: any time at 100%	15yr: any date after 10/1/31 @ 100% 20yr: any date after 10/1/33 at 100%	15yr: 10/1/28 @ 101.5% DTP 4/1/32 Other: par call any time after 10/1/24 for $25k fee	15yr: Callable Option: any date on or after 4/1/27 @ 100% n/a	15yr: 4/1/32 @ 102% DTP 4/1/34 20yr: 4/1/32 @102%, 4/1/33 @ 102% 4/1/34 @ 101%, par thereafter	15yr: on or before 10/1/28 @ 103%, DTP 10/1/30 20yr: on or before 10/1/31 @ 103%, DTP 10/1/33
Bank Counsel Fee	n/a	n/a	n/a	$10k	n/a	$15k
Rate Covenant / ABT	1.25x	1.20x	1.20x	1.25x	1.20x	1.20x

(*) The Financing Team expects to lock the *interest rate on November 29th upon review and approval by the City Council / Authority on November 28th.*

Estimated Financing Summary

Principal Amount	$3,475,000
Project Fund	$3,373,610
Costs of Issuance	$101,390
Total Interest	$1,599,474
Total Debt Service	$5,074,474
Final Maturity	FY 2039 (15yrs)
Interest Rate (1)	4.62%
"All-In" TIC (2)	5.01%

(1) The most recent interest rate as of November 14th. The Financing Team expects to lock the interest rate on November 29th upon review and approval by the City Council / Authority on November 28th.

(2) Includes $101,390 in Costs of Issuance

Costs of Issuance

Role	Party	Total	Notes
Bond Counsel	Jones Hall	$32,500.00	Per Proposal
Municipal Advisor	Del Rio Advisors, LLC	$27,500.00	Per Contract
MA Expenses	Del Rio Advisors, LLC	$750.00	NTE Amount
Placement Agent	Brandis Tallman	$25,000.00	Per Proposal
Bank Counsel	TBD	$10,000.00	Per RFP
Regulatory	CDIAC	$743.75	CDIAC Formula
Contingency	Rounding / Miscellaneous	$4,896.25	
Total		**$101,390.00**	

Estimated Amortization

Period Ending	Principal	Coupon	Interest	Debt Service
4/1/2024	40,000	4.620%	54,406.92	94,406.92
4/1/2025	105,000	4.620%	157,542.00	262,542.00
4/1/2026	110,000	4.620%	152,575.50	262,575.50
4/1/2027	110,000	4.620%	147,493.50	257,493.50
4/1/2028	110,000	4.620%	142,411.50	252,411.50
4/1/2029	110,000	4.620%	137,329.50	247,329.50
4/1/2030	110,000	4.620%	132,247.50	242,247.50
4/1/2031	110,000	4.620%	127,165.50	237,165.50
4/1/2032	226,000	4.620%	120,766.80	346,766.80
4/1/2033	237,000	4.620%	110,210.10	347,210.10
4/1/2034	362,000	4.620%	97,828.50	459,828.50
4/1/2035	378,000	4.620%	80,919.30	458,919.30
4/1/2036	396,000	4.620%	63,247.80	459,247.80
4/1/2037	414,000	4.620%	44,744.70	458,744.70
4/1/2038	433,000	4.620%	25,410.00	458,410.00
4/1/2039	224,000	4.620%	5,174.40	229,174.40
	3,475,000		1,599,473.52	5,074,473.52

Estimated Debt Service ("All Obligations")

Fiscal Year	Series 2005B	Series 2012	BANs Interest (1)	USDA Loan (2)	Series 2023 Bonds (3)	Fiscal Year Debt Service
2024	138,821.25	112,847.90	468,100.00	-	94,406.92	814,176.07
2025	139,413.75	112,608.85	-	472,480.00	262,542.00	987,044.60
2026	139,750.00	112,560.06	-	472,560.00	262,575.50	987,445.56
2027	139,828.13	111,663.44	-	472,480.00	257,493.50	981,465.06
2028	139,687.50	111,662.61	-	473,240.00	252,411.50	977,001.61
2029	139,328.13	111,912.80	-	472,800.00	247,329.50	971,370.43
2030	138,750.00	112,434.72	-	473,200.00	242,247.50	966,632.22
2031	137,953.13	111,717.46	-	473,400.00	237,165.50	960,236.09
2032	-	111,935.02	-	473,400.00	346,766.80	932,101.82
2033	-	111,978.66	-	473,200.00	347,210.10	932,388.76
2034	-	-	-	472,800.00	459,828.50	932,628.50
2035	-	-	-	473,200.00	458,919.30	932,119.30
2036	-	-	-	473,360.00	459,247.80	932,607.80
2037	-	-	-	473,280.00	458,744.70	932,024.70
2038	-	-	-	472,960.00	458,410.00	931,370.00
2039	-	-	-	473,400.00	229,174.40	702,574.40
2040	-	-	-	472,560.00	-	472,560.00
2041	-	-	-	472,480.00	-	472,480.00
2042	-	-	-	473,120.00	-	473,120.00
2043	-	-	-	473,440.00	-	473,440.00
2044	-	-	-	473,440.00	-	473,440.00
2045	-	-	-	473,120.00	-	473,120.00
2046	-	-	-	473,480.00	-	473,480.00
2047	-	-	-	472,480.00	-	472,480.00
2048	-	-	-	473,160.00	-	473,160.00
2049	-	-	-	473,440.00	-	473,440.00
2050	-	-	-	473,320.00	-	473,320.00
2051	-	-	-	472,800.00	-	472,800.00
2052	-	-	-	472,880.00	-	472,880.00
2053	-	-	-	472,520.00	-	472,520.00
2054	-	-	-	472,720.00	-	472,720.00
2055	-	-	-	473,440.00	-	473,440.00
2056	-	-	-	472,640.00	-	472,640.00
2057	-	-	-	473,360.00	-	473,360.00
2058	-	-	-	472,520.00	-	472,520.00
2059	-	-	-	473,160.00	-	473,160.00
2060	-	-	-	473,200.00	-	473,200.00
2061	-	-	-	472,640.00	-	472,640.00
2062	-	-	-	472,480.00	-	472,480.00
2063	-	-	-	472,680.00	-	472,680.00
2064	-	-	-	473,200.00	-	473,200.00
Totals	**1,958,085.00**	**1,799,744.75**	**584,036.53**	**18,920,040.00**	**5,074,473.52**	**28,336,379.80**

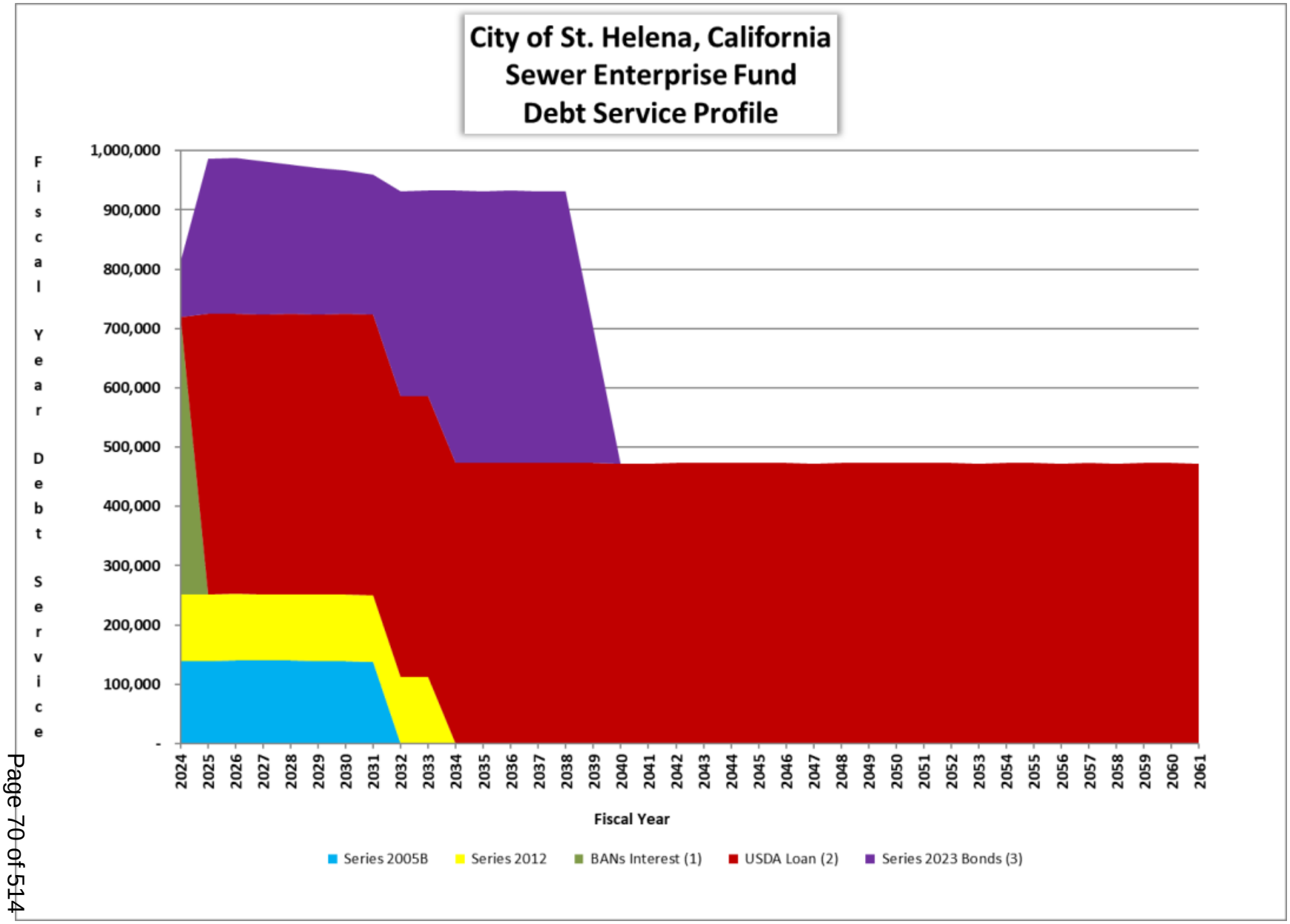
Notes

(1) Assumes Estimated $9,362,000 * 5.00% in FY 2024

(2) Assumes Fully Amortized USDA Loan at 4.00% for 40 Years

(3) Assumes JP Morgan Proposal at 4.62% for 15 Years

Estimated Debt Service Profile ("All Obligations")



Cash Flow and Coverage

Pro Forma Cash Flow and Debt Service Coverage ($000)

	Line Item	FY 2024	FY 2028
Revenue			
	Rates and Charges [1]	$3,520	$3,575
	Charges for Services (Additional Rates) [1][2]	$1,467	$2,699
	Other Revenue [1]	$3	$3
	Rate Stabilization Fund Deposit	$210	$0
	Interest Earnings [3]	$11	$9
	Total Revenue	**$5,211**	**$6,286**
Less: O&M			
	Operations and Maintenance [1]	$2,602	$3,077
	Personnel Services [1]	$1,594	$1,195
	Total O&M	**$4,196**	**$4,272**
Net Revenue		**$1,015**	**$2,014**
	Less: Parity Debt Service	($814)	($977)
Available for Capital / Other		**$201**	**$1,037**
Operating Reserve (EOY)		**$1,113**	**$710**
Reserve % of O&M		***27.0%***	***17.0%***
Debt Service Coverage		***1.25x***	***2.06x***

Proposed Financing, Financing Team and Recommended Action

Proposed Financing

- $3.475 million direct placement to a JP Morgan Chase Bank (Currently 4.62%, Rate TBD on November 29th)
- Competitively bid to multiple direct placement lenders
- Proposed 15-year amortization, no reserve fund
- Costs of issuance of $101,390
- Allows City to forego interfund loans from the Traffic Impact Fee Fund ($873k), the General Fund ($2 million) and dipping further into Sewer Enterprise Fund reserves

Financing Team

- Municipal Advisor: Del Rio Advisors, LLC
- Placement Agent: Brandis Tallman, a Division of Oppenheimer & Co. Inc.
- Bond Counsel: Jones Hall

Recommended Action

The Financing Team recommends the 15-year JP Morgan Chase option and recommends the City Council and the Financing Authority approve the resolutions authorizing the installment sale financing, approve the financing documents and allow staff to take all actions necessary to close the transaction.

Questions and Discussion

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, November 14, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers

Absent: Vice Mayor Eric Hall

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

4.1

Council Member Anna Chouteau moved to adopt the agenda as amended. The motion was seconded by Council Member Lester Hardy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

5. ADOPTION OF MINUTES

5.1 Consideration and proposed approval of Regular Meeting Minutes of October 24, 2023

Estimated start time: 6:05 p.m.

Council Member Lester Hardy moved to adopt the minutes as presented. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

6. PUBLIC FORUM:

Grace Kistner and Pat Dell addressed the City Council.

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

City Attorney Ethan Walsh reported there was no reportable action on either item from the Special City Council Closed session meeting.

Mayor Dohring requested that interim measures to the downtown sidewalks be agendized at a future meeting, Council Member Hardy agreed.

Reports were made by staff and the City Council.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

8.1 Dr. Christine Wu, Deputy Director of HHSA - Public Health Officer will provide an update on the current situation as it relates to COVID and what precautions the community could take.

9. JOINT CITY COUNCIL AND FINANCING AUTHORITY NEW BUSINESS:

Item 9.1 is continued to a date certain of November 28, 2023.

9.1 ~~Authorizing a Resolution of the City Council of the City of St. Helena Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions; and~~

~~Authorizing a Resolution of the Board of the St. Helena Financing Authority Approving: (1) installment sale financing to provide long-term financing of wastewater system improvements, and (2) financing documents and related official actions.~~

~~Estimated start time: 6:25 p.m.~~

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director

Recommendation:
The Financing Team recommends the 15-year JP Morgan Chase option and recommends the City Council and the Financing Authority approve the resolutions authorizing the installment sale financing, approve the financing documents and allow staff to take all actions necessary to close the transaction.

10. STAFF BRIEFING

10.1 Police Department Annual Report

Estimated start time: 6:35 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Chris Hartley, Chief of Police
Recommendation:
None

10.2 Visibility Triangle: Education & Enforcement

Estimated start time: 6:45 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Andrew Bradley, Asst. to the City Manager
Recommendation:
Informational/Educational only, no action required.

11. CONSENT ITEMS

Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

Prior to considering consent items City Attorney Ethan Walsh read a statement aloud regarding item 12.6. Under the Brown Act a statement must be read aloud that includes a summary of action.

11.1 Receive and File FY 2022-23 Annual AB 1600 Report on Development Impact Fees.

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Receive and file Annual AB 1600 Development Fee Report for Fiscal Year Ending June 30, 2023.

11.2 Consideration and proposed approval of a Resolution (1) Rescinding Resolution 2023-97; (2) Awarding the Pavement Restoration Project to Team

Ghilotti Inc. in the amount of $1,687,141.00; (3) Requesting a budget appropriation for project R21-02 of $108,822.42 as the work is included in the contract; (4) Authorizing the City Manager to execute the Construction Contract with Team Ghilotti Inc. in the amount of $1,687,141.00; (5) Authorizing a contingency not to exceed 15% of the total contract; and (6) Determining the project to be exempt from the requirements of the California Environmental Quality Act (CEQA).

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager, Mario Traverso, Project Manager
Recommendation:
Approve the attached Resolution.

11.3 Quarterly Grant Report for FY 2024 Q1, for the period ending September 30, 2023

CEQA Determination: Not a CEQA project
Prepared By: Martin Beltran, Senior Management Analyst
Recommendation:
Receive and file report.

11.4 Proposed adoption of a Resolution (1) Authorizing the City Manager to sign a Grant Agreement (7GF23019), and potential subsequent amendments, with the State of California Department of Forestry and Fire Protection for Volunteer Fire Capacity, with a term that commences on the date of approval through June 30, 2024, in the amount of $17,555.09; 2) Authorizing the City Manager to sign form AD-1048, entitled “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions".

CEQA Determination: Not a CEQA project
Prepared By: Martin Beltran, Senior Management Analyst
Recommendation:
Adopt the attached Resolution.

11.5 Approval of a resolution authorizing execution of Amendment #1 to each of the On-Call Engineering Support Services vendors: Coastland Civil Engineering, West Yost Associates, and Haley Aldrich, Inc. for support of Capital Improvement Program projects.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager
Recommendation:
Approve the resolution authorizing the contract amendments.

11.6 Consideration of a Resolution Approving a Performance Bonus and an Amended Employment Agreement with City Manager Anil Comelo effective July 26, 2023.

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Approve the attached resolution.

11.7 Authorization of a resolution approving: (1) Professional Services Agreement with West Yost to prepare a Condition Assessment for the Louis Stralla Water Treatment Plant (LSWTP) CIP Project No. W18-111 for a not to exceed cost of $267,428, (2) authorize a budget transfer of $67,428 from Fund 561 Water Operations to Fund 763 Water Capital Improvement, and (3) authorize an increase to the Capital Improvement Project No. W118-111 from $200,000 to $267,428.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Asst. to the City Manager
Recommendation:
Approve the resolution and authorize execution of the professional services contract and requested budget amendment.

11.8 Consideration and proposed approval of a Resolution supporting Napa Valley Transportation Authority's (NVTA) intention to place a measure on the November 2024 ballot with a Sales Tax Replacement Measure.

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Adopt the attached Resolution supporting NVTA intention to request the NVTA Board proceed with a November 2024 ballot measure.

Council Member Lester Hardy moved to approve Consent as presented. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

12. PUBLIC HEARINGS

12.1 Introduction and first reading of an Ordinance updating Chapter 3.32 related to development impact Fees, and approval of a Resolution adopting updates to the City's Development Impact Fees

Estimated start time: 7:00 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Introduce and waive first reading of an ordinance (Attachment B) amending Title 3 Revenue and Finance, Chapter 3.32 Development Impact Fees related to such fees; and approve a resolution (Attachment C) adopting the findings of the Development Impact Fee Update Study and updating the City's development impact fees.

Mandy Kellogg, Administrative Services Director reported on the item.

Carlos Villarreal, Willdan Consultant provided a presentation.

Garry Rose addressed the City Council.

Council Member Anna Chouteau moved to approve staff's recommendation. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

13. OLD BUSINESS

None

14. NEW BUSINESS

14.1 Consideration and Adoption of a Resolution granting an exemption to the building permit condition of requiring a separate utility connection for the proposed accessory dwelling unit located at 1815 Spring Street.

Estimated start time: 8:50 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Mario Traverso, Project Manager
Recommendation:
Adopt the resolution.

Marion Traverso, Project Manager reported on the item.

No public comment was received.

Council Member Anna Chouteau moved to adopt the resolution. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

14.2 Consideration and Adoption of a Resolution granting an exemption to the building permit condition of requiring a separate utility connection for the proposed accessory dwelling unit located at 1520 Pine Street.

Estimated start time: 9:00 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Mario Traverso, Project Manager
Recommendation:
Adopt the resolution.

Mario Traverso, Project Manager reported on the item.

No public comment was received.

Council Member Lester Hardy moved to adopt the resolution. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Anna Chouteau, Council Member Lester Hardy, and Council Member Billy Summers
NOES: None
ABSENT: Vice Mayor Eric Hall
ABSTAIN: None
RECUSE: None

15. CITY COUNCIL REPORTS:

15.1 A. Association of Bay Area Governments (ABAG) - Executive Board

B. Association of Bay Area Governments (ABAG) - General Assembly

C. Napa Valley Tourism Corporation (Umbrella for Napa County)

D. League of California Cities – North Bay Division

E. Napa County City Selection Committee

F. Napa County Flood Control and Water Conservation District

G. Youth Opportunities Commission

H. Napa County Local Agency Formation Commission (LAFCO)

I. Napa Valley Transportation Authority (NVTA)

J. Napa County Watershed Information Center & Conservancy (WICC)

K. Upper Valley Waste Management Agency

L. Napa County Groundwater Sustainability Plan Advisory Committee

M. Napa County Regional Climate Action Committee

N. Council Ad Hoc and Standing Committee Reports

16. ADJOURNMENT

Mayor Dohring adjourned the meeting at 8:05 p.m.

APPROVED: **ATTEST:**

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

Hi, I'm David Knudsen, I'm super happy to see you all and thank you for your service to this town.

I'm here to give you a quick update on the Walking Trails and Open Space initiative.

To give you a timeline, almost five years ago the sub-committee was established:

- to deliver on the promise of the 1990s era General Plan which detailed trails to be established beside Sulfur Creek and the Napa River, and the further commitments the city has made through the Pedestrian Plan and the current General Plan,
- to encourage passive recreation and health, and
- to provide amenities befitting a leading small town and visitor destination.

We had frequent meetings at old City Hall and at the Carnegie Building amongst ourselves and in consultation with city staff, meetings with organizations in and around town, polling the community, external research, presentations to the Parks and Rec Commission, and a progress report that was enthusiastically received by council.

After a lot of work, we focused on recommendations that had:

- substantial benefits for residents and visitors,
- minimal fiscal impacts on the city and staff time, and
- had precedence either already within the City of St. Helena, other government entities in Napa County, or in the wider Bay Area.

We delivered four recommendations, to:

1. Publish walking loops all starting at Hunt and Main with maps and signage—to give visitors a reason to linger in St. Helena asides from shopping, wine tasting, and dining.

   We're following the example of many Bay Area towns that have set up official walking routes.

2. Open opportunities for walking paths and trails, including existing trails at Bell Canyon and Lower Reservoir.

   We're following the example of our own town that created about a decade ago the trail at the end of Adams Street to the Napa River, and the County of Napa together with the City of Napa Water Division which created the Lake Hennessy Regional Park which shows it's straight-forward to allow the public to walk near existing reservoirs.

3. Create voluntary open space easements or access, to extend city insurance to cover landowners who chose to allow walking on specific paths on their property.

   Our example here is the Adams-Hunt pathway, established in 1993, which assigns liability and maintenance of the path to the City of St. Helena.

4. Require development agreements for larger scale proposals in our town to incorporate public walking trails as part of their plans.

   What have been ad hoc agreements are to be codified to provide this public benefit to residents and visitors.

We largely finished the work of the subcommittee nearly 2 years ago. Since that time, we've gone through a CEQA determination process shepherded by the Community Development Director, and the plan was formally approved by the Parks and Rec Commission a year ago.

Since then, we've looked for a calendar slot—we thought it was going to be in the spring and the City Manager had explored July Planning Commission and August City Council dates—but that was postponed due to the work that you all have been doing on things like the water rates and the new zoning code.

Now we're very close. The plan is endorsed by Rianda House, the St. Helena Farmer's Market, Blue Zones Project, the St. Helena Chamber of Commerce, and by the St. Helena Star editorial board. We have over one hundred residents who have pledged to support the plan publicly, we have a couple dozen that will attend meetings and will volunteer to support and maintain the trails, just like the volunteers for the city-owned St. Helena Community Gardens and Scout Hall. We currently have a capital budget of $50,000 already allocated this fiscal year from park impact fees, which is far more than is expected to be spent, particularly as the plan is phased in over 4 years.

I estimate that there's probably a further day or two of staff time required—I've put our Public Works together with Napa County Open Space to make sure we don't duplicate work that's already done. And I look forward to bringing this well-thought-through and well-supported plan to you, all 92 pages of it.

I want to thank the members of the sub-committee (now Supervisor) Anne Cottrell, Michelle Deasy, Richard Seiferheld, Bob Frescura, and Rebekah Weeman and the support we had first from City Manager Mark Prestwich and now from Anil Comelo, from Community Development Director Maya DeRosa, from Parks and Rec Director Andre Pichly and now from Dave Jahns, and from Public Works Director Erica Ahmann-Smithies and now from Joe Leach.

I'd also like to acknowledge the support of existing and former members of the Parks and Rec Commission, the Planning Commission, and this council.

Thank you.

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	November 28, 2023
FROM:	Eric Janzen, Assistant Public Works Director
SUBJECT:	Notice to Council that PSA Amendment No. 01 to the Professional Service Agreement Coastland Engineering to be Issued for Recycled Pipeline Engineering Support for CIP Project No. S-52 Wastewater Treatment and Reclamation Plant Project in the amount of $35,346 of a total not-to-exceed amount of $100,000.
RECOMMENDED ACTION:	None. This is an informational item only.
PREVIOUS COUNCIL ACTION:	On June 13, 2023, the City Council approved Resolution 2023-63 authorizing the City Manager to execute a Professional Services Agreement with Coastland Civil Engineering, LLP. This agreement allows for Staff to obtain general engineering support for projects related to the CIP program with a task order.
STATEMENT OF THE PURPOSE:	Providing Notice to Council that the Director of Public Works will issue PSA Amendment #01 to Coastland Civil Engineering, LLP to conduct a Right-of-Way study for recycled water distribution pipeline(s) (CIP Project No. S21-01) in support of CIP Project No. S-52 Wastewater Treatment and Reclamation Plant Project.
FINANCIAL IMPACT:	This Notice will incur an estimated contract cost of $35,346 of the not-to-exceed amount of $100,000 stipulated in the Professional Services Agreement with Coastland Civil Engineering, LLP and adopted by Council in the FY 2023-24 Public Works budget. Funding for this specific scope will be from CIP Project No. S21-01 WWTP Recycled Pipeline and Pump Station.

BACKGROUND:

Adoption of the FY2023/24 Capital Improvement Program and a number of City Council adopted Goals, the Public Works Department workplan for the next several fiscal years is the largest in recent memory. To accomplish the robust proposed workplan, supplemental professional services are needed to bring the volume of projects to fruition. Given the recent challenges related to recruitment of qualified technical staff, Council authorized the City Manager to engage Coastland Civil Engineering, LLP for engineering support based.

DISCUSSION:
PW Staff wish to engage Coastland Civil Engineering, LLP to study right-of-way needs along prospective routes for the proposed recycled water distribution pipeline. Initial evaluation by Staff has shown that existing wastewater collection right-of-way may not offer the best routing for recycled water distribution. Staff wish to have a professional third-party study potential route, evaluate right-of-way needs along each and the constraints related to possible easement acquisition.

ENVIRONMENTAL REVIEW:
The project supports a minor alteration of an existing facility being used for the same or similar kind of purpose. The project falls within exempt Class 1 defined in Section 15301 of CEQA.

DOCUMENTS ATTACHMENTS:

Final Scope.2023.10.09_Reclaimed Water Line Alignment Alternatives

COASTLAND | DCCM

October 9, 2023

Eric Janzen
City of St. Helena
1088 College Avenue
St. Helena, CA 94574
Subject: Reclaimed Water Line Alignment Alternatives Analysis

Dear Eric,

In response to your request, we are pleased to present this proposal for professional engineering services to the City of St. Helena for the Reclaimed Waterline Alignment Alternatives Analysis.

PROJECT UNDERSTANDING AND APPROACH

The City would like Coastland to evaluate alignment alternatives for routing a new reclaimed water distribution system from the Wastewater Treatment Plant (WWTP) to Crane Park and the new Farmstead Development site at the intersection of Mills Lane and Highway 29. The City's WWTP is currently being upgraded to be capable of producing reclaimed water. The plant upgrades are anticipated to be completed by February 2024.

We understand that the City is under a contractual obligation to provide tertiary water to the future Farmstead Development. As part of that development the applicant will be constructing a portion of the reclaimed water distribution system, connecting the existing unused reclaimed water line in Grayson Avenue and extending east along Mills Lane to connect to the development's onsite system. From the Farmstead development, the reclaimed waterline was also to be extended east in Mills Lane to connect to a future reclaimed waterline. When the development agreement was approved for Farmstead, there was an assumption that the reclaimed waterline from the WWTP would use the existing sewer easement and end where the sewer easement intersects Mills Lane. The developer from Farmstead was conditioned to extend the reclaimed waterline from their development east on Mills Land and connect with the new reclaimed waterline. Due to questions now raised as to whether the existing easement can be used for the new reclaimed waterline, alternative routes must be explored.

To assist the City in selecting an alternative, Coastland will assess the feasibility of two alignment alternatives for construction of the reclaimed water line. The first alignment will be from the WWTP to Mills Lane through the existing vineyards using the existing sewer easement. We understand there may be legal issues on the feasibility of using the existing sewer easement for a new reclaimed waterline. Both Coastland and City staff will have to work with the City Attorney's office to determine whether the language in the existing easement will allow the easement to also be used for a reclaimed waterline.

The second alternative alignment will be to extend a reclaimed waterline from the WWTP to the west along Chaix Lane to Highway 29. The alignment would then proceed north along Highway 29 to the Mills Lane intersection. The reclaimed waterline would be placed somewhere between Highway 29 and the Wine Train tracks. Although this may be feasible, we are aware of some existing utilities in this same corridor that may or may not be an issue. We will investigate the feasibility of this alignment during our study.

For each alignment we will prepare an exhibit drawn over an aerial image, no topographic or property boundary survey is included with this proposal. The base mapping will include available County LiDAR, County parcel data,

and applicable City GIS layers. It is assumed the City will provide copies of existing easements for the existing public sanitary sewer facilities that cross the vineyard properties, as well as any easements in Chaix Lane. We also assume the City Attorney will provide guidance with respect to the existing easement language and whether a new reclaimed water line can be installed within the existing easements.

As a potential third option, we can look at an alignment that would extend a reclaimed waterline west on Chaix Lane to Highway 29, then proceed north on Highway 29 to Sulphur Springs Avenue, head west on Sulphur Springs Ave. to S. Crane Avenue, then north on S. Crane Avenue to Grayson Avenue. We only mention this option as an alternative if utilities in Highway 29 prove to be a significant problem. Please note we have not included this third option in our scope or fee but can do so if necessary.

Based on this understanding, the following is our proposed scope of work:

SCOPE OF WORK

TASK 1 – PROJECT MEETINGS, PRELIMINARY RESEARCH AND COORDINATION

Meetings with City Representatives

We propose to meet with City staff to discuss project details, establish goals, review the project schedule and coordinate efforts. Included are the project kick-off meeting and two (2) progress design review meetings.

Background Information

We will assemble available City information pertaining to the project including as-built drawings, GIS base layers, easement documents, and right of way mapping.

We will visit the project site and walk the proposed alignment routes, take digital photos of the site and observe existing conditions in the field so we may be able to identify any unusual or special conditions that may affect the project design or construction. We will also use our Trimble receiver to geolocate the existing sanitary sewer manhole rims to overlay onto the base mapping.

Utility Coordination

We propose to coordinate with outside utility companies to ensure that all existing facilities, both underground and overhead, are identified accurately during the design phase. We will write letters to PG&E, AT&T, and Comcast informing them of the project and requesting their facility drawings.

TASK 2 – EASEMENT RESEARCH AND MAPPING

Our subconsultant Cinquini and Passarino, Inc. (CPI) will perform a desk study of the existing easements and available record deed information. Included is up to twenty (20) legal descriptions for existing sanitary sewer easements. This work includes the following:

- Review of City provided easement descriptions and plats, if applicable.
- Prepare an Autodesk Civil 3D .dwg file which includes linework for the easement descriptions. The intent is to connect the easements together through common calls within the individual easements.

TASK 3 – ALTERNATIVES ANALYSIS AND ESTIMATE

Following our background research, including documentation gathering, utility coordination, and field review, we will prepare two exhibits, one for each alternative alignment, depicting the location of the new reclaimed water line, existing utilities to the extent possible. We will also include an engineer's opinion of probable construction cost for each alternative. A memorandum will be prepared summarizing the pros and cons of each alternative and construction method recommendations.

Included with this task are efforts to address up to two (2) rounds of City staff comments.

We will provide the City with electronic files of the exhibits and the engineer's opinion of probable construction cost. (PDF, MS Excel formats as appropriate).

EXCLUSIONS

The following work is not included in our proposal. However, Coastland would be pleased to provide these services if the City desires:

- Title Research, Title Reports, field surveys, boundary and/or right of way resolutions
- Environmental assessments or permitting.
- Easements, or preparation of associated documents.
- Public coordination and outreach.
- Final design of the improvements.

PROJECT FEE

As outlined in the attached work estimate, we propose to provide these services on a time and materials basis with a not-to-exceed budget of $35,346. The total amount we have specified is only for our described scope of work. If the City requests work to be performed outside the scope of work or if the scope of work changes, we reserve the right to renegotiate the cost for the additional work. Please note that we have estimated a budget of $250 for reimbursable costs. This amount is included in the above total and is for reimbursable costs that are typically billed on an as-incurred basis plus 15%.

We hope this proposal meets your expectations. If you have any questions regarding this proposal, you can reach John at (707) 495-5201 or wanger@coastlandcivil.com, or Steve at (707) 636-7021 vansaun@coastlandcivil.com. We thank you for this opportunity and look forward to working with you.

Sincerely,
Coastland Civil Engineering, LLP

John Wanger, PE
CEO

Steve Van Saun, PE
Supervising Engineer

Attachments: Work Estimate

COASTLAND | DCCM

WORK ESTIMATE

RECLAIMED WATER LINE ALIGNMENT ALTERNATIVES ANALYSIS	Engineering Design Services	City of St. Helena

Task Information						Hours & Cost	
TASK	Principal Engineer	Supervising Engineer	Assistant Engineer	Junior Engineer	Subconsultant	TOTAL HOURS	TOTAL FEE
	$235	$210	$175	$145	CPI		
1 Project Meetings, Preliminary Research and Coordination							
Kick off Meeting	2	2				4	$890
Design Progress Meetings (2)	4	4				8	$1,780
Background Information		2				2	$420
Field Review		8	8			16	$3,080
Utility Coordination			2	4		6	$930
Subtotal						**36**	**$7,100**
2 Easement Research and Mapping							
Easement Research and Mapping		2	8		$11,351	10	$13,171
Subtotal						**10**	**$13,171**
3 Alternatives Analysis and Estimate							
Preliminary Analysis and Estimate	1	6	32	6		45	$7,965
Address Two (2) Rounds of City Comments	1	2	24	4		31	$5,435
Summary Memorandum	1	4	2			7	$1,425
Subtotal						**83**	**$14,825**
Direct Costs (repro, mileage, etc.)							**$250**
Total Cost	**9**	**30**	**76**	**14**	**$11,351**	**129**	**$35,346**

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	November 28, 2023
FROM:	Lesley Milton, Asst. to the City Manager
SUBJECT:	Approval of a resolution authorizing a 1-year Professional Services Agreement with Telstar Instruments for Instrumentation Maintenance and Repair Services at the Water Treatment Plant for a total not to exceed amount of $80,000 currently budgeted in FY23-24.
RECOMMENDED ACTION:	Authorize execution of the contract.
PREVIOUS COUNCIL ACTION:	City Council authorized contracts for specific projects from Telstar for upgrades to the WTP to include: • WTP PLC and SCADA upgrades in 2021 for $295,115 • CIP Project E21-04 in 2021 for $56,395.00 • Repairs for transmission failure in 2023 for $22,928
STATEMENT OF THE PURPOSE:	Authorize execution of the proposed contract.
FINANCIAL IMPACT:	Since 2021, the City has authorized $414,789 in work to Telstar Instruments for maintenance and upgrades to the WTP SCADA system which was for both planned and unplanned emergency work. The proposed agreement authorizes a not to exceed amount of $80,000 that is currently budgeted in FY 23-34 in account 561-50-34-21-45. No additional funding is requested.

BACKGROUND:

The City of St. Helena Water Treatment Plant (WTP) and the Wastewater Treatment Plant (WWTP) both rely on instrumentation, automation and supervisory control and data acquisition (SCADA) systems for plant operations. These systems optimize the treatment processes that filter, disinfect and chlorinate water. Because automated pump controls, chemical feed and SCADA systems were installed at various time over the life of each plant, there are multiple generations of controllers and computer equipment operating at the plant. Additionally, the treatment plants previously did not adopt specific schedules for testing, calibrating, updating and backing up instrumentation and automation systems at both the WTP and the WWTP. While this practice saved the City money in the short term, it has resulted in system trips, plant downtime, wasted

treatment chemicals, emergency call outs and staff overtime, which has cost ratepayers in the long term.

DISCUSSION:
In 2017 the City circulated a formal bid for services for the WWTP, but not the WTP and entered into a contract with Aqua Sierra Controls for Annual instrumentation Maintenance and Repair services. That contract is now expired and with the new WWTP improvements, needed instrumentation services will be covered under the manufacturer's warranty for 12 months after completion of the WWTP Upgrade.

Additionally, approved in the 5-year Capital Improvement Program Project list is project W18-111 Water Treatment Plant Condition Assessment which is an assessment to develop short- and long-term needs of the Louis Stralla Water Treatment Plant. The City Council authorized West Yost Consulting to conduct the assessment during the November 14, 2023 meeting which is estimated to take up to 120 days and will include a list, schedule and costs for future upgrades.

Recognizing that planned annual service such as upgrades, instrumentation calibration, equipment testing, system back-up, and scheduled replacement of critical automation and supervisory systems is essential to improving plant operations and provides long-term savings to service ratepayers, City staff are requesting a 1-year contract for services for the WTP only, with defined costs to give staff time for the development and circulation of a Request for Proposal (RFP) for Annual Instrumentation Maintenance and Repair Services for both the Water Treatment Plant and the Wastewater Treatment and Reclamation Plant. Any specific upgrades to the infrastructure of the plant would be proposed independent of this contract for routine maintenance and emergency services.

ENVIRONMENTAL REVIEW: This is not a CEQA project

DOCUMENTS ATTACHMENTS:

Attachment A Draft Resolution Telstar WTP Services
Attachment B PSA Telstar Instruments
Attachment C Telstar Quote for Services

CITY OF ST. HELENA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TELSTAR INSTRUMENTS FOR INSTRUMENTATION MAINTENANCE AND REPAIR SERVICES AT THE WATER TREATMENT PLANT FOR A TOTAL NOT TO EXCEED AMOUNT OF $80,000 CURRENTLY BUDGETED IN FY23-24.

RECITALS

A. The City of St. Helena Water Treatment Plant (WTP) and the Wastewater Treatment Plant both rely on instrumentation, automation and supervisory control systems for plant operations.
B. These systems optimize the treatment processes that filter, disinfect and chlorinate water. Because automated pump controls, chemical feed and supervisory control systems were installed at various time over the plants life, there are multiple generations of controllers and computer equipment operating at the plant.
C. Additionally, the treatment plants previously did not adopt specific schedules for testing, calibrating, updating and backing up instrumentation and automation systems at both the WTP and the WWTP. While this practice saved the City money in the

short term, it has resulted in system trips, plant downtime, wasted treatment chemicals, emergency call outs and staff overtime, which has cost water service ratepayers in the long term.

D. Planned annual service such as upgrades, instrumentation calibration, equipment testing, system back-up, and scheduled replacement of critical automation and supervisory systems is essential to improving plant operations and provides long-term savings to service ratepayers.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Authorization to execute a contract with Telstar Instruments for a not to exceed amount of $80,000.00 to Instrumentation Maintenance and Repair Services at the Water Treatment Plant; and
2. Authorize use of budgeted funds from GL Account 561-50-34-21-45

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

Council Member Billy Summers: _____

APPROVED: ATTEST:

_____

_____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, made and entered into on _____, 2022 by and between the City of St. Helena, located in the County of Napa, State of California (City), and Telstar Instruments (Consultant).

RECITALS:

A. City desires to employ Consultant to furnish professional services in connection with the project described as Instrumentation Maintenance and Repair Services for the Water Treatment Plant.

B. Consultant has represented that Consultant has the necessary expertise, experience, and qualifications to perform the required duties.

NOW, THEREFORE, in consideration of the mutual premises, covenants, and conditions herein contained, the parties agree as follows:

SECTION 1 – BASIC SERVICES

Consultant agrees to perform the services set forth in **Exhibit A, "Scope of Services"** and made part of this Agreement.

SECTION 2 – ADDITIONAL SERVICES

Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to or outside of those set forth in this Agreement or **Exhibit A, "Scope of Services"** (the "Services"), unless such additional Services and compensation are authorized in advance and in writing by the City Council or City Manager of the City.

SECTION 3 – TIME FOR COMPLETION

The time for completion of Services shall be as identified in **Exhibit A, "Scope of Services"**. The parties expressly agree that time is of the essence in the performance of this Agreement.

SECTION 4 – COMPENSATION AND METHOD OF PAYMENT

A. Subject to any limitations set forth in this Agreement, City agrees to pay consultant the amount specified in Exhibit A, "Compensation" attached hereto and made a part hereof. Total compensation shall not exceed $80,000.00 unless additional compensation is approved in accordance with Section 2.

B. Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories if applicable: labor (by sub-category), travel, materials, equipment, supplies, subconsultant contracts, and miscellaneous expenses. Each original invoice furnished shall

include the expenses incurred during the preceding month, the cumulative Agreement amount, and the amount remaining on the Agreement. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. If no charges or expenses are disputed, the invoice shall be approved, and City will use its best efforts to cause Consultant to be paid within 30 days of receipt of invoice. If the City disputes any charges or expenses, the City will return the original invoice to Consultant for correction and resubmission. If the City reasonably determines, in its sole judgment, that the invoiced charges and expenses exceed the value of the Services performed to date and that it is probable that the Agreement will not be completed satisfactorily within the contract price, City may retain all or a portion of the invoiced charges and expenses. Within thirty (30) days of satisfactory completion of the project, City shall pay the retained amount, if any, to Consultant.

C. Payment to the Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

SECTION 5 – STANDARD OF PERFORMANCE

A. Consultant represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services described herein. In meeting its obligations under this Agreement, Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons in the same or similar geographical area engaged in providing Services similar to those required of Consultant under this Agreement.

B. In order to induce City to enter into this Agreement, Consultant represents that it is duly organized, existing and in good standing under applicable state law; Consultant is licensed to perform all aspects of the Services; Consultant will employ only persons and Subconsultants with all required licenses and certifications; that Consultant is duly qualified to conduct business in the State; that Consultant has duly authorized the execution, delivery and performance of this Agreement and the Services to be performed herein; and that the Agreement does not violate or create a default under any instrument, agreement, order or decree binding on Consultant.

SECTION 6 – INSPECTION AND FINAL ACCEPTANCE

City may inspect and accept or reject any of Consultant's work under this Agreement, either during performance or when completed. City shall reject or finally accept Consultant's work within sixty (60) days after submitted to City, unless the parties mutually agree to extend such deadline. City shall reject work by a timely written explanation, otherwise Consultant's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects and fraud. Acceptance of any of Consultant's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, the sections pertaining to indemnification and insurance.

SECTION 7 – INSURANCE REQUIRED

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees, as indicated:

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:
   1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
   2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
   3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

B. Minimum Limits of Insurance. Consultant shall maintain limits no less than:
   1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations, as applicable. If Commercial General Liability Insurance or other form with a General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
   2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.
   3. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

C. Professional Liability Insurance. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, environmental engineer or other professional engineer, or land surveyor ("design professional"), Consultant shall maintain at least $2,000,000 of professional liability insurance. When Consultant is not a design professional, Consultant shall maintain at least $1,000,000 of professional liability insurance combined single limit for each occurrence, insuring against professional errors and omissions in the Services performed by Consultant under this Agreement, including, without limitation, claims for negligence, misrepresentation, violation of good faith and fair dealing, and inaccurate advise arising out of, resulting from, or in connection with Services performed by Consultant under this Agreement.

D. Excess Limits. If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

E. Primary Coverage. For any claims related to this contract the Consultants insurance coverage shall be primary insurance as respects to City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of Consultants insurance and shall not contribute with it.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions of $25,000 or greater must be declared to and approved by the City.

G. Other Insurance Provisions. The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its agent, officers, officials, employees, and volunteers are to be covered as additional insured as respects: liability arising out of work or operations performed by the Consultant or Consultant's subconsultants; or automobile owned, leased, hired or borrowed by the Consultant.
2. For any claims related to Consultant's conduct while performing the work of this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its agents, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subsection (b) of Section 2782 of the Civil Code.

H. Waiver of Subrogation. Consultant's commercial general liability, automobile liability, workers' compensation, and employer's liability policies shall be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its agents, officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

I. The Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

J. Verification of Coverage. Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on forms that conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

SECTION 8 – INDEMNIFICATION

A. To the fullest extent allowed by law (including without limitation California Civil Code Sections 2782 and 2782.8), as may be applicable, Consultant shall indemnify, defend, and hold harmless City, its agents, officers, officials, employees, representatives, and volunteers from any and all claims, demands, suits, loss, damages, injury, and/or liability (including any and all

costs and expenses in connection therewith, including legal fees and expert witness costs) (collectively, "Liabilities"), incurred by reason of any negligent or otherwise wrongful act or omission of Consultant, its officers, agents, employees, subconsultants, and subcontractors, or any of them, under or in connection with this Agreement; and Consultant agrees at its own cost, expense and risk to defend any and all claims, actions, suits, or other legal proceedings brought or instituted against City, its agents, officers, officials, employees and volunteers, or any of them, arising out of, pertaining to, or relating to such negligent or otherwise wrongful act or omission, and to pay and satisfy any resulting judgments.

B. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, professional engineer, or land surveyor (i.e., a "design professional," pursuant to Civil Code § 2782.8(c)), the provisions of this section regarding Consultant's duty to defend and indemnify apply only to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant.

C. If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to Indemnification in order to be so indemnified. The insurance required to be maintained by Consultant shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

D. The provisions of this section do not apply to claims to the extent occurring as a result of the City's sole negligence, active negligence, or willful acts or misconduct.

E. Duty to Cooperate. Each party shall notify the other party immediately in writing of any claim or damage related to activities or Services performed under this Agreement. The parties shall cooperate with each other in the investigation and disposition of all Liabilities arising out of the activities or Services under this Agreement.

F. In the event that Consultant executes any subconsulting agreements in connection with the Services performed under this Agreement, Consultant shall place in all such subconsulting agreements, and cause its subconsultants to agree to, the indemnity and insurance obligations in favor of City and other Indemnitees, as provided herein, in the exact form and substance of those contained in this Agreement.

SECTION 9 – INDEPENDENT CONTRACTOR STATUS

A. Consultant is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner or to incur an obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

B. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees or agents are in any manner officials, officers, employees or agents of City.

C. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

SECTION 10 – CONFLICTS OF INTEREST AND ANTI-FRAUD AND ANTI-CORRUPTION POLICIES

A. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of Services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant agrees to at all times avoid conflicts with the interests of City in the performance of this Agreement.

B. City understands and acknowledges that Consultant is, as of the date of execution of this Agreement, independently involved in the performance of non-related Services for other governmental agencies and private parties. Consultant is aware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

C. Consultant understands and acknowledges City maintains an anti-fraud and anti-corruption policy to protect the City, its operations, and its employees from and against financial risks, operational breaches, and unethical, fraudulent and corrupt activities. Consultant represents and warrants that Consultant, its subcontractor(s) / subconsultant(s) and their respective employees providing Services pursuant to the Agreement are (1) in good standing; (2) have not been previously investigated, convicted, or debarred for fraudulent or corrupt activities; (3) will not participate in fraudulent or corrupt activities, and (4) will take steps to ensure that its employees and subcontractor(s) / subconsultant(s) employees do not participate in any fraudulent or corrupt activities. Consultant acknowledges and agrees further that it has a duty to and will report to City any information or incident(s) about possible fraudulent or corrupt activities Consultant may discover, and will cooperate in any fraud or corruption investigation conducted, with respect to Consultant's service provided pursuant to this Agreement.

SECTION 11 – OWNERSHIP OF DOCUMENTS

A. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Consultant in the course of providing any Services pursuant to this Agreement shall become the

sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Consultant. When requested by City, but no later than three years after project completion, Consultant shall deliver to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

B. All copyrights, patents, trade secrets, or other intellectual property rights associated with any ideas, concepts, techniques, inventions, processes, improvements, developments, works of authorship, or other products developed or created by Consultant during the course of providing Services (collectively the "Work Product") shall belong exclusively to City. The Work Product shall be considered a "work made for hire" within the meaning of Title 17 of the United States Code. Without reservation, limitation, or condition, Consultant hereby assigns, at the time of creation of the Work Products, without any requirement of further consideration, exclusively and perpetually, any and all right, title, and interest Consultant may have in the Work Product throughout the world, including without limitation any copyrights, patents, trade secrets, or other intellectual property rights, all rights of reproduction, all rights to create derivative works, and the right to secure registrations, renewals, reissues, and extensions thereof.

SECTION 12 – CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION

A. All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

B. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided consultant gives City notice of such court order or subpoena.

C. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys' fees, caused by or incurred as a result of Consultant's conduct.

D. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response.

SECTION 13 – SUSPENSION OF WORK

City may, at any time, by ten (10) days written notice suspend further performance by Consultant. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and Consultant shall be paid for Services performed and reimbursable expenses incurred prior to the suspension date.

SECTION 14 – COMPLIANCE WITH LAW

Consultant shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Consultant to comply with this section.

SECTION 15 – COMPLIANCE WITH CIVIL RIGHTS

During the performance of this contract, Consultant agrees as follows:

A. Equal Employment Opportunity. In connection with the execution of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, ancestry, age, sexual orientation, gender, gender identity and gender expression as protected categories specifically and expressively in that category, physical handicap, medical condition, marital status, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, promotion, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

B. Nondiscrimination Civil Rights Act of l964. Consultant will comply with all federal regulations relative to nondiscrimination to federally-assisted programs.

C. Solicitations for Subcontractors including Procurement of Materials and Equipment. In all solicitations, either by competitive bidding or negotiations, made by Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor, supplier, or lessor shall be notified by Consultant of Consultant's obligations under this Agreement and the regulations relative to nondiscrimination.

SECTION 16 – COMPLIANCE WITH CALIFORNIA LABOR CODE REQUIREMENTS

A. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is

$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

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

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

SECTION 17 – AUDIT AND INSPECTION OF RECORDS

A. Records of Consultant's direct labor costs, payroll costs, and reimbursable expenses pertaining to this project covered by this Agreement will be kept on a generally recognized accounting basis and made available to City if and when required for a period of up to 3 years from the date of Consultant's final invoice.

B. Consultant shall maintain all documents and records prepared by or furnished to Consultant during the course of performing the Services for at least three (3) years following completion of the Services. Such records include, but are not limited to, correspondence, internal memoranda, technical reports and investigations, calculations, books and accounts, accounting records documenting its work under its Agreement, and invoices, payrolls, records and all other data related to matters covered by this Agreement.

C. Consultant shall permit City to audit, examine and make copies, excerpts and transcripts from such records, and the Consultant shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any matter whatsoever for three (3) years after City makes the final or last payment or within three (3) years after any pending issues between City and Consultant with respect to this Agreement are closed, whichever is later.

SECTION 18 – LIMITATION OF LIABILITY

A. Consultant agrees that any liability of City arising in connection with this Agreement shall be limited exclusively to the City-entity identified as the "City" under this Contract. Under no circumstance shall any other City-entity be liable to Consultant under any theory, whether in contract, tort, or otherwise, and Consultant waives unconditionally any such claims. Consultant hereby waives and release other City-entites from any liability under this Agreement.

B. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed hereunder.

SECTION 19 – COOPERATION BY CITY

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Exhibit A, "Scope of Services", shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

SECTION 20 – NOTICES

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, sent by facsimile, email, or first class mail, addressed as follows:

To City: City Manager
1572 Railroad Avenue
St. Helena, California 94574

To Consultant: Suresh Patil
SCADA Manager
1717 Solano Way, Suite 34
Concord, CA 94520

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile, email, or, if mailed, three (3) days after deposit in the custody of the U.S. Postal Service.

SECTION 21 – TERMINATION

A. City may terminate this Agreement, with or without cause, at any time by giving ten (10) days written notice of termination to Consultant. If such notice is given, Consultant shall cease immediately all work in progress.

B. If either Consultant or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Consultant, or City may terminate this Agreement immediately upon written notice.

C. Upon termination of this Agreement by either Consultant or City, all property belonging to City which is in Consultant's possession shall be delivered to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in this Agreement.

SECTION 22 – ATTORNEYS' FEES

If litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorneys' fees, costs and expenses, in addition to any other relief to which it may be entitled. In addition, any legal fees, costs and expenses incurred to enforce the provisions of this Agreement shall be reimbursed to the prevailing party.

SECTION 23 – ENTIRE AGREEMENT

This Agreement, including the attached Exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 24 – SUCCESSORS AND ASSIGNS

This Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the parties. However, this Agreement shall not be assigned by Consultant without written consent of the City.

SECTION 25 – CONTINUITY OF PERSONNEL

Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the Services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff assigned to perform the Services required under this Agreement, prior to any such performance.

SECTION 26 – DEFAULT

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

SECTION 27 – WAIVER

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or Services by Consultant shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 28 – LAW TO GOVERN; VENUE

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Napa. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Northern District of California, in San Francisco.

SECTION 29 – SEVERABILITY

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 30 – THIRD PARTY BENEFICIARIES

Consultant's subconsultants shall agree to be bound to the terms of the Agreement to the extent of their scope of Services, including but not limited to, terms regarding indemnity and dispute resolution, and shall agree that City is deemed an express third party beneficiary of their subconsultant agreements. Nothing contained in this Agreement, however, shall operate to confer such or similar rights or benefits on persons or entities not party to this Agreement.

SECTION 31 – STATUTES OF LIMITATION

As between the parties to this Agreement, any applicable statute of limitations for action arising out of, pertaining to, or relating to any act or failure to act in connection with this Agreement shall commence to run on the date of City's issuance of the final Certificate for Payment, or termination of this Agreement, whichever is earlier, except for latent defects and/or deficiencies, for which the applicable statute of limitation shall begin to run upon discovery of the defect and/or deficiency and its cause.

SECTION 32 – SPECIAL PROVISIONS

This Agreement is subject to the following special provisions: none.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions above stated, the day and year first above written.

Consultant:

By: _____
Name: _____
Title:_____

City:

By: _____
Name: Anil Comelo
Title: City Manager

Approved as to Form:

By: _____
Name: Ethan Walsh
Title: City Attorney

TELSTAR INSTRUMENTS

Contractor License #422364
Contractor DIR #1000000899

CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SERVICES
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October 13, 2023

City of St. Helena | Public Works Department
1088 College Avenue | St. Helena, CA 94574
Sent via Email: mcory@cityofsthelena.org

Attn: Mike Cory
Subject: SCADA Support service
Reference: 30-41977

Dear Mike,

Telstar Instruments ("Telstar") is pleased to provide a quote for the referenced project to the above identified purchaser ("Customer").

By accepting this proposal from Telstar, you agree to treat this as confidential information.

SCOPE OF SERVICES

Telstar is pleased to provide time and materials rates for work at St. Helena treatment plant. Work will be performed on an as-needed basis and these rates are valid through Dec 31st, 2023.

Labor Rates, Normal Working Hours

PLC/SCADA Computer Programmer	$194.25/hr
Computer Programming Software Usage Charge	$19.68/hr
CA certified Electrical Tech	$180.00/hr
Instrument Tech (Calibration)	$178.00/hr
Project Engineer (registered CA Professional Engineer	$210.00/hr

Vehicle Surcharge $/HR	$260/day
Travel expenses (airfare, ground transportation, lodging, meals, etc.)	cost + 20%
Materials or third party services	cost + 20%

Notes on Labor Rates:

1. Rates are valid through Dec 31st, 2023. Rates will be increased on an annual basis for inflation / cost of living expenses.
2. Travel time is billed portal to portal at the above rates.
3. Fuel surcharge (20% of Vehicle Usage/Fuel/Test Equipment/Tool charge) will be applied when gas prices exceed $3.00/gallon.
4. Overtime is anything after 8 hours Monday – Friday. Time outside of normal business hours Monday – Friday, and time on Saturday and Sunday is billed at Overtime / Emergency Rates.
5. Onsite service calls carry a 4-hour minimum per person; time over 4 hours is charged as 8 hours. Minimum charge for remote support is 2 hours.

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6. Telstar is available 24 hours per day, 7 days a week to provide remote and onsite services. Onsite emergency calls carry a 4-hour minimum.

CLARIFICATIONS, EXCEPTIONS, AND EXCLUSIONS

a. Material price is valid for seven (7) days from date referenced on this quote (Refer to COVID clause RE: MATERIAL PRICING AND DELIVERY under Terms and Conditions)

b. This quotation is based on the inclusion of Telstar's standard Terms and Conditions as part of any purchase order, contract or other agreement.

c. Telstar's quotation includes only those items listed above. Requests for additions/deletions from our scope will require a change in the quoted price.

d. Telstar assumes no responsibility for performance, applicability, compatibility, start-up, testing, or acceptance of any equipment not furnished by Telstar under this proposal.

e. Telstar is supplying only equipment specified and noted above.

f. Please reference the above stated quote number in all correspondence and purchase orders.

TERMS AND CONDITIONS

Base Terms: Quotation is valid for 30 days from the date of Telstar's quotation. Payment is due and payable 30 days from date of invoice. If payment is not received by the 30th day, a .05% daily service charge (18-3/4% per annum) will be charged on all accounts past due. In the event of a dispute concerning payment, attorney's fees, court costs and costs of collection will be paid to the prevailing party. The cost for permits and bonding are excluded unless expressly referenced in Telstar's quotation. Our standard insurance applies unless agreed to in writing by Telstar. Telstar's standard one year parts only warranty applies to this quotation. All other warranties, express or implied, or referenced elsewhere in contract documents are excluded, including but not limited to implied warranties of merchantability or fitness for purpose. Unless expressly stated in Telstar's estimate, this quote is based on standard straight time hours and does not include any prevailing wage rates. The price quoted herein is for the labor and materials specifically listed within the body of this quote. Service calls are charged at a 4-hour minimum per person, excluding travel time. Unless expressly stated in the quotation, training, operation and maintenance manuals, and preparation of as built drawings are excluded from Telstar's scope of work.

Limitation of Liability: (a) In no event shall Telstar, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of the Equipment or any associated equipment, cost of capital, cost of substitute equipment, facilities or services, downtime costs, delays, and claims of customers of Customer, its officers, directors, members employees or any third parties for any damages. Telstar's liability for any claim whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising out of, connected with, or resulting from this Agreement or the performance or breach thereof, or from the design, manufacture, sale, delivery, resale, repair, replacement, installation, technical direction of installation, inspection, operation or use of any equipment covered by or furnished under this Agreement, or from any services rendered in connection therewith, shall in no case exceed twenty-five percent (25%) of the purchase price allocable to the Equipment, part or Services that is the subject of the claim. (b) All causes of action against Telstar Instruments arising out of or relating to this Agreement or the performance or breach hereof shall are deemed barred unless brought within one year from the date of discovery or other accrual. (c) In no event, regardless of cause, shall Telstar Instruments be liable for liquidated damages, offsets or penalties of any kind or to indemnify, defend or hold

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harmless Customer, its officers, directors, members, employees or any third party, arising from or related to the Equipment and/or Services provided by Telstar.

Force Majeure: Telstar shall neither be liable for loss, damage, detention or delay nor be deemed to be in default for failure to perform when prevented from doing so by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), Acts of God, fire, strike, labor difficulties, acts or omissions of any governmental authority or of Customer, compliance with government regulations, insurrection or riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing enumerated causes. In the event of delay due to any such cause, the date of delivery will be extended by period equal to the delay plus a reasonable time to resume production, and the price will be adjusted to compensate Telstar Instruments for such delay.

Cancellation: In the event of cancellation by Customer, Customer agrees to fully reimburse and compensate Telstar for all costs associated with this Quotation or subsequent order, including but not limited to engineering, labor, materials, quote and estimating time, and product return fees, plus a ten percent (10%) markup to compensate for disruption in scheduling, planned production, indirect costs and profit. Payment for cancellation shall be due within ten (10) days from the date of submission of charges by Telstar.

Entire Agreement: This Quotation constitutes the entire agreement between Telstar and Customer. There are no agreements, understandings, restrictions, warranties, or representations between Telstar and Customer other than those set forth herein or herein provided. This Quotation may only be amended, changed or revised by a written amendment signed by an authorized representative of Telstar. No oral or implied agreements shall be of any force or affect.

Precedence: In the event Telstar is issued an authorization for work, Purchase Order, Contract or similar Agreement with conflicting Terms and Conditions than those set forth herein, these Terms and Conditions will take precedence and will supersede any and all other conflicting Terms and Conditions.

Submittals: In the event Telstar receives a Notice to Proceed or a written statement to proceed with submittals, Telstar will be entitled to compensation based on percent of completion of submittal cost to Customer. Telstar will prepare only one set of submittals, and any resubmittals shall be subject to an additional charge for engineering time and other costs in preparing re-submittals.

Prevailing Wages: Telstar relies upon Customer's representations as to whether this Project requires payment of prevailing wages. Customer agrees to defend, indemnify and hold Telstar harmless from and against any and all claims, actions and demands, including but not limited to payment of legal fees, fines, back pay, and any penalties or interest, associated with Customer's inaccurate representation of whether prevailing wages are required to be paid.

TELSTAR'S COVID AND INDUSTRY CLAUSE RE: MATERIAL PRICING AND DELIVERY: Telstar is unable to hold prices on materials for more than 7 days. Prices for plastic, copper, steel, and other commodities fluctuate daily. Our vendors and manufacturers are experiencing unprecedented delays due to COVID-19 staffing, a shortage of containers, port congestion, and raw material shortages that have extended lead times significantly. Telstar reserves the right to amend the delivery date and the price of materials set forth in this quotation. Telstar considers any of the above related changes imposed by our vendors and manufacturers as outside its reasonable control and subject to Force Majeure provisions.

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We look forward to working with you on this project. If you have any questions, please contact me at the phone number below.

Sincerely,

Suresh Patil
SCADA Manager
Telstar Instruments
(916)-275-3331.

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	November 28, 2023
FROM:	Ian Dale, Environmental Services Tech
SUBJECT:	October 2023 Review and Forecasting of City Water Supply Availability.
RECOMMENDED ACTION:	Receive and file.
PREVIOUS COUNCIL ACTION:	Monthly Receive and File reports to City Council.
STATEMENT OF THE PURPOSE:	To provide monthly updates of the amount of water produced at the Louis Stralla Water Treatment Plant and the Stonebridge Potable Water Wells, and potable water delivered from the City of Napa.
FINANCIAL IMPACT:	***None***

BACKGROUND:

The City of St. Helena publishes a monthly water report on the City website (www.cityofsthelena.org/publicworks/page/water-reports). The report includes the amount of water produced at the Louis Stralla Water Treatment Plant and the Stonebridge Potable Water Wells, and potable water delivered from the City of Napa. In addition to presenting data on the amount delivered monthly, the report includes year-to-date information and prior year data. Water elevation and capacity at the Bell Canyon Reservoir is included as well as information on rain and temperatures.

At the City Council meeting of May 9, 2023, the City Council adopted Resolution 2023-46 adopting City Council goals for FY 2023-24. Five new City Council Goals for FY 2023-24 which include Goal 1: Financial Sustainability, Goal 2: Infrastructure and Environmental Sustainability, Goal 3: Water Security, Goal 4: Community Information and Engagement, and Goal 5: Quality of Life. City Council has the responsibility of establishing broad goals and the City's leadership has the responsibility to develop a work plan to achieve them.

DISCUSSION:

In connection with City Council Goal 2, City staff has developed a forecasting tool to facilitate its ability to optimize water use and track water availability. Included as Attachment 1 is the Monthly Water Report for October 2023. The water produced for October 2023 is up by 20% when compared to October 2022 and is down -15% compared to the average of October 2018-2020. Below is a chart summarizing the water produced per source:

Water Produced per Source

Source	Average (2018 - 2020) (Acre-Feet)	October 2022 (Acre-Feet)	October 2023 (Acre-Feet)
Bell Canyon	90	65	56.98
Stonebridge Wells	34	22	44.28
Napa Water	57	43	54.73
Total	**182**	**130**	**155.99**

- Percent change from October 2022: 20%
- Percent change from average of October 2018 - 2020: -15%

Bell Canyon Reservoir

The City is no longer in water emergency conditions based upon the Phase I Water Emergency measures being terminated by City Council adopting Resolution No. 2023-94 on July 25, 2023. Bell Canyon Reservoir has adequate water to support the City's needs through this calendar year. The storage in Bell Canyon graph (Attachment 2) has been revised to include historic reservoir supply levels since July 2021. It also shows the water availability forecast through June 2024 based on the highest water usage during a non-drought year (FY 2019/20) and 10 inches of rainfall (lowest recorded).

As of November 1, 2023, Bell Canyon Reservoir elevation was at 416.70 feet representing approximately 1,945.02 acre feet (AF) and 83.46% capacity. Bell Canyon spillway level is 422 feet representing 2,383.69 acre feet in water supply volume. Below is a chart comparing Bell Canyon elevation levels, water supply availability in acre feet, and percent capacity of the reservoir on November 1st in 2021, 2022, and 2023.

Year	2021	2022	2023
Bell Canyon Elevation Level	414.56 Ft.	409.57 Ft.	416.70 Ft.
Acre Feet	1,836 AF	1,505 AF	1,945.02 AF
Percent Capacity	76.7%	63.13%	83.46%

As a follow up to the May 24, 2022, City Council meeting, staff developed a graph (Attachment 3) highlighting the relationship between the reservoir elevation level and water supply availability in acre feet. The graph shows the current status of the reservoir. Furthermore, the graph also displays the points where City Council decided to declare Phase I and Phase II Water Emergencies in 2020.

Continued Water Conservation

California experienced two consecutive dry years 2020 and 2021. Due to the combination of warmer-than-average temperatures and minimal precipitation in the state, the Department of Water Resources (DWR) declared 2021 as the fourth-driest year on record statewide. The record-breaking dry period in January and February 2022, and the absence of significant rains in March 2022, required DWR to reduce anticipated deliveries from the State Water Project (SWP). However, the reduction at

the time did not affect St. Helena as the City has multiple robust water sources not affected by the executive order. Water availability from the Bell Canyon reservoir is based on the City's State Water Rights permit and not the SWP. The City has not received any curtailment order from DWR nor does the City anticipate receiving one.

It should be noted that on July 25, 2023, the City Council adopted Resolution No. 2023-94 to formally end the Phase I Water Emergency. The projected demand on the system versus the anticipated rainfall over the next year reflects an available supply in Bell Canyon approximately 1,895 acre-feet, significantly above the 1,481 acre-feet standard for declaration of a Phase I Water Emergency. Staff will monitor State-wide and local drought conditions, weather conditions, and provide updates on a monthly basis. The corresponding staff report provided a variety of data to reflect the disposition of the water supply at that time in relation to the Council-adopted Safe Yield Policy.

City of Napa Water Supply

Normal operations continue at Rutherford Pump Station (RPS) and the City is taking delivery of the allotment purchased from City of Napa. During the month of October 2023, Rutherford Pump Station was producing an average of .57 MG/day for a total of 54.73 acre feet (AF) for the month.

ENVIRONMENTAL REVIEW: Not applicable.

DOCUMENTS ATTACHMENTS:

MWR October 1-31 2023
Attachment 2 - Bell Canyon Water Storeage Forecast
Attachment 3 - Bell Canyon Reservoir Storage Phase I II

CITY OF ST. HELENA
MONTHLY WATER REPORT

CC: CC __X__ PC __X__ FILE ____
RECEIVED: _____ BY: __

October 1-31, 2023

	LOUIS STRALLA WATER PLANT	STONEBRIDGE POTABLE WELLS	SBW IRRIGATION WATER	NAPA WATER	TK #1 & #2 ADJUST
AMOUNT PRODUCED in AF	56.98	44.28	0.64	54.73	-0.44
AMOUNT PRODUCED in MG	18.56	14.42	0.21	17.83	-0.14
PERCENT	**36.6%**	**28.5%**		**35.2%**	-0.3%

WATER PRODUCED ~~DELIVERY~~ (AGGREGATE)

	THIS YEAR	LAST YEAR
TOTAL PRODUCED THIS PERIOD	50.81 **MG**	42.67 **MG**
MAXIMUM DAILY PRODUCED	n/a **MG**	2.29 **MG**
MINIMUM DAILY PRODUCED	n/a **MG**	1.40 **MG**
AVERAGE DAILY PRODUCED	1.63 **MG**	1.85 **MG**

WATER YEAR TOTALS

	THIS FISCAL YEAR	%	LAST FISCAL YEAR	%
LOUIS STRALLA WATER PLANT	180.10 **AF**	30.7%	243.24 **AF**	42.6%
	58.66 **MG**		79.23 **MG**	
NAPA WATER	208.33 **AF**	35.5%	190.92 **AF**	33.4%
	67.86 **MG**		62.19 **MG**	
STONEBRIDGE POTABLE WELLS	198.83 **AF**	33.9%	137.29 **AF**	24.0%
	64.77 **MG**		44.72 **MG**	
TOTAL WATER PRODUCED ~~DELIVERY~~ (ALL)	**587.26 AF**	**100.0%**	**571.45 AF**	**100.0%**

SBW IRRIGATION WATER

	THIS MONTH	THIS MONTH, LAST YR.
STONEBRIDGE APARTMENTS	0.16 **MG/Oct. 1 -31**	0.09 **MG/Oct. 1-31**
NAPA VALLEY COLLEGE	0.05 **MG/Oct. 1 -31**	0.08 **MG/Oct. 1-31**

WATER ELEVATION, CAPACITY & RAINFALL

	THIS FISCAL YEAR	LAST FISCAL YEAR
ELEVATION BELL CANYON RESERVOIR	416.70 **FT.**	409.57 **FT.**
MONTHLY RISE OR DROP	-1.05 **FT.**	-1.31 **FT.**
CAPACITY AT END OF PERIOD	1945.02 **AF**	1505.00 **AF**
PERCENT OF FULL CAPACITY	83.5 **%**	63.1 **%**
RAINFALL IN THIS PERIOD	0.50 **IN**	0.00 **IN**
TOTAL RAINFALL SEASON TO DATE	0.58 **IN**	2.01 **IN**

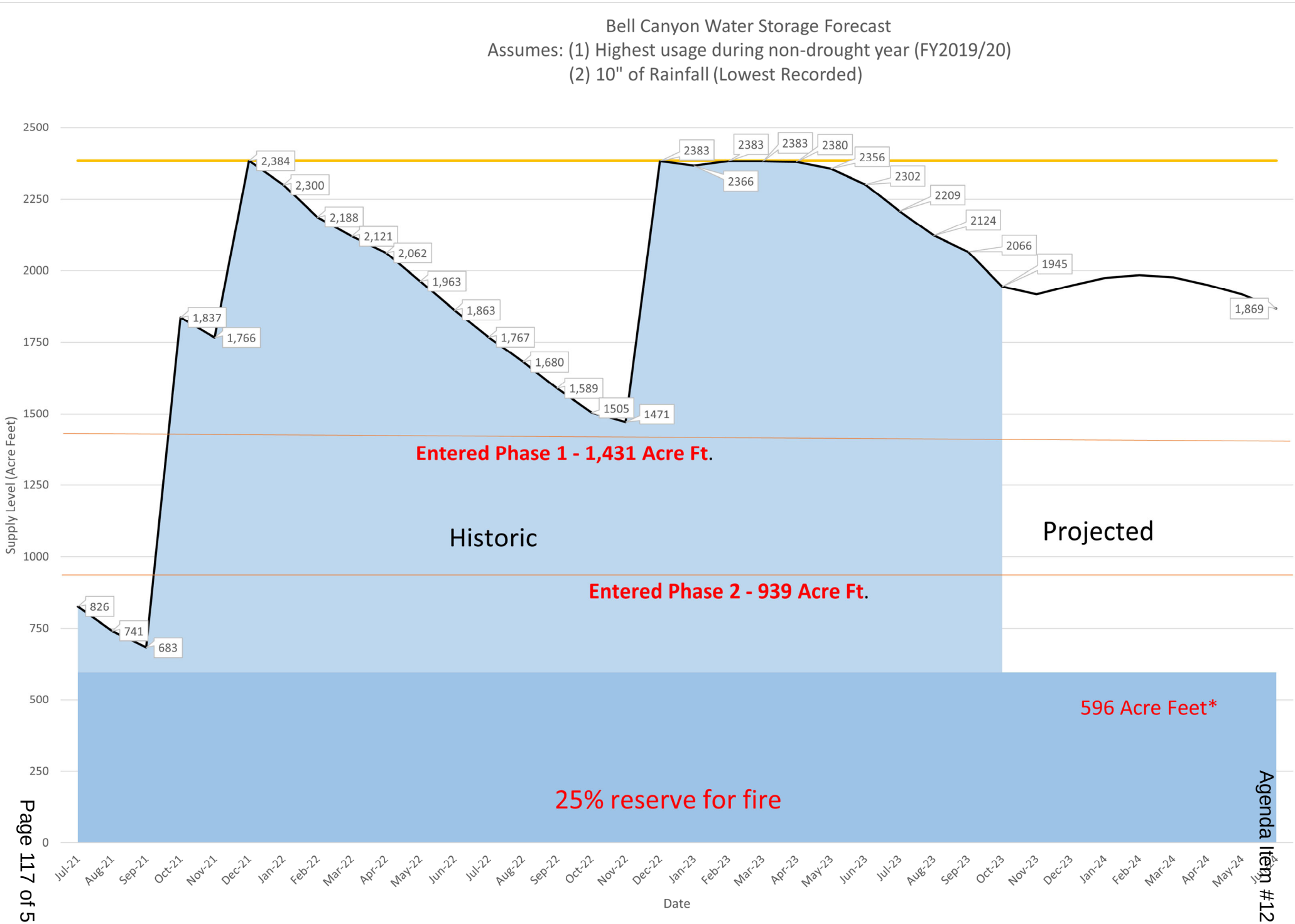
TEMPERATURES

	THIS MONTH, THIS YEAR	THIS MONTH, LAST YR.
DEGREES IN FAHRENHEIT	91.89-41.7	78.1-49.3
AVERAGE	66.7	63.7

REMARKS

City of Napa Water Delivery: RPS producing an average of 0.57 MG/day during October 2023.

DISCLAIMER: The data presented in this report is approximate and for informational purposes only. Updates will be provided if any errors are identified.


Bell Canyon Water Storage Forecast
Assumes: (1) Highest usage during non-drought year (FY2019/20)
(2) 10" of Rainfall (Lowest Recorded)
Supply Level (Acre Feet)
2500
2250
2000
1750
1500
1250
1000
750
500
250
0
826
741
683
1,837
1,766
2,384
2,300
2,188
2,121
2,062
1,963
1,863
1,767
1,680
1,589
1505
1471
2383
2366
2383
2383
2380
2356
2302
2209
2124
2066
1945
1,869
Entered Phase 1 - 1,431 Acre Ft.
Entered Phase 2 - 939 Acre Ft.
Historic
Projected
596 Acre Feet*
25% reserve for fire
Jul-21
Aug-21
Sep-21
Oct-21
Nov-21
Dec-21
Jan-22
Feb-22
Mar-22
Apr-22
May-22
Jun-22
Jul-22
Aug-22
Sep-22
Oct-22
Nov-22
Dec-22
Jan-23
Feb-23
Mar-23
Apr-23
May-23
Jun-23
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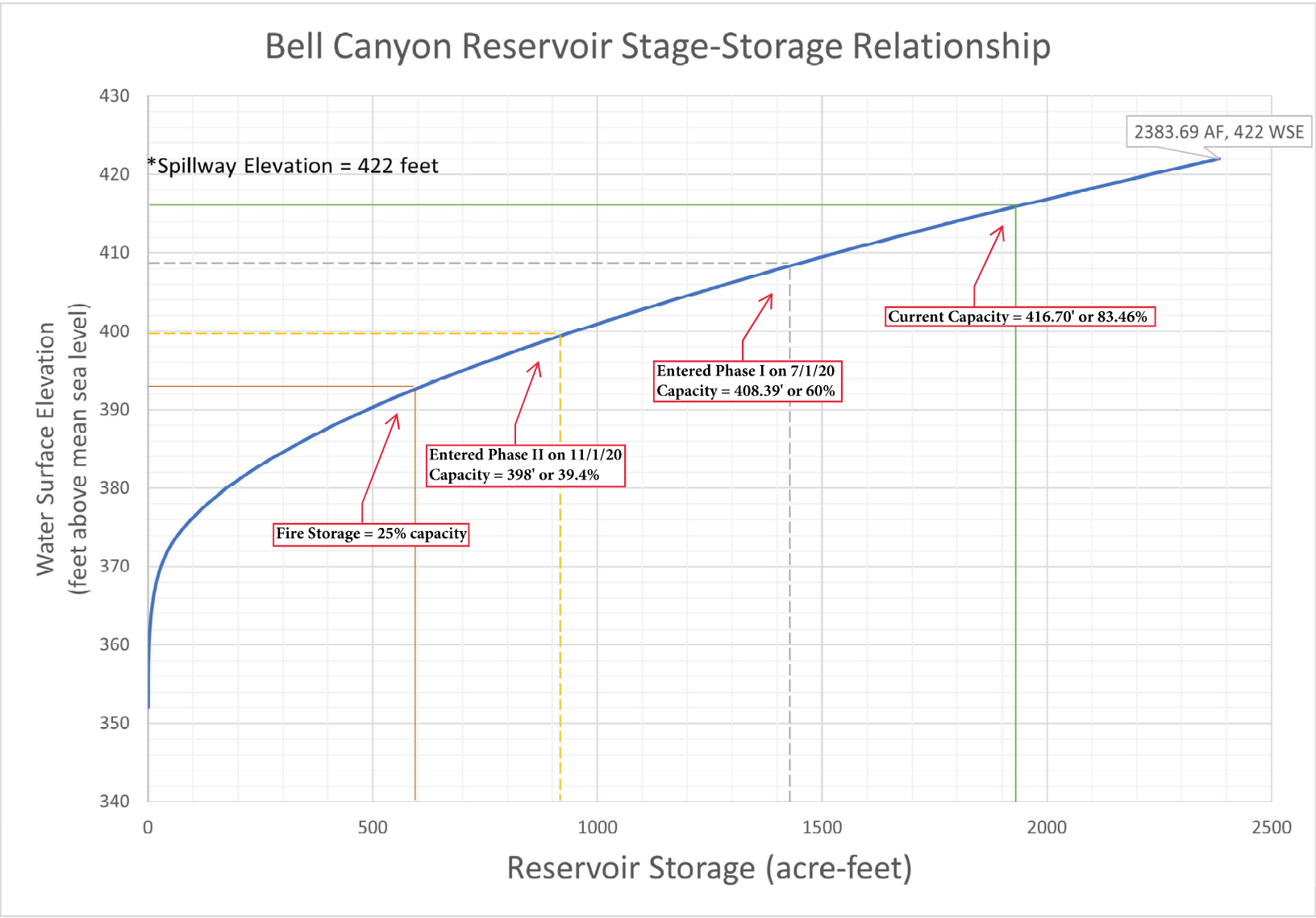
Mar-24
Apr-24
May-24
Jun-24
Date


Bell Canyon Reservoir Stage-Storage Relationship
Water Surface Elevation (feet above mean sea level)
Reservoir Storage (acre-feet)
430
420
410
400
390
380
370
360
350
340
0
500
1000
1500
2000
2500
*Spillway Elevation = 422 feet
2383.69 AF, 422 WSE
Current Capacity = 416.70' or 83.46%
Entered Phase I on 7/1/20
Capacity = 408.39' or 60%
Entered Phase II on 11/1/20
Capacity = 398' or 39.4%
Fire Storage = 25% capacity

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	November 28, 2023
FROM:	Lesley Milton, Asst. to the City Manager
SUBJECT:	Approval of a resolution authorizing Water Treatment Plant Valve control technology Improvements totaling $154,366.00 including the purchase of filter valve automation cards for a not to exceed cost of $65,149.00 and execution of a Professional Services Agreement with Telstar Instruments for the required programming into the SCADA system for a not to exceed cost of $89,217.00
RECOMMENDED ACTION:	To approve the resolution authorizing the professional services contract with Telstar and the purchase of required actuator equipment.
PREVIOUS COUNCIL ACTION:	On February 9, 2021, the City contracted with TELSTAR for upgrades to the SCADA system to replace the Programmable Logic Controllers (PLCs) which were obsolete and no longer supported by the manufacturer and upgrade the outdated and conflicting hardware with the software and the current software was no longer being supported.
STATEMENT OF THE PURPOSE:	Approval of a contract authorizing purchase and programming upgrades to the valve control technology at the Louis Stralla Water Treatment Plant.
FINANCIAL IMPACT:	The total cost of the upgrade is a not to exceed cost of $154,366 which includes $65,149 for the purchase of the valve automation cards (actuators) and $89,217 for programming and integration into the existing SCADA system. The overall maximum fiscal impact for Fiscal Year 2024 is $154,366 to the Water Fund (Fund 561). This action requires a budget adjustment utilizing Fund Balance in the amount of $154,366 to GL Account 561-50-34-26-30. This action leaves the Estimated Net Position for Fund 561 at 42%.

BACKGROUND:

The City's current Water Treatment Plant (WTP) is semi-automated through a Supervisory Control and Data Acquisition (SCADA) system which operates using two existing Siemens Simatic TI545 PLC at the facility: one at the Master Control Panel

(MCP) and one at the Filter Control Panel (FCP). The system was initially commissioned in the 1970's and the equipment is reaching the end of it's useful life. The recently adopted Five Year Capital Improvement Program includes Project No. W18-113 which is a full upgrade and automation of the SCADA system at a total budgeted cost of $800,000. That project is scheduled for implementation starting in FY 2024-25.

DISCUSSION:
The proposed upgrade is a two step process in converting the manual process of activating filter valves from within the pipe gallery to an automated process that can be digitally controlled through the SCADA system and control room. The proposed analog input and output cards will digitally control level and rate of flow of the system valves at the filter PLC and communicate it to SCADA. The current filter PLC cards cannot handle the current flow capacities and were not included within the upgrade in 2021.

The second phase of this program is for the replacement of the air actuators with electronic style actuators for process control. There are 2 filters in the gallery that require 12 actuators and 12 valves that control the flows for backwashing, in-service, filter-to-waste and return water from Tank 1a. Once both the programming and the replacement of the actuators are complete, the valve system will be fully automated and will no longer require staff to manually manipulate the valves in the gallery, then return to the control room to check the capacities and impacts, increasing efficiencies and eliminating errors that occur during transitions.

The proposed Professional Services Agreement (Attachment B) and the corresponding quote from Telstar (Attachment C) includes the necessary electrical and programming upgrades necessary to the Master and Filter Control Panels as required by the SCADA system for centralized digital control. The purchase request (Attachment D) is the quote for the purchase of the the actuators..

Telstar is the contractor that wrote the program that we currently used to control and monitor the WTP system. They are a state-certified instrumentation and controls integrator specializing in SCADA/PLC systems, measurement instrumentation, and automated process controls. Telstar Provides complete design, installation, on-site maintenance and calibration services for all brands of controls and instrumentation. Founded in 1981, Telstar provides efficient, cost-effective solutions for SCADA and other automation projects of any size, throughout California. Their team of highly trained and experienced professionals will keep our project within budget and on time, with minimal to zero downtime. Telstar is the City's on-call SCADA support vendor.

Southwest Valve and Equipment is the exclusive representative for AUMA actuators in California municipal markets. There are no other representatives authorized to sell the needed actuators therefore Attachment E is the sole source justification for the purchase from the vendor Southwest Valve and Equipment.

ENVIRONMENTAL REVIEW: This is not a CEQA Project

DOCUMENTS ATTACHMENTS:

Attachment A Resolution Actuator Purchase and PSA
Attachment B PSA Telstar WTP Contract Actuator Programming
Attachment C Telstar SCADA Valve Quote
Attachment D Southwest Valve and Equipment Actuator Purchase Quote
Attachment E Sole Source Southwest Valve

CITY OF ST. HELENA

RESOLUTION NO.

APPROVING WATER TREATMENT PLANT VALVE CONTROL TECHNOLOGY IMPROVEMENTS TOTALING $154,366.00 INCLUDING AUTHORIZATION TO PURCHASE FILTER VALVE AUTOMATION CARDS FOR A NOT TO EXCEED COST OF $65,149.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH TELSTAR INSTRUMENTS FOR THE REQUIRED PROGRAMMING INTO THE SCADA SYSTEM FOR A NOT TO EXCEED COST OF $89,217.00

RECITALS

A. The City's current Water Treatment Plant (WTP) is semi-automated through a Supervisory Control and Data Acquisition (SCADA) system which operates using two existing Siemens Simatic TI545 PLC at the facility: one at the Master Control Panel (MCP) and one at the Filter Control Panel (FCP). The system was initially commissioned in the 1970's and the equipment is reaching the end of it's useful life.

B. On February 9, 2021, the City contracted with TELSTAR for upgrades to the SCADA system to replace the Programmable Logic Controllers (PLCs) which were obsolete and no longer supported by the manufacturer and upgrade the outdated and conflicting hardware with the software and the current software was no longer being supported.

C. For efficiency and for safety it has been deemed necessary to modify the manual process of activating filter valves from within the pipe gallery to an automated process that can be digitally controlled through the SCADA system and control room.

D. The current filter PLC cards cannot handle the current flow capacities and were not included within the upgrade in 2021. In order to accomplish this automation, it is necessary to acquire analog input and output cards will digitally control level and rate of flow of the system valves at the filter PLC and communicate it to SCADA.

E. Also necessary for automation is the replacement of the air actuators with electronic style actuators for process control.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Authorization to execute a Professional Services Agreement with Telstar Instruments for the required valve and actuator programming into the SCADA system for a not to exceed cost of $89,217.00; and
2. Authorize the purchase of filter valve automation cards for a not to exceed cost of $65,149.00 from Southwest Valve and Equipment; and
3. Authorize use of reserves from the Water Enterprise Fund balance and authorize a budget increase to Capital Reserve GL Account 763-50-30-3160 for a total of $154,366.00

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, made and entered into on November 28, 2023 by and between the City of St. Helena, located in the County of Napa, State of California (City), and Telstar Instruments (Consultant).

RECITALS:

A. City desires to employ Consultant to furnish professional services in connection with the project described as Control system Integration and Instrumentation Services for Filter Valve Electrical Work and Programming

B. Consultant has represented that Consultant has the necessary expertise, experience, and qualifications to perform the required duties.

NOW, THEREFORE, in consideration of the mutual premises, covenants, and conditions herein contained, the parties agree as follows:

SECTION 1 – BASIC SERVICES

Consultant agrees to perform the services set forth in **Exhibit A, "Scope of Services"** and made part of this Agreement.

SECTION 2 – ADDITIONAL SERVICES

Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to or outside of those set forth in this Agreement or **Exhibit A, "Scope of Services"** (the "Services"), unless such additional Services and compensation are authorized in advance and in writing by the City Council or City Manager of the City.

SECTION 3 – TIME FOR COMPLETION

The time for completion of Services shall be as identified in **Exhibit A, "Scope of Services"**. The parties expressly agree that time is of the essence in the performance of this Agreement.

SECTION 4 – COMPENSATION AND METHOD OF PAYMENT

A. Subject to any limitations set forth in this Agreement, City agrees to pay consultant the amount specified in Exhibit A, "Compensation" attached hereto and made a part hereof. Total compensation shall not exceed **$89,217.00** unless additional compensation is approved in accordance with Section 2.

B. Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories if applicable: labor (by sub-category), travel, materials, equipment, supplies, subconsultant contracts, and miscellaneous expenses. Each original invoice furnished shall

include the expenses incurred during the preceding month, the cumulative Agreement amount, and the amount remaining on the Agreement. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. If no charges or expenses are disputed, the invoice shall be approved, and City will use its best efforts to cause Consultant to be paid within 30 days of receipt of invoice. If the City disputes any charges or expenses, the City will return the original invoice to Consultant for correction and resubmission. If the City reasonably determines, in its sole judgment, that the invoiced charges and expenses exceed the value of the Services performed to date and that it is probable that the Agreement will not be completed satisfactorily within the contract price, City may retain all or a portion of the invoiced charges and expenses. Within thirty (30) days of satisfactory completion of the project, City shall pay the retained amount, if any, to Consultant.

C. Payment to the Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

SECTION 5 – STANDARD OF PERFORMANCE

A. Consultant represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services described herein. In meeting its obligations under this Agreement, Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons in the same or similar geographical area engaged in providing Services similar to those required of Consultant under this Agreement.

B. In order to induce City to enter into this Agreement, Consultant represents that it is duly organized, existing and in good standing under applicable state law; Consultant is licensed to perform all aspects of the Services; Consultant will employ only persons and Subconsultants with all required licenses and certifications; that Consultant is duly qualified to conduct business in the State; that Consultant has duly authorized the execution, delivery and performance of this Agreement and the Services to be performed herein; and that the Agreement does not violate or create a default under any instrument, agreement, order or decree binding on Consultant.

SECTION 6 – INSPECTION AND FINAL ACCEPTANCE

City may inspect and accept or reject any of Consultant's work under this Agreement, either during performance or when completed. City shall reject or finally accept Consultant's work within sixty (60) days after submitted to City, unless the parties mutually agree to extend such deadline. City shall reject work by a timely written explanation, otherwise Consultant's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects and fraud. Acceptance of any of Consultant's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, the sections pertaining to indemnification and insurance.

SECTION 7 – INSURANCE REQUIRED

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees, as indicated:

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:
   1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
   2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
   3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

B. Minimum Limits of Insurance. Consultant shall maintain limits no less than:
   1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations, as applicable. If Commercial General Liability Insurance or other form with a General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
   2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.
   3. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

C. Professional Liability Insurance. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, environmental engineer or other professional engineer, or land surveyor ("design professional"), Consultant shall maintain at least $2,000,000 of professional liability insurance. When Consultant is not a design professional, Consultant shall maintain at least $1,000,000 of professional liability insurance combined single limit for each occurrence, insuring against professional errors and omissions in the Services performed by Consultant under this Agreement, including, without limitation, claims for negligence, misrepresentation, violation of good faith and fair dealing, and inaccurate advise arising out of, resulting from, or in connection with Services performed by Consultant under this Agreement.

D. Excess Limits. If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

E. Primary Coverage. For any claims related to this contract the Consultants insurance coverage shall be primary insurance as respects to City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of Consultants insurance and shall not contribute with it.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions of $25,000 or greater must be declared to and approved by the City.

G. Other Insurance Provisions. The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its agent, officers, officials, employees, and volunteers are to be covered as additional insured as respects: liability arising out of work or operations performed by the Consultant or Consultant's subconsultants; or automobile owned, leased, hired or borrowed by the Consultant.
2. For any claims related to Consultant's conduct while performing the work of this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its agents, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subsection (b) of Section 2782 of the Civil Code.

H. Waiver of Subrogation. Consultant's commercial general liability, automobile liability, workers' compensation, and employer's liability policies shall be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its agents, officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

I. The Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

J. Verification of Coverage. Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on forms that conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

SECTION 8 – INDEMNIFICATION

A. To the fullest extent allowed by law (including without limitation California Civil Code Sections 2782 and 2782.8), as may be applicable, Consultant shall indemnify, defend, and hold harmless City, its agents, officers, officials, employees, representatives, and volunteers from any and all claims, demands, suits, loss, damages, injury, and/or liability (including any and all

costs and expenses in connection therewith, including legal fees and expert witness costs) (collectively, "Liabilities"), incurred by reason of any negligent or otherwise wrongful act or omission of Consultant, its officers, agents, employees, subconsultants, and subcontractors, or any of them, under or in connection with this Agreement; and Consultant agrees at its own cost, expense and risk to defend any and all claims, actions, suits, or other legal proceedings brought or instituted against City, its agents, officers, officials, employees and volunteers, or any of them, arising out of, pertaining to, or relating to such negligent or otherwise wrongful act or omission, and to pay and satisfy any resulting judgments.

B. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, professional engineer, or land surveyor (i.e., a "design professional," pursuant to Civil Code § 2782.8(c)), the provisions of this section regarding Consultant's duty to defend and indemnify apply only to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant.

C. If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to Indemnification in order to be so indemnified. The insurance required to be maintained by Consultant shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

D. The provisions of this section do not apply to claims to the extent occurring as a result of the City's sole negligence, active negligence, or willful acts or misconduct.

E. Duty to Cooperate. Each party shall notify the other party immediately in writing of any claim or damage related to activities or Services performed under this Agreement. The parties shall cooperate with each other in the investigation and disposition of all Liabilities arising out of the activities or Services under this Agreement.

F. In the event that Consultant executes any subconsulting agreements in connection with the Services performed under this Agreement, Consultant shall place in all such subconsulting agreements, and cause its subconsultants to agree to, the indemnity and insurance obligations in favor of City and other Indemnitees, as provided herein, in the exact form and substance of those contained in this Agreement.

SECTION 9 – INDEPENDENT CONTRACTOR STATUS

A. Consultant is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner or to incur an obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

B. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees or agents are in any manner officials, officers, employees or agents of City.

C. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

SECTION 10 – CONFLICTS OF INTEREST AND ANTI-FRAUD AND ANTI-CORRUPTION POLICIES

A. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of Services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant agrees to at all times avoid conflicts with the interests of City in the performance of this Agreement.

B. City understands and acknowledges that Consultant is, as of the date of execution of this Agreement, independently involved in the performance of non-related Services for other governmental agencies and private parties. Consultant is aware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

C. Consultant understands and acknowledges City maintains an anti-fraud and anti-corruption policy to protect the City, its operations, and its employees from and against financial risks, operational breaches, and unethical, fraudulent and corrupt activities. Consultant represents and warrants that Consultant, its subcontractor(s) / subconsultant(s) and their respective employees providing Services pursuant to the Agreement are (1) in good standing; (2) have not been previously investigated, convicted, or debarred for fraudulent or corrupt activities; (3) will not participate in fraudulent or corrupt activities, and (4) will take steps to ensure that its employees and subcontractor(s) / subconsultant(s) employees do not participate in any fraudulent or corrupt activities. Consultant acknowledges and agrees further that it has a duty to and will report to City any information or incident(s) about possible fraudulent or corrupt activities Consultant may discover, and will cooperate in any fraud or corruption investigation conducted, with respect to Consultant's service provided pursuant to this Agreement.

SECTION 11 – OWNERSHIP OF DOCUMENTS

A. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Consultant in the course of providing any Services pursuant to this Agreement shall become the

sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Consultant. When requested by City, but no later than three years after project completion, Consultant shall deliver to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

B. All copyrights, patents, trade secrets, or other intellectual property rights associated with any ideas, concepts, techniques, inventions, processes, improvements, developments, works of authorship, or other products developed or created by Consultant during the course of providing Services (collectively the "Work Product") shall belong exclusively to City. The Work Product shall be considered a "work made for hire" within the meaning of Title 17 of the United States Code. Without reservation, limitation, or condition, Consultant hereby assigns, at the time of creation of the Work Products, without any requirement of further consideration, exclusively and perpetually, any and all right, title, and interest Consultant may have in the Work Product throughout the world, including without limitation any copyrights, patents, trade secrets, or other intellectual property rights, all rights of reproduction, all rights to create derivative works, and the right to secure registrations, renewals, reissues, and extensions thereof.

SECTION 12 – CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION

A. All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

B. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided consultant gives City notice of such court order or subpoena.

C. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys' fees, caused by or incurred as a result of Consultant's conduct.

D. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response.

SECTION 13 – SUSPENSION OF WORK

City may, at any time, by ten (10) days written notice suspend further performance by Consultant. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and Consultant shall be paid for Services performed and reimbursable expenses incurred prior to the suspension date.

SECTION 14 – COMPLIANCE WITH LAW

Consultant shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Consultant to comply with this section.

SECTION 15 – COMPLIANCE WITH CIVIL RIGHTS

During the performance of this contract, Consultant agrees as follows:

A. Equal Employment Opportunity. In connection with the execution of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, ancestry, age, sexual orientation, gender, gender identity and gender expression as protected categories specifically and expressively in that category, physical handicap, medical condition, marital status, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, promotion, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

B. Nondiscrimination Civil Rights Act of l964. Consultant will comply with all federal regulations relative to nondiscrimination to federally-assisted programs.

C. Solicitations for Subcontractors including Procurement of Materials and Equipment. In all solicitations, either by competitive bidding or negotiations, made by Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor, supplier, or lessor shall be notified by Consultant of Consultant's obligations under this Agreement and the regulations relative to nondiscrimination.

SECTION 16 – COMPLIANCE WITH CALIFORNIA LABOR CODE REQUIREMENTS

A. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is

$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

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

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

SECTION 17 – AUDIT AND INSPECTION OF RECORDS

A. Records of Consultant's direct labor costs, payroll costs, and reimbursable expenses pertaining to this project covered by this Agreement will be kept on a generally recognized accounting basis and made available to City if and when required for a period of up to 3 years from the date of Consultant's final invoice.

B. Consultant shall maintain all documents and records prepared by or furnished to Consultant during the course of performing the Services for at least three (3) years following completion of the Services. Such records include, but are not limited to, correspondence, internal memoranda, technical reports and investigations, calculations, books and accounts, accounting records documenting its work under its Agreement, and invoices, payrolls, records and all other data related to matters covered by this Agreement.

C. Consultant shall permit City to audit, examine and make copies, excerpts and transcripts from such records, and the Consultant shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any matter whatsoever for three (3) years after City makes the final or last payment or within three (3) years after any pending issues between City and Consultant with respect to this Agreement are closed, whichever is later.

SECTION 18 – LIMITATION OF LIABILITY

A. Consultant agrees that any liability of City arising in connection with this Agreement shall be limited exclusively to the City-entity identified as the "City" under this Contract. Under no circumstance shall any other City-entity be liable to Consultant under any theory, whether in contract, tort, or otherwise, and Consultant waives unconditionally any such claims. Consultant hereby waives and release other City-entites from any liability under this Agreement.

B. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed hereunder.

SECTION 19 – COOPERATION BY CITY

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Exhibit A, "Scope of Services", shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

SECTION 20 – NOTICES

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, sent by facsimile, email, or first class mail, addressed as follows:

To City: City Manager
1572 Railroad Avenue
St. Helena, California 94574

To Consultant: Suresh Patil
SCADA Manager
1717 Solano Way, Suite 34
Concord, CA 94520

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile, email, or, if mailed, three (3) days after deposit in the custody of the U.S. Postal Service.

SECTION 21 – TERMINATION

A. City may terminate this Agreement, with or without cause, at any time by giving ten (10) days written notice of termination to Consultant. If such notice is given, Consultant shall cease immediately all work in progress.

B. If either Consultant or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Consultant, or City may terminate this Agreement immediately upon written notice.

C. Upon termination of this Agreement by either Consultant or City, all property belonging to City which is in Consultant's possession shall be delivered to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in this Agreement.

SECTION 22 – ATTORNEYS' FEES

If litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorneys' fees, costs and expenses, in addition to any other relief to which it may be entitled. In addition, any legal fees, costs and expenses incurred to enforce the provisions of this Agreement shall be reimbursed to the prevailing party.

SECTION 23 – ENTIRE AGREEMENT

This Agreement, including the attached Exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 24 – SUCCESSORS AND ASSIGNS

This Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the parties. However, this Agreement shall not be assigned by Consultant without written consent of the City.

SECTION 25 – CONTINUITY OF PERSONNEL

Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the Services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff assigned to perform the Services required under this Agreement, prior to any such performance.

SECTION 26 – DEFAULT

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

SECTION 27 – WAIVER

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or Services by Consultant shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 28 – LAW TO GOVERN; VENUE

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Napa. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Northern District of California, in San Francisco.

SECTION 29 – SEVERABILITY

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 30 – THIRD PARTY BENEFICIARIES

Consultant's subconsultants shall agree to be bound to the terms of the Agreement to the extent of their scope of Services, including but not limited to, terms regarding indemnity and dispute resolution, and shall agree that City is deemed an express third party beneficiary of their subconsultant agreements. Nothing contained in this Agreement, however, shall operate to confer such or similar rights or benefits on persons or entities not party to this Agreement.

SECTION 31 – STATUTES OF LIMITATION

As between the parties to this Agreement, any applicable statute of limitations for action arising out of, pertaining to, or relating to any act or failure to act in connection with this Agreement shall commence to run on the date of City's issuance of the final Certificate for Payment, or termination of this Agreement, whichever is earlier, except for latent defects and/or deficiencies, for which the applicable statute of limitation shall begin to run upon discovery of the defect and/or deficiency and its cause.

SECTION 32 – SPECIAL PROVISIONS

This Agreement is subject to the following special provisions: none.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions above stated, the day and year first above written.

Consultant:

By: _____
Name: _____
Title:_____

City:

By: _____
Name: Anil Comelo
Title: City Manager

Approved as to Form:

By: _____
Name: Ethan Walsh
Title: City Attorney

TELSTAR INSTRUMENTS

Contractor License #422364
Contractor DIR #1000000899

CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SERVICES
SCADA/AUTOMATION • PLC/HMI • ELECTRICAL • CALIBRATION • MAINTENANCE

October 13, 2023

City of St. Helena | Public Works Department
1088 College Avenue | St. Helena, CA 94574
Sent via Email: mcory@cityofsthelena.org

Attn: Mike Cory
Subject: Filter Valve (Electrical work) and Programming
Reference: 30-42008

Dear Mike,

Telstar Instruments ("Telstar") is pleased to provide a quote for the referenced project to the above identified purchaser ("Customer").

By accepting this proposal from Telstar, you agree to treat this as confidential information.

SCOPE OF SUPPLY / SERVICES –

1. Telstar will Procure and install (1) one 8 channel analog input card and install (1) one 8 channel analog output card at the Filter PLC.

2. Telstar will perform Electrical wiring for (12) valves, for 4-20mA control (AO) and 4-20mA signal feedback (AI).

3. Telstar assumes that Valves are installed by the City and Telstar will install new conduits and wire IO to the Filter PLC.

4. Telstar will re-use the existing 480V breakers for the valve power which are currently used as heaters. Heaters are not in use and close to valve location. Telstar assumes the existing breakers are compatible with the valves.

5. Telstar will perform PLC, SCADA control programming for the (12) Valves and filter backwash control.

Total lumpsum Price for this Scope.....$89,217.00
Shipping and Handling for Telstar Supplied Materials IS INCLUDED
Sales Tax IS INCLUDED

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Contractor DIR #1000000899

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CLARIFICATIONS, EXCEPTIONS, AND EXCLUSIONS

a. Material price is valid for seven (7) days from date referenced on this quote (Refer to COVID clause RE: MATERIAL PRICING AND DELIVERY under Terms and Conditions)

b. This quotation is based on the inclusion of Telstar's standard Terms and Conditions as part of any purchase order, contract or other agreement.

c. Telstar's quotation includes only those items listed above. Requests for additions/deletions from our scope will require a change in the quoted price.

d. Telstar assumes no responsibility for performance, applicability, compatibility, start-up, testing, or acceptance of any equipment not furnished by Telstar under this proposal.

e. Telstar is supplying only equipment specified and noted above.

f. Please reference the above stated quote number in all correspondence and purchase orders.

TERMS AND CONDITIONS

Base Terms: Quotation is valid for 30 days from the date of Telstar's quotation. Payment is due and payable 30 days from date of invoice. If payment is not received by the 30th day, a .05% daily service charge (18-3/4% per annum) will be charged on all accounts past due. In the event of a dispute concerning payment, attorney's fees, court costs and costs of collection will be paid to the prevailing party. The cost for permits and bonding are excluded unless expressly referenced in Telstar's quotation. Our standard insurance applies unless agreed to in writing by Telstar. Telstar's standard one year parts only warranty applies to this quotation. All other warranties, express or implied, or referenced elsewhere in contract documents are excluded, including but not limited to implied warranties of merchantability or fitness for purpose. Unless expressly stated in Telstar's estimate, this quote is based on standard straight time hours and does not include any prevailing wage rates. The price quoted herein is for the labor and materials specifically listed within the body of this quote. Service calls are charged at a 4-hour minimum per person, excluding travel time. Unless expressly stated in the quotation, training, operation and maintenance manuals, and preparation of as built drawings are excluded from Telstar's scope of work.

Limitation of Liability: (a) In no event shall Telstar, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of the Equipment or any associated equipment, cost of capital, cost of substitute equipment, facilities or services, downtime costs, delays, and claims of customers of Customer, its officers, directors, members employees or any third parties for any damages. Telstar's liability for any claim whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising out of, connected with, or resulting from this Agreement or the performance or breach thereof, or from the design, manufacture, sale, delivery, resale, repair, replacement, installation, technical direction of installation, inspection, operation or use of any equipment covered by or furnished under this Agreement, or from any services rendered in connection therewith, shall in no case exceed twenty-five percent (25%) of the purchase price allocable to the Equipment, part or Services that is the subject of the claim. (b) All causes of action against Telstar Instruments arising out of or relating to this Agreement or the performance or breach hereof shall are deemed barred unless brought within one year from the date of discovery or other accrual. (c) In no event, regardless of cause, shall Telstar Instruments be liable for liquidated damages, offsets or penalties of any kind or to indemnify, defend or hold harmless Customer, its officers, directors, members, employees or any third party, arising from or related to the Equipment and/or Services provided by Telstar.

Force Majeure: Telstar shall neither be liable for loss, damage, detention or delay nor be deemed to be in default for failure to perform when prevented from doing so by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), Acts of God, fire, strike, labor difficulties, acts or omissions of any

TELSTAR INSTRUMENTS

Contractor License #422364
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CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SERVICES
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governmental authority or of Customer, compliance with government regulations, insurrection or riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing enumerated causes. In the event of delay due to any such cause, the date of delivery will be extended by period equal to the delay plus a reasonable time to resume production, and the price will be adjusted to compensate Telstar Instruments for such delay.

Cancellation: In the event of cancellation by Customer, Customer agrees to fully reimburse and compensate Telstar for all costs associated with this Quotation or subsequent order, including but not limited to engineering, labor, materials, quote and estimating time, and product return fees, plus a ten percent (10%) markup to compensate for disruption in scheduling, planned production, indirect costs and profit. Payment for cancellation shall be due within ten (10) days from the date of submission of charges by Telstar.

Entire Agreement: This Quotation constitutes the entire agreement between Telstar and Customer. There are no agreements, understandings, restrictions, warranties, or representations between Telstar and Customer other than those set forth herein or herein provided. This Quotation may only be amended, changed or revised by a written amendment signed by an authorized representative of Telstar. No oral or implied agreements shall be of any force or affect.

Precedence: In the event Telstar is issued an authorization for work, Purchase Order, Contract or similar Agreement with conflicting Terms and Conditions than those set forth herein, these Terms and Conditions will take precedence and will supersede any and all other conflicting Terms and Conditions.

Submittals: In the event Telstar receives a Notice to Proceed or a written statement to proceed with submittals, Telstar will be entitled to compensation based on percent of completion of submittal cost to Customer. Telstar will prepare only one set of submittals, and any resubmittals shall be subject to an additional charge for engineering time and other costs in preparing re-submittals.

Prevailing Wages: Telstar relies upon Customer's representations as to whether this Project requires payment of prevailing wages. Customer agrees to defend, indemnify and hold Telstar harmless from and against any and all claims, actions and demands, including but not limited to payment of legal fees, fines, back pay, and any penalties or interest, associated with Customer's inaccurate representation of whether prevailing wages are required to be paid.

TELSTAR'S COVID AND INDUSTRY CLAUSE RE: MATERIAL PRICING AND DELIVERY: Telstar is unable to hold prices on materials for more than 7 days. Prices for plastic, copper, steel, and other commodities fluctuate daily. Our vendors and manufacturers are experiencing unprecedented delays due to COVID-19 staffing, a shortage of containers, port congestion, and raw material shortages that have extended lead times significantly. Telstar reserves the right to amend the delivery date and the price of materials set forth in this quotation. Telstar considers any of the above related changes imposed by our vendors and manufacturers as outside its reasonable control and subject to Force Majeure provisions.

We look forward to working with you on this project. If you have any questions, please contact me at the phone number below.

Sincerely,

Suresh Patil
SCADA Manager
Telstar Instruments
(916)-275-3331.

Southwest Valve & Equipment – a UFT Company –

Manufacturers Representatives

QUOTE

Southwest Valve

14081 Yorba Street #109
Tustin, Ca. 92675
Ph. 714-832-1090 F 714-832-1091
r.rodriguez@southwestvalve.com

QUOTE NO. : R03-0923-3
DATE : March 9, 2023
CUSTOMER ID :
LEAD TIME : 20-22wks ARO

TO: City of St. Helena

JOB	SHIPPING TERMS	FREIGHT TERMS	PAYMENT TERMS	Expires
EMO's for Various Butterfly Valves	FOB: Factory	Pre Pay & Add	Net 30	30 days

ITEM #	QTY	SIZE	DESCRIPTION	UNIT PRICE	LINE TOTAL
01	3	10.00	AUMA EMO for existing Pratt 150B Butterfly Valve	$5,360.00	$16,080.00
			Op Time: 50 seconds; Modulating		
02	2	14.00	AUMA EMO with worm gear actuator for existing Pratt 150B	$5,519.00	$11,038.00
			Butterfly Valve; Op Time 59 seconds; Modulating		
03	3	16.00	AUMA EMO with worm gear actuator for existing Pratt 150B	$5,663.00	$16,989.00
			Butterfly Valve; Op Time 61 seconds; Modulating		
04	3	20.00	AUMA EMO with worm gear actuator for existing Pratt 150B	$6,514.00	$19,542.00
			Butterfly Valve; Op Time 58 seconds; Modulating		
05	1		Adaption components for valves noted above	$1,500.00	$1,500.00
			PO to Southwest Valve & Equipment		

Quotation prepared by: Raymond Rodriguez

TOTAL = $65,149.00

This is a quotation on the goods named, subject to the conditions noted below:

THANK YOU FOR YOUR BUSINESS!

Southwest Valve Terms and Conditions of Quotation

1. Unless stated otherwise, the terms and conditions of the manufacturers listed herein will apply to this quotation

2. All items listed are based on Southwest Valve's interpretation of the requirements in accordance with the plans and specifications. No warranty is made regarding quantities, materials of construction or type of materials quoted.

3. Shipping dates are approximate and are based on dates provided by the manufacturers at time of bid

4. Any materials not specifically quoted are to be supplied by others.

5. Operation, Installation and Maintenance of materials quoted are the responsibility of the owner or contractor Unless specified otherwise, all actuators will be mounted in the manufacturers facility. Orientation of the actuators in the responsibility of the owner, contractor or client prior to release of material for fabrication.

6. Unless stated otherwise, start-up and training are not included.

7. Unless stated otherwise, sales tax, freight, fees or duties are not included

8. Any attachments or listed documents are considered a part of this quotation

9. We retain the right to modify this quote if any changes are made to the plans and/or specifications. Where materials listed in this quotation differ from the specifications we retain the right to offer a revised quotation.

Lido Flores
Southwestern Regional Manager
15012 Red Hill Ave Suite B
Tustin, CA 92780
Phone: (714) 247-1250
FAX: (714) 247-1255
Cell: 714-318-8596
E-mail: lido.flores@auma-usa.com

Date: 10/31/2023

To Whom It May Concern:

This is to confirm that Southwest Valve LLC, located in Fresno CA is the exclusive representative of AUMA Actuators in CA and Western NV for the Municipal Markets. Southwest Valve is authorized to sell AUMA products within their specific territory. There are no other representatives authorized by AUMA to sell AUMA actuators directly into Northern CA and Western NV for the above-mentioned markets. All correspondence, including purchase orders should be sent to:

Southwest Valve, LLC
402 W. Bedford, #111
Fresno, CA 93711

Phone: 559.261.2703

Please do not hesitate to contact the undersigned should additional information be required.

Best Regards,

Lido Flores

AUMA Southwest Regional Manager

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	November 28, 2023
FROM:	Lesley Milton, Asst. to the City Manager
SUBJECT:	Consideration and proposed adoption of a Resolution authorizing the City Manager to execute Amendment No. 3 to Professional Services Agreement STH Contract: FY 2019-017 in the amount of $532,466 with HydroScience Engineers for services to fulfill CIP Project No. S-52 Wastewater Treatment and Reclamation Plant Project for a total not-to-exceed amount of $2,020,396 and approve updated budget for CIP Project S-52 reallocating funds from budgeted Contingency funds into Design and Construction Management accounts and not increasing the total cost of the project.
RECOMMENDED ACTION:	Approval of Amendment #3 and updated CIP Budget.
PREVIOUS COUNCIL ACTION:	On April 9, 2019, City Council authorized the City Manager to execute a Professional Services Agreement STH Contract: FY 2019-017 in the amount of $440,000 with HydroScience Engineers to perform select engineering services, facilitate the procurement of a design-build team, and ensure that the design of the WWTRP Project improvements are constructed in a manner and cost that meets the City of St. Helena's needs and budget in response to San Francisco Bay Regional Water Quality Control Board Order R2-2016-004. The following amendments have been authorized for this project: • Amendment #1 - March 23, 2020 in the amount of $255,380 for a total not-to-exceed amount of $695,380 • Amendment #2 - March 23, 2021 in the amount of $792,550 for a not-to-exceed amount of $1,487,930
STATEMENT OF THE PURPOSE:	Approval of Amendment #3 to continue work on the CIP Project S-52 Wastewater Treatment Plant Upgrades.
FINANCIAL IMPACT:	The adopted FY 2023-2028 Capital Improvement Program budget for CIP S-52 has a total project cost of $18,815,827

(Attachment B).

Contract approvals are as listed below:

Contract Number	Approval Date	Contract Value	Total Not-To-Exceed $
ST 2019-77	4/9/2019	$440,000	$440,000
ST 2019-77 A1	3/23/2020	$255,380	$695,380
ST 2019-77 A2	3/23/2021	$792,550	$1,487,930

Proposed Amendment #3:

Contract Number	Approval Date	Contract Value	Total Not-To-Exceed $
ST 2019-77 A3	11/28/23	$532,466	$2,020,396

The above includes the following breakdown:

Task 1: Engineering services During Construction	$124,800
Task 2: Construction Management/Inspection	$359,260
Contingency (10%)	$48,408
Amendment Number 3 Total:	**$532,466**

*This amendment includes expenditures that have been incurred from July to November 2023 exceeding the Amendment #2 not-to-exceed contract amount. Staff authorized the continuation of work to keep the project on schedule until an amendment could be approved. The above amendment includes the incurred, but unpaid costs incurred to date.

The requested action would not increase the project budget, instead staff is requesting modification of the CIP budget to transfer the above requested amounts from the project budgeted Contingency account 3170 into Design account 3110 and Construction Management account 3150.

BACKGROUND:

The City of St. Helena (City) owns and operates a Wastewater Treatment and Reclamation Plant (WWTRP) located at 1 Chaix Lane. The WWTRP and its discharge

are permitted through the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB)

The City has a Water Reclamation Requirements (WRR) Order No. 87-090 to regulate effluent Discharge Pollutant updated recently National and land to discharge a Elimination System (NPDES) Permit Order No. R2-2016-0003 to regulate discharge to the Napa River. The 2016 NPDES permit contains more stringent effluent limits for biological oxygen demand (BOD) and total suspended solids (TSS), which the WWTRP anticipates it will have difficulty meeting based on historical testing.

As a result, the SFBRWQCB issued a Cease and Desist Order (CDO) No. R2-20160004 to the City, which mandated the WWTRP to comply with the specified interim BOD and TSS effluent limits, and to perform a Feasibility Study to evaluate and/or identify modifications to the WWTRP that would meet the new effluent limits. The SFBRWQCB issued 2018, schedule a outlining 11, for on Schedule Compliance a January compliance with the CDO.

The City entered into a Contract to have GHD prepare the Feasibility Study on May 9, 2016. The Feasibility Study was prepared by GHD and a Final Draft Feasibility Study was delivered to the SFBRWQCB on June 1, 2018, as required by the Compliance Schedule. The SFBRWQCB accepted the Feasibility Study in a letter dated July 31, 2018, and agrees with the City's approach to the Phase I WWTRP Improvements Project. (CIP S-52)

On April 9, 2019, City Council authorized the City Manager to execute a Professional Services Agreement STH Contract: FY 2019-017 in the amount of $440,000 with HydroScienceEngineers to performselect engineering services, facilitate the procurement of a design-build team, and ensure that the design of the WWTRP Project improvements are constructed in a manner and cost that meets the City of St. Helena's needs and budget in response to San Francisco Bay Regional Water Quality Control Board Order R2-2016-004.

On March 23, 2020, City Council authorized Amendment No. 1 in the amount of $255,380 for a total not-to-exceed amount of $695,380. The amended scope of work covered the additional work associated with the detailed design of the WWTRP improvements recommended in the Conceptual Design Report as well as reductions to the original scope that were no longer necessary with the revised approach.

On March 23, 2021 City Council authorized Amendment Number 2 in the amount of $792.550 for a not-to-exceed amount of $1,487,930 adding both engineering services during the bidding and construction phases and providing construction management and inspection services for CIP S-52.

DISCUSSION:
Project Delays

Unanticipated schedule impacts have made it necessary to request additional time to construct the Package MBR. Delays in procuring electrical equipment, delays associated with wet weather, and delay associated with pouring the MBR pad, a critical path item all have contributed to the schedule amendment. To carry out the project through the current anticipated demonstration, testing, and completion date of approximately April 2024, it is expected that engineering and construction management/inspection services will need to be provided for an additional ten months past the original construction schedule.

Amendment #3

The proposed tasks for Amendment No. 3 are detailed in Exhibit G but are split between the following two tasks:

Task 1: Engineering Services During Construction - HydroScience will support the city during the construction phases of the project to include attending construction meetings, up to eight site visits, review and comment on submittals, review of Requests for Information and review of any requested change orders.

Task 2: Construction Management and Inspection Services - Provide one on-site construction manager/inspector (CMI) to operate as the central coordination role with all parties; CMI will document all transmittals, submittals, change orders, inspection reports and clarifications; prepare contract change orders; log and track progress payment requests and review for payment recommendations; evaluate critical path items and impacts to schedule; provide progress reports, and verify compliance with water quality permits.

HydroScience has demonstrated they have the necessary skills, knowledge, and experience and have been working with the City to plan, design, and support the permitting and funding of the project. In order to keep the WWTRP project moving forward to construction completion and permit compliance, this amendment is necessary due to the lack of internal staff capacity to provide these services to the level required for such a large scale and critically important community project.

ENVIRONMENTAL REVIEW: Not a CEQA project.

DOCUMENTS ATTACHMENTS:

Attachment A Draft Resolution Hydroscience Amendment #3
Attachment B Capital Improvement Project S-52
Attachment C STH FY2019-077 HydroScience Engineers Contract
Attachment D STH FY2019-077-01A Hydroscience Engineers Contract Amendment #1
Attachment E STH FY2019-077-02A Hydroscience Engineers Contract Amendment #2
Attachment F Draft Amendment 3 Hyrdoscience Engineers Contract

Attachment G Draft Amendment 3 Hydroscience Engineers - Exhibit A

CITY OF ST. HELENA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO PROFESSIONAL SERVICES AGREEMENT STH CONTRACT: FY 2019-017 IN THE AMOUNT OF $532,466 WITH HYDROSCIENCE ENGINEERS FOR SERVICES TO FULFILL CIP PROJECT NO. S-52 WASTEWATER TREATMENT AND RECLAMATION PLANT PROJECT FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $2,020,396 2) AUTHORIZE THE TRANSFER OF FUNDS FROM WASTEWATER ENTERPRISE ACCOUNT FUND TO 773-5059-3150 AND 3) AND APPROVE UPDATED BUDGET FOR CIP PROJECT S-52

RECITALS

1. On April 9, 2019 the City and Consultant entered into the Agreement for Consultant to provide professional design services in connection with the project described as CIP Project No. S-52 Phase I Wastewater Treatment and Reclamation Plant Upgrades; and

2. The Agreement's Scope of Services did not include the funds or the additional work needed to allow HydroScience Engineers to complete final design plans and bid

documents in order to advertise and bid the project; and

3. On March 23, 2020, City Council authorized Amendment No. 1 to Professional Services Agreement STH Contract: FY 2019-017 in the amount of $255,380 for a total not-to-exceed amount of $695,380; and

4. On February 23, 2021, City Council adopted the IS/MND and the MMRP, and approved the plans and specifications authorizing the Public Works Director/City Engineer to advertise the Wastewater Treatment and Reclamation Plant Phase I Upgrades, CIP Project No. S-52; and The current Scope of Services does not include the funds or the additional work for HydroScience to provide engineering services during the bidding and construction phases as well as construction management and inspection services; and

5. On March 23, 2021 City Council authorized Amendment Number 2 in the amount of $792.550 for a not-to-exceed amount of $1,487,930 adding both engineering services during the bidding and construction phases and providing construction management and inspection services for CIP S-52.

6. Unanticipated schedule impacts have made it necessary to request additional time to construct the Package MBR. Delays in procuring electrical equipment, delays associated with wet weather, and delay associated with pouring the MBR pad, a critical path item all have contributed to the schedule amendment.

7. To carry out the project through the current anticipated demonstration, testing, and completion date of approximately April 2024, engineering and construction

management/inspection services will need to be provided for an additional ten months past the original construction schedule.

8. The additional funding is necessary to allow HydroScience Engineers to provide continued consulting services to the City.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Authorization to execute an amendment #3 to Contract STH 2019-17 for $532,466 and a not to exceed amount of $2,020,396 and
2. Authorize a transfer of $124,800 from the Contingency Account 773-5059-3170 to 773-5059-3110 Design account; and
3. Authorize a transfer of $359,260 from the Contingency Account 773-5059-3170 to 773-5059-3150 Construction Management; and
4. Update CIP Project Budget S-52 WWTP Phase 1 Upgrades to include the reallocation of funds from Contingency to Design and Construction Management.

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

Council Member Billy Summers: _____

APPROVED: ATTEST:

_____
_____
Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

WWTP Phase 1 Upgrades

Project No: S-52

Category: Wastewater

Project Location: 1 Chaix Ln

Responsible Department:

PROJECT PURPOSE & DESCRIPTION: Per the State Cease and Desist Order, upgrade the plant to meet compliance requirements by 2021. In addition, to compliance requirements, levee repairs and sludge removal will be incorporated into construction of this project.

Merged into S-52: S-53, S-62, S-66, S18-79.

NOTES: Resolution 2019-40 - PSA with HydroScience for $440,000 for Owner`s Representative of the WWTRP project
Resolution 2020-28 - Amendment #1 with HydroScience for $255,380 for a not-to-exceed amount of $695,380
Additional costs for Legal Services includes Private Placement Debt Issuance
FY24 - includes projected balance for project completion in late'23/early'24.

EXPENDITURE ACCOUNTS:

Fund: 773 **Dept**: 5059

EXPENDITURES	Total YTD 05/16/23		2023-24	2024-25	2025-26	2026-27	2027-28	PROJECT TOTAL
3110 - Design	1,902,087							1,902,087
3120 - Environmental/Planning	111,850							111,850
3140 - Legal Services	85,000							85,000
3150 - Construction Management	538,254		354,011					892,265
3160 - Construction Contract	12,147,628		2,188,138					14,335,766
3170 - Contingency			1,488,859					1,488,859
EXPENDITURE TOTALS	14,784,819		4,031,008					18,815,827
FUNDING SOURCES								
101-General Fund Interfund Loan								0
571-Wastewater Cash Operations Fund Balance	2,684,114							2,684,114
740-Traffic Impact Fees Fund Loan			873,610					873,610
773-Wastewater Capital Improvement	3,630,905		1,540,196					5,171,101
773-Wastewater Capital Improvement - Debt	8,022,725		1,340,200					9,362,925
774-Wastewater Impact Fees	724,077							724,077
FUNDING TOTALS	15,061,821		3,754,006					18,815,827

STH CONTRACT: FY 2019-077

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, made and entered into on April 9, 2019 by and between the City of St. Helena, located in the County of Napa, State of California (City), and HydroScience Engineers (Consultant).

RECITALS:

A. City desires to employ Consultant to furnish professional services in connection with the project described as Phase I Wastewater Treatment and Reclamation Plant Upgrade Conceptual Design and Owner's Representative.

B. Consultant has represented that Consultant has the necessary expertise, experience, and qualifications to perform the required duties.

NOW, THEREFORE, in consideration of the mutual premises, covenants, and conditions herein contained, the parties agree as follows:

SECTION 1 – BASIC SERVICES

Consultant agrees to perform the services set forth in **Exhibit A, "Scope of Services"** and made part of this Agreement.

SECTION 2 – ADDITIONAL SERVICES

Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to or outside of those set forth in this Agreement or **Exhibit A, "Scope of Services"**, unless such additional services and compensation are authorized in advance and in writing by the City Council or City Manager of the City.

SECTION 3 – TIME FOR COMPLETION

The time for completion of services shall be as identified in **Exhibit A, "Scope of Services"**.

SECTION 4 – COMPENSATION AND METHOD OF PAYMENT

A. Subject to any limitations set forth in this Agreement, City agrees to pay consultant the amount specified in Exhibit B, "Compensation" attached hereto and made a part hereof. Total compensation shall not exceed $440,000, unless additional compensation is approved in accordance with Section 2.

B. Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories if applicable: labor (by sub-category), travel, materials, equipment, supplies, subconsultant contracts, and miscellaneous expenses. Each original invoice furnished shall include the expenses incurred during the preceding month, the cumulative Agreement amount,

and the amount remaining on the Agreement. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. If no charges or expenses are disputed, the invoice shall be approved, and City will use its best efforts to cause Consultant to be paid within 30 days of receipt of invoice. If the City disputes any charges or expenses, the City will return the original invoice to Consultant for correction and resubmission. If the City reasonably determines, in its sole judgment, that the invoiced charges and expenses exceed the value of the services performed to date and that it is probable that the Agreement will not be completed satisfactorily within the contract price, City may retain all or a portion of the invoiced charges and expenses. Within thirty (30) days of satisfactory completion of the project, City shall pay the retained amount, if any, to Consultant.

C. Payment to the Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

SECTION 5 – STANDARD OF PERFORMANCE

Consultant represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this Agreement in a thorough, competent and professional manner. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this Agreement, Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of Consultant under this Agreement.

SECTION 6 – INSPECTION AND FINAL ACCEPTANCE

City may inspect and accept or reject any of Consultant's work under this Agreement, either during performance or when completed. City shall reject or finally accept Consultant's work within sixty (60) days after submitted to City, unless the parties mutually agree to extend such deadline. City shall reject work by a timely written explanation, otherwise Consultant's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects and fraud. Acceptance of any of Consultant's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, the sections pertaining to indemnification and insurance.

SECTION 7 – INSURANCE REQUIRED

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees, as indicated:

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:
   1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
   2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

B. Minimum Limits of Insurance. Consultant shall maintain limits no less than:

1. General Liability: $3,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations, as applicable. If Commercial General Liability Insurance or other form with a General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: $3,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: $3,000,000 per accident for bodily injury or disease.

C. Professional Liability Insurance. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, environmental engineer or other professional engineer, or land surveyor ("design professional"), Consultant shall maintain at least $2,000,000 of professional liability insurance.

D. Excess Limits. If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

E. Primary Coverage. For any claims related to this contract the Consultants insurance coverage shall be primary insurance as respects to City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of Consultants insurance and shall not contribute with it.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions of $25,000 or greater must be declared to and approved by the City.

G. Other Insurance Provisions. The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its agent, officers, officials, employees, and volunteers are to be covered as additional insured as respects: liability arising out of work or operations performed by the Consultant or Consultant's subconsultants; or automobile owned, leased, hired or borrowed by the Consultant.
2. For any claims related to Consultant's conduct while performing the work of this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its agents, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior

written notice by certified mail, return receipt requested, has been given to the City.

4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subsection (b) of Section 2782 of the Civil Code.

H. Waiver of Subrogation. Consultant's commercial general liability, automobile liability, workers' compensation, and employer's liability policies shall be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its agents, officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

I. The Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

J. Verification of Coverage. Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on forms that conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

SECTION 8 – INDEMNIFICATION

A. To the fullest extent allowed by law (including without limitation California Civil Code Sections 2782 and 2782.8), as may be applicable, Consultant shall indemnify and hold harmless City, its agents, officers, officials, employees, and volunteers from any and all claims, demands, suits, loss, damages, injury, and/or liability (including any and all costs and expenses in connection therewith) (collectively, "Liabilities"), incurred by reason of any negligent or otherwise wrongful act or omission of Consultant, its officers, agents, employees and subcontractors, or any of them, under or in connection with this Agreement; and Consultant agrees at its own cost, expense and risk to defend any and all claims, actions, suits, or other legal proceedings brought or instituted against City, its agents, officers, officials, employees and volunteers, or any of them, arising out of such negligent or otherwise wrongful act or omission, and to pay and satisfy any resulting judgments.

B. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, professional engineer, or land surveyor ("design professional"), the provisions of this section regarding Consultant's duty to defend and indemnify apply only to claims that arise out of or relate to the negligence, recklessness, or willful misconduct of the design professional.

C. If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have

first paid for any of the matters to which Indemnitees are entitled to Indemnification in order to be so indemnified. The insurance required to be maintained by Consultant shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

D. The provisions of this section do not apply to claims to the extent occurring as a result of the City's sole negligence, active negligence, or willful acts or misconduct.

E. Duty to Cooperate. Each party shall notify the other party immediately in writing of any claim or damage related to activities or services performed under this Agreement. The parties shall cooperate with each other in the investigation and disposition of all Liabilities arising out of the activities or services under this Agreement.

SECTION 9 – INDEPENDENT CONTRACTOR STATUS

A. Consultant is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner or to incur an obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

B. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees or agents are in any manner officials, officers, employees or agents of City.

C. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

SECTION 10 – CONFLICTS OF INTEREST AND ANTI-FRAUD AND ANTI-CORRUPTION POLICIES

A. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant agrees to at all times avoid conflicts with the interests of City in the performance of this Agreement.

B. City understands and acknowledges that Consultant is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Consultant is aware of any stated position of City

relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

C. Consultant understands and acknowledges City maintains an anti-fraud and anti-corruption policy to protect the City, its operations, and its employees from and against financial risks, operational breaches, and unethical, fraudulent and corrupt activities. Consultant represents and warrants that Consultant, its subcontractor(s) / subconsultant(s) and their respective employees providing services pursuant to the Agreement are (1) in good standing; (2) have not been previously investigated, convicted, or debarred for fraudulent or corrupt activities; (3) will not participate in fraudulent or corrupt activities, and (4) will take steps to ensure that its employees and subcontractor(s) / subconsultant(s) employees do not participate in any fraudulent or corrupt activities. Consultant acknowledges and agrees further that it has a duty to and will report to City any information or incident(s) about possible fraudulent or corrupt activities Consultant may discover, and will cooperate in any fraud or corruption investigation conducted, with respect to Consultant's service provided pursuant to this Agreement.

SECTION 11 – OWNERSHIP OF DOCUMENTS

A. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Consultant in the course of providing any services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Consultant. When requested by City, but no later than three years after project completion, Consultant shall deliver to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

B. All copyrights, patents, trade secrets, or other intellectual property rights associated with any ideas, concepts, techniques, inventions, processes, improvements, developments, works of authorship, or other products developed or created by Consultant during the course of providing services (collectively the "Work Product") shall belong exclusively to City. The Work Product shall be considered a "work made for hire" within the meaning of Title 17 of the United States Code. Without reservation, limitation, or condition, Consultant hereby assigns, at the time of creation of the Work Products, without any requirement of further consideration, exclusively and perpetually, any and all right, title, and interest Consultant may have in the Work Product throughout the world, including without limitation any copyrights, patents, trade secrets, or other intellectual property rights, all rights of reproduction, all rights to create derivative works, and the right to secure registrations, renewals, reissues, and extensions thereof.

SECTION 12 – CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION

A. All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

B. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided consultant gives City notice of such court order or subpoena.

C. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys' fees, caused by or incurred as a result of Consultant's conduct.

D. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response.

SECTION 13 – SUSPENSION OF WORK

City may, at any time, by ten (10) days written notice suspend further performance by Consultant. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and Consultant shall be paid for services performed and reimbursable expenses incurred prior to the suspension date.

SECTION 14 – COMPLIANCE WITH LAW

Consultant shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Consultant to comply with this section.

SECTION 15 – COMPLIANCE WITH CIVIL RIGHTS

During the performance of this contract, Consultant agrees as follows:

A. Equal Employment Opportunity. In connection with the execution of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, ancestry, age, sexual orientation, gender, gender identity and gender expression as protected categories specifically and expressively in that category, physical handicap, medical condition, marital status, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, promotion, upgrading, demotion, or transfer;

recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

B. Nondiscrimination Civil Rights Act of 1964. Consultant will comply with all federal regulations relative to nondiscrimination to federally-assisted programs.

C. Solicitations for Subcontractors including Procurement of Materials and Equipment. In all solicitations, either by competitive bidding or negotiations, made by Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor, supplier, or lessor shall be notified by Consultant of Consultant's obligations under this Agreement and the regulations relative to nondiscrimination.

SECTION 16 – RECORDS

A. Records of Consultant's direct labor costs, payroll costs, and reimbursable expenses pertaining to this project covered by this Agreement will be kept on a generally recognized accounting basis and made available to City if and when required for a period of up to 3 years from the date of Consultant's final invoice.

B. Consultant's records and design calculations will be available for examination and audit if and as required. The cost of any reproductions shall be paid by City.

SECTION 17 – COOPERATION BY CITY

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Exhibit A, "Scope of Services", shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

SECTION 18 – NOTICES

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by facsimile or first class mail, addressed as follows:

To City:
City Manager
1480 Main Street
St. Helena, California 94574

To Consultant:
Curtis Lam
HydroScience Engineers
741 Allston Way
Berkeley, CA 94710

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile, or, if mailed, three (3) days after deposit in the custody of the U.S. Postal Service.

SECTION 19 – TERMINATION

A. City may terminate this Agreement, with or without cause, at any time by giving ten (10) days written notice of termination to Consultant. If such notice is given, Consultant shall cease immediately all work in progress.

B. If either Consultant or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Consultant, or City may terminate this Agreement immediately upon written notice.

C. Upon termination of this Agreement by either Consultant or City, all property belonging to City which is in Consultant's possession shall be delivered to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in this Agreement.

SECTION 20 – ATTORNEYS' FEES

If litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorneys' fees, costs and expenses, in addition to any other relief to which it may be entitled. In addition, any legal fees, costs and expenses incurred to enforce the provisions of this Agreement shall be reimbursed to the prevailing party.

SECTION 21 – ENTIRE AGREEMENT

This Agreement, including the attached Exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 22 – SUCCESSORS AND ASSIGNS

This Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the parties. However, this Agreement shall not be assigned by Consultant without written consent of the City.

SECTION 23 – CONTINUITY OF PERSONNEL

Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff assigned to perform the services required under this Agreement, prior to any such performance.

SECTION 24 – DEFAULT

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

SECTION 25 – WAIVER

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 26 – LAW TO GOVERN; VENUE

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Napa. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Northern District of California, in San Francisco.

SECTION 27 – SEVERABILITY

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 28 – SPECIAL PROVISIONS

This Agreement is subject to the following special provisions: none.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions above stated, the day and year first above written.

Consultant:

By: _____
Name: Curtis Lam
Title: President

City:

By: _____
Name: Mark T. Prestwich
Title: City Manager

Approved as to Form:

By: _____
Name: Thomas B. Brown
Title: City Attorney

Exhibit A
"Scope of Services"

Scope of Services for the City of St. Helena Phase I Wastewater Treatment and Reclamation Plant Upgrade Conceptual Design and Owner's Representative

Project Understanding

The San Francisco Bay Regional Water Quality Control Board (RWQCB) issued NPDES Permit No. CA 00038016 (Order No. R2-2016-2016-0003) and Cease and Desist Order (CDO) No. R2-2016-0004 to the City in 2016. Included in the Waste Discharge Requirements (WDRs) are new effluent limitations and a time schedule order (TSO) for compliance with the permit, including requirements for completing a feasibility study, design, and construction of a new or modified treatment system that complies with the new effluent limitations.

The City completed the Feasibility Study in 2017 which included a review and recommended options to upgrade the existing pond system at the WWTRP. That study recommended plant improvements for a proprietary PETRO process, which combines ponds, trickling filters, a settling tank, tertiary filtration, electrical upgrades, infiltration pond, and upgrades to the existing chlorine disinfection system. The City estimates that the total construction cost of this project would be approximately $14.1M, and that procurement would be handled through a Design-Bid-Build procurement method.

Following completion of the 2017 Feasibility Study, the City is looking to evaluate and implement an alternate method of wastewater treatment that would be more robust in meeting future effluent limitations, and would be modular in its design so that the City would have the ability to cost-effectively expand the system to meet anticipated buildout flows. Thus, the City is pursuing implementation of a treatment process to meet current NPDES permitted capacity of 0.5 MGD and new discharge limitations, with the flexibility to cost-effectively expand to the buildout capacity of 0.65 MGD. The existing pond systems could continue to be utilized, in part, for equalization and emergency storage.

To date, the City requested one extension of the TSO due to the 2017 fires, and is considering requesting another TSO modification to allow for Design-Build (DB) implementation. The potential TSO modification is not intended to delay of the construction of the treatment system and compliance with the new effluent limitations, but would modify the interim TSO dates to

facilitate consideration of alternate treatment processes and a DB procurement method in lieu of design-bid-build.

The City is seeking an Owner's Representative to perform select engineering services, facilitate the procurement of a DB team, and ensure that the WWTRP project improvements are constructed in a manner and cost that meets the City's needs and budget. This proposal will provide the City with the first two phases of Owner's Representative services to help define the project; acquire consultants to help with funding and permitting; preparing procurement documents; and managing the procurement of the DB contractor.

The initial phase is expected to include the following tasks:

- **Task 1 – Develop WWTRP Conceptual Design Development Report.** It is expected that a new tertiary treatment process comprised of either a sequencing batch reactor (SBR) or membrane bioreactor (MBR) treatment process will be considered and will include upgrades to the headworks, disinfection system, and connectivity to the existing plant. The new plant will be sized to meet the current flows and loads and be expandable to accommodate current General Plan buildout conditions. Cost estimates will be developed to reflect the new project requirements.

- **Task 2 – Funding Support.** Based on the capital cost estimates, the City will need to determine the amount of funding that will be required from external agencies (e.g. United States Department of Agriculture [USDA]), and how repayment of the loan would impact wastewater rates.

- **Task 3 – Permitting Support.** This task will include support for the RWQCB permitting process, including support for compliance with the CDO TSO. Preparation of a Report of Waste Discharge (ROWD) would be deferred until a future phase.

- **Task 4 – Phase 1 Project Management and Coordination.** As the Owner's Representative, we will keep the City informed on this first phase and meet with staff, Council, and other stakeholders as appropriate to facilitate communications, reporting, and approvals.

Once the City has confirmed their capital planning for the new WWTRP project, work on the second phase can proceed. The second phase will include additional permitting support in the form of ongoing support for compliance with the CDO TSO, preparation of a ROWD, and a number of new additional tasks to facilitate selection of a DB contractor team, including the following.

- **Task 5 – ROWD and Permit Application.** A ROWD is required to support replacement of the existing permit with a new permit that includes information on new and modified facilities; and updated flow, storage, and disposal conditions. The Owner's Representative will prepare a ROWD and permit application for the purpose of complying with the CDO and obtaining a permit for the operation of the new facility.

- **Task 6 – CEQA Compliance Procurement and Oversight.** CEQA compliance will be necessary to facilitate the selection of a DB contractor. The Owner's Representative will facilitate the procurement and management of a CEQA consultant once the Project is defined and agreed upon by the City.

- **Task 7 – Direction and Management of the Bridging Documents.** The Owner's Representative will prepare the bridging documents for the DB project team and manage the procurement of a DB contractor to provide these services.

- **Task 8 – Phase 2 Project Management and Coordination.** As the Owner's Representative, we will keep the City informed on this second phase and meet with staff, Council, and other stakeholders as appropriate to facilitate communications, reporting, and approvals.

The second phase of engineering services would be executed upon written authorization from the City. The third phase of engineering services would be executed as part of a separate authorization from the City. This scope of work contains the engineering services associated with the first and second phase of the project, and is further detailed below.

Scope of Work

The scope of work for the first phase of the project is divided into four tasks, as detailed below.

Task 1 – Develop WWTRP Conceptual Design Development Report

The purpose of this task is to evaluate and develop a new alternative for the WWTRP. The two alternatives to be evaluated include a new headworks, followed by either SBR with tertiary filtration or a MBR, then disinfection with either ultraviolet (UV) or chlorine. The new treatment process will be capable of treating 0.5 MGD (expandable to 0.65 MGD), comply with the effluent water quality requirements in the existing NPDES permit and anticipated future NPDES permit requirements, and utilize existing plant features to reduce costs and increase plant reliability, as appropriate. It is assumed that all effluent produced by the new WWTRP will be a suitable water quality to be discharged seasonally to a surface water, used for spray field land disposal, or for construction water purposes.

HydroScience shall conduct a Conceptual Design Workshop with City staff to discuss the previously developed design decisions and criteria, review conceptual layouts for the new site, and confirm the treatment options to be evaluated. This meeting will be intended to capture any other changes the City would like to incorporate into the revised design documents in addition to the aforementioned changes to the treatment process.

Based upon the decisions made in the Conceptual Design Workshop noted above, HydroScience shall prepare a treatment plant process alternative evaluation from the headworks through discharge, with a particular focus on comparing the SBR and MBR capital costs. The alternatives analysis will include both cost and non-economic factors.

It is expected that the conceptual design will include the location of each unit process footprint, quantify building heights, identify utility connections, and address how the new WWTRP will interface with the existing plant. Any required permits or permit compliance items will also be identified including a schedule of compliance, and identification of the lead entity in obtaining permits.

A Draft Conceptual Design Development Report will be prepared that describes the alternatives evaluated and the details of the recommended project. Comments on the Conceptual Design Development Report from the City will be incorporated into a final report. The final version of the Conceptual Design Development Report will be included and/or referenced with the DB Request for Proposals (DB RFP) and updated to incorporate any changes to the project identified in the subsequent tasks noted above.

It is expected that the Conceptual Design Development Report will be presented to the City Council for concurrence. HydroScience will prepare a presentation and be available to speak or respond to questions, as directed by the City.
HydroScience shall develop a preliminary schedule showing the major milestones from design validation through selection of the DB entity, development of the Guaranteed Maximum Price, construction, commissioning, and post construction activities. The schedule will be developed in Microsoft Project.

An allowance of $75,000 has been established for this task.

Deliverables:
- Conceptual Design Workshop – agenda, materials, and minutes – all in PDF format
- Conceptual Design Report – draft and final – PDF format.
- Preliminary Project Schedule – PDF format

Task 2 – Funding Support

HydroScience will provide as-needed assistance to the City to ensure compliance with financing requirements administered by the USDA. Services may include monthly reporting, bidding requirements, assisting the City in addressing and producing documents to respond to USDA staff requests and comments, and coordinating document reviews by USDA staff.

Based on the proposed project schedule, loan terms, and interest rates, HydroScience will work with the City to analyze how implementation of the project will be projected to impact sewer rates. HydroScience will either work with the City to perform the services or procure an experienced consultant to complete this on the City's behalf. It is assumed that the consultant will be contracted under a separate authorization.

An allowance of $14,000 has been established for this task.

Task 3 – Permitting Support

There are two elements of the RWQCB permitting support: the first is to provide support for CDO compliance, and the second is preparation of the ROWD and permit application. This initial phase of work includes support for CDO compliance only.

Compliance support for CDO No. R2-2016-0004: HydroScience will provide support to the City in order to comply with the existing CDO and the revised TSO dated January 11, 2018. It is our understanding that the remaining tasks for the CDO included in this initial phase are as follows:

- Submit a Draft and Final Interim Wastewater Discharge Management Plan
- Submit a Draft and Final Workplan for implementation of the preferred alternative

Future Project phases will include the following submittals to the State:

- Submit a Draft and Final Design for the preferred alternative
- Submit documentation confirming the implementation of the Final Workplan and operation of the treatment system
- Submit a report evaluating the effectiveness of the new treatment system to meet discharge limits

It is expected the Draft and Final Conceptual Design Report developed in Task 2 will serve as the Workplan for the purpose of CDO compliance. It is unknown whether the RWQCB will require resubmittal of the draft and final Feasibility Study as the current Study does not evaluate the SBR and MBR treatment alternatives. We are assuming that the initial effort will coordinate the initial phase bullets identified above. Additionally, we will provide communication support to the City in requesting modifications to the internal TSO deadlines, as needed.

An allowance of $25,000 has been established for this task.

Task 4 – Phase 1 Project Management and Coordination

HydroScience will perform project management and administrative tasks as required to implement the project. These services will start with a Project kick-off meeting, and then continue through with in-person monthly meetings and bi-weekly conference calls with the City Project Manager. Meetings will be used to keep the City informed of HydroScience's performance, budget status, scope changes, and to resolve issues as they arise.

As necessary, or as directed by the City, HydroScience shall attend meetings with other stakeholders, including but not limited to City Hall (Legal or City Manager) or City Council meetings when the project is on the agenda. HydroScience shall work with City staff to prepare presentation materials when necessary, including but not limited to: PowerPoint slides, printed materials, and/or mounted graphics.

HydroScience's Project Manager will attend the kickoff and monthly meetings in person. Additional team members may attend the meetings in person or on the phone. All bi-weekly conference calls will be via teleconference.

Assumptions:
- Kickoff meeting: One (1) meeting, 4-hour duration
- Monthly meetings: Four (4) meetings, 1-hour duration
- Bi-weekly conference calls: Four (4) conference calls, 30 minute duration

An allowance of $6,000 has been established for this task. It is assumed that these services will be provided for up to four months.

Deliverables:
- Meeting agenda and minutes (PDF format)
- Presentation materials (PPT or PDF format)

Phase 2 Work

Once the City has confirmed their capital planning for the new WWTRP project, the next steps associated with Phase 2 can proceed. Phase 2 will include additional permitting support in the form of ongoing support for compliance with the CDO TSO, preparation of a ROWD, and a number of new additional tasks to facilitate selection of a DB contractor team, as follows below. HydroScience may proceed with these tasks upon written authorization from the City.

Task 5 - ROWD and Permit Application

HydroScience will prepare a ROWD and permit application for the purpose of renewing the existing WDRs. The ROWD will support a complete replacement of the existing permit with a new permit that contains updated information on the new and modified facilities and an updated water balance reflecting proposed flow, storage, and disposal conditions.

Meetings

- One preparation meeting onsite with City
- One meeting at the Water Board to discuss the Tentative Draft WDR issued by the Water Board

Deliverables

- Internal Draft ROWD
- Final ROWD issued to the Water Board

Assumptions

- The City will collect and provide water quality data, historical flow data, operations and monitoring data, and other requested data in support of ROWD development.
- Any water characterization (sampling and lab analysis) required will be performed by others.
- An anti-degradation analysis will not be required

An allocation of $55,000 has been established for this task.

Task 6 – CEQA Compliance Procurement and Oversight

The City released a new draft of the General Plan update and the accompanying Environmental Impact Report (EIR) in October 2018. The public comment period closed on January 2, 2019. Once the City has collected the comments and responded to them, the General Plan and final EIR will be submitted to the Planning Commission and City Council for public hearings. The Council's final decision is tentatively scheduled for late winter/early spring 2019.

Per the draft EIR, "Subsequent CEQA review at the project level may be required to determine whether significant environmental effects would result from the construction of water distribution lines, wastewater collection system components, storm drainage conveyance pipes, and any onsite storage or pumping facilities on development sites, or other utilities improvements. Once specific projects are proposed, project-level environmental review will occur when proposed development plans are prepared."

Once the details of the revised WWTRP project are known, a project-level environmental review will be required. If the improvement work does not result in potentially significant impacts, the City could expect a finding of Negative Declaration or a Mitigated Negative Declaration. HydroScience will facilitate the procurement and management of a consultant to complete the necessary CEQA documentation. It is assumed that the consultant will be contracted under a separate authorization.

An allowance of $25,000 has been established for this task.

Task 7 – Direction and Management of the Bridging Documents

For this task, HydroScience shall direct and develop the necessary DB Proposal procurement documents. It is expected that the Procurement will be a two-step process comprised of a Request for Qualifications (RFQ) and Bridging Documents/RFP. Activities to be considered as part of this task include the following:

Prepare Request for Qualifications: As part of this task, HydroScience shall assist in the development of the necessary RFQ procurement documents. The RFQ will be based on industry standard documents and best practices, and include criteria such as:

- Contractor/Engineer experience with the DB delivery method
- History of meeting costs and schedule
- Client references
- Proposed key personnel and team members
- Financial and bonding information
- Quality and safety
- Claims and litigation

HydroScience shall also prepare a draft DB Agreement based on a Design-Build Institute of America agreement or an Engineers Joint Contract Document Committee agreement. This Agreement will include details specific to the Project, and will be developed in consultation with City legal staff. A draft copy of the Agreement will be presented to the City for review and comment. The City is responsible for obtaining any necessary legal, insurance, or tax advice that it deems necessary.

HydroScience shall prepare for and conduct a workshop to review City comments to the draft RFQ package and draft DB Agreement. Review of the draft Agreement as led by the City will also be performed during the workshop. Topics to be discussed in the meeting include:

- Terms and conditions review to evaluate risk that will ultimately be translated into the procurement document
- Form of draft contract and risk language to be discussed and strategy developed
- Review of draft technical documents to be included
- Identification of legal forms, affidavits and other requirements
- Finalize evaluation and scoring determination for qualifications process

From the workshop, the RFQ documents shall be updated and finalized to make them suitable for distribution.

RFQ Procurement: Under this task, HydroScience shall work with the City to distribute, advertise, and serve as the Owner's Representative for the prequalification of prospective DB teams. The City shall distribute the RFQ on their website, and HydroScience will help advertise the project on lead services, builders' exchanges, or elsewhere as appropriate.

The RFQ Procurement process will include a meeting with prospective bidders for the RFQ. Items to be prepared and/or presented include the following:

- Sign in sheet
- Agenda
- Introductions
- Review of the Project
- Review of the Qualification Package including schedule and prequalification criteria
- HydroScience will lead a visit to the Project site and point out design elements and features, as appropriate.
- HydroScience shall draft responses to questions from prospective proposers and prepare addenda that provide supplementary details, clarifications, and/or revise the drawings and specifications, as needed and directed by the City. It's assumed up to two addenda will be issued.

At the conclusion of the prequalification process, statements of qualification (SOQs) from prospective bidders will be received. HydroScience shall assist the City in reviewing the SOQ documents including qualifications, guarantees, and bonds and insurance certificates. HydroScience shall provide a written summary on our findings and conduct a review meeting with the City to finalize the top three qualified Teams.

Deliverables:

- RFQ Package (PDF)
- Meeting agenda, presentation materials, and meeting minutes (PPT, PDF)
- Sign-in-Sheet (PDF)
- RFQ Addenda (up to two – PDF)

Prepare Bridging Documents/Request for Proposals: HydroScience will prepare a combination of performance and design specifications. The drawings and specifications together with other legal documents make up the bridging contract documents, which also serve as the form of the DB RFP. The DB RFP will be used to select the DB Team from the previously pre-qualified Teams. Information in the DB RFP will include:

- Background and objectives
- Procurement process and scope of services
- Process for innovative options offered by the proposers
- Draft contract including insurance and bonding
- Requirements for sole-sourcing, pre-selection or pre-qualifying suppliers
- Evaluation criteria
- Technical performance criteria

HydroScience shall prepare for and conduct a workshop to review the City's comments to the draft RFP. This meeting with be attended by key members of the HydroScience Team. Topics to be discussed in the meeting include:

- Terms and conditions review to evaluate risk that will ultimately be translated into the procurement document
- Form of draft contract and risk language to be discussed and strategy developed
- Review of draft technical documents to be included
- Identification of legal forms, affidavits and other requirements
- Finalize evaluation and scoring determination for qualifications process for both technical and pricing components

From the workshop the documents shall be updated to incorporate City comments and finalized. The Bridging Documents/RFP will be distributed to the prequalified DB Teams.

Proposal Process: Under this task, HydroScience shall work with the City to distribute, advertise, and serve as the Owner's Representative for the selection of prospective DB Teams. HydroScience shall distribute the Bridging Documents/RFP to the prequalified bidders. HydroScience shall prepare for and attend the RFP Pre-Proposal Meeting. Items to be prepared and/or presented include the following:

- Sign in Sheet
- Agenda
- Introductions
- Review of the Project
- Review of the Bridging Documents/RFP package including schedule and prequalification criteria

- HydroScience will lead a visit to the Project site and point out design elements and features, as appropriate.
- HydroScience shall draft responses to questions from prospective proposers and prepare addenda that provide supplementary details, clarifications, and/or revise the drawings and specifications, as needed and directed by the City. It is assumed up to two addenda may be issued.

HydroScience shall assist the City in reviewing the proposal documents including any changes to the terms and conditions, legal forms, affidavits, pricing, and other requirements. We will provide a written summary on our findings and conduct a review meeting with the City to finalize the top DB Team. This review will also include a discussion regarding any changes proposed by the DB Team to the proposal agreement.

Deliverables:
- Bridging Documents/RFP Package (PDF)
- Meeting Agenda and Presentation Materials (PDF)
- Sign in Sheet (PDF)
- RFP Addenda (up to two – PDF)

An allocation of $150,000 has been established for this task.

Task 8 – Phase 2 Project Management and Coordination

HydroScience will perform project management and administrative tasks as required to implement Tasks 5 thru 7. These services will start upon written authorization of Phase 2 from the City. HydroScience will hold in-person monthly meetings and bi-weekly conference calls with the City Project Manager. Meetings will be used to keep the City informed of HydroScience's performance, budget status, scope changes, and to resolve issues as they arise.

As necessary, or as directed by the City, HydroScience shall attend meetings with other stakeholders, including but not limited to regulatory agencies, City Hall (Legal or City Manager) or City Council meetings when the project is on the agenda. HydroScience shall work with City staff to prepare presentation materials when necessary, including but not limited to: PowerPoint slides, printed materials, and/or mounted graphics.

HydroScience's Project Manager will attend the monthly meetings in person. Additional team members may attend the meetings in person or on the phone. All bi-weekly conference calls will be via teleconference.

Assumptions:
- Monthly meetings: Eight (8) meetings, 1-hour duration
- Bi-weekly conference calls: Eight (8) conference calls, 30 minute duration

An allowance of $15,000 has been established for this task. It is assumed that these services will be provided for up to eight months.

Deliverables:
- Meeting agenda and minutes (PDF format)
- Presentation materials (PPT or PDF format)

Phase 3 Work – Future

Following selection of a DB contractor, a third phase of engineering services will be required that are expected to include management of the DB contractor, construction management, continued permitting support, and other tasks, as needed. This scope of work will be fully developed as part of a subsequent authorization. We expect that the timing of this authorization will coincide with selection of the DB Team and at the time a contract is brought to Council for selection of the DB Team that a companion contract will also be brought to Council for additional Owner's Representative services. The intent will be to match the project requirements and the terms of the contract with the DB Team.

Proposed Team, Schedule, and Budget

Our proposed team will include Curtis Lam as your Project Manager and Rhodora Biagtan as your Project Engineer. They will oversee HydroScience efforts to prepare the Conceptual Design Development Report, support and analyze funding options, and coordinate compliance with the CDO and the RWQCB. Curtis and Rhodora will be your primary day-to-day contacts, and we expect that they will continue to serve as your primary contacts through the subsequent project phases.

We expect that the first phase of work will require approximately four months to complete and the second phase will require approximately eight months to complete. The Conceptual Design Development Report will be prepared and submitted within eight weeks of issuance of notice to proceed. We expect that a meeting with City staff will occur approximately three weeks after submittal of the Draft Report. HydroScience will then provide as-needed support for subsequent project coordination work with other City staff and/or Council at the specific direction of the City.

Exhibit B
"Compensation"

A summary of our expected budget by task is as follows:

Phase 1 Effort – Base Services

Task 1 – Develop WWTRP Conceptual Design Development Report $75,000
Task 2 – Funding Support $14,000
Task 3 – Permitting Support $25,000
Task 4 – Phase 1 Project Management and Coordination $6,000
Phase 1 Subtotal: $120,000

Phase 2 Effort – Optional Services

Task 5 – ROWD and Permit Application $55,000
Task 6 – CEQA Compliance Oversight and Procurement $25,000
Task 7 – Preparation of Bridging Documents $150,000
Task 8 – Phase 2 Project Management and Coordination $15,000
Phase 2 Subtotal: $245,000

Contingency: $75,000

Phase 1 and 2 Total $440,000

A contingency was included to account for unanticipated work that may be required, and to provide the City with the flexibility to proceed with additional required tasks in an efficient manner. Similar to the Phase 2 effort, no work would be performed on the budget allocated in the Contingency without specific City approval.

All work will be performed in accordance with the professional services agreement between the City and HydroScience. Services will be invoiced on a time and materials basis in accordance with standard billing rate schedule in effect when services are rendered.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/28/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Seth Riddell
KRAFT INSURANCE BROKERAGE 2095 Hilltop Drive, Suite A Redding, CA 96002 License#:0F42592	PHONE (A/C, No, Ext): (530)605-4780 FAX (A/C, No): E-MAIL ADDRESS: seth@kraftib.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Company of America	25674
INSURER B : American Fire & Casualty Company	24066
INSURER C : Continental Casualty Company	20443
INSURER D : The Hartford Casualty Insurance Company	14397
INSURER E :	
INSURER F :	

INSURED
Hydroscience Engineers, Inc.
10569 Old Placerville Road
Sacramento CA 95827

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER.	Y	Y	680-5H558974-18-47	12/18/2018	12/18/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	BAA(20)56353680	2/9/2019	2/9/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUP-4536T31A-18-47	12/18/2018	12/18/2019	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	57WECAC8RVL	3/1/2019	3/1/2020	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional Liability			AEH288365407	12/18/2018	12/18/2019	Per Claim: Annual Aggregate: Deductible:	$5,000,000 $5,000,000 $25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Owners Representative
The City of Helena and their officials, officers, agents and employees are included as additional insureds for general and auto liability for the coverages afforded herein. Coverage is primary and non-contributory and includes waiver of subrogation.

CERTIFICATE HOLDER

City of Helena
1480 Main Street
St. Helena, Ca 94574

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Policy Number: 680-5H558974-18-47

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. The following is added to **WHO IS AN INSURED (Section II):**

Any person or organization that you agree in a "contract or agreement requiring insurance" to include as an additional insured on this Coverage Part, but only with respect to liability for "bodily injury", "property damage" or "personal injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

a. In the performance of your ongoing operations;

b. In connection with premises owned by or rented to you; or

c. In connection with "your work" and included within the "products-completed operations hazard".

Such person or organization does not qualify as an additional insured for "bodily injury", "property damage" or "personal injury" for which that person or organization has assumed liability in a contract or agreement.

The insurance provided to such additional insured is limited as follows:

d. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.

e. This insurance does not apply to the rendering of or failure to render any "professional services".

f. The limits of insurance afforded to the additional insured shall be the limits which you agreed in that "contract or agreement requiring insurance" to provide for that additional insured, or the limits shown in the Declarations for this Coverage Part, whichever are less. This endorsement does not increase the limits of insurance stated in the **LIMITS OF INSURANCE (Section III)** for this Coverage Part.

B. The following is added to Paragraph **a.** of **4. Other Insurance** in **COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):**

However, if you specifically agree in a "contract or agreement requiring insurance" that the insurance provided to an additional insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with the other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal injury" for which coverage is sought arises out of an offense committed;

after you have entered into that "contract or agreement requiring insurance". But this insurance still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the insured when the insured is an additional insured under any other insurance.

C. The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** in **COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):**

We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, under a "contract or agreement requiring insurance" with that person or organization. We waive these rights only where you have agreed to do so as part of the "contract or agreement requiring insurance" with such person or organization entered into by you before, and in effect when, the "bodily

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injury" or "property damage" occurs, or the "personal injury" offense is committed.

D. The following definition is added to **DEFINITIONS (Section V):**

"Contract or agreement requiring insurance" means that part of any contract or agreement under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs, and the "personal injury" is caused by an offense committed:

a. After you have entered into that contract or agreement;

b. While that part of the contract or agreement is in effect; and

c. Before the end of the policy period.

Insured: Hydroscience Engineers, Inc.

Policy Number: 680-5H558974-18-47

Insurance Company: Travelers Property Casualty Company of America

Expiration Date: 12/19/2019

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or organization which may be liable to the insured because of injury or damage to which this insurance may also apply.

d. No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

3. Legal Action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this Coverage Part or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Other Insurance

If other valid and collectible insurance is available to the insured for a loss we cover under Coverages **A** or **B** of this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over:

(1) Any of the other insurance, whether primary, excess, contingent or on any other basis:

(a) That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";

(b) That is Fire insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(c) That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner; or

(d) If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **I** – Coverage **A** – Bodily Injury And Property Damage Liability.

(2) Any other primary insurance available to you covering liability for damages arising out of the premises or operations for which you have been added as an additional insured by attachment of an endorsement.

When this insurance is excess, we will have no duty under Coverages **A** or **B** to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contrib-

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57 WEC AC8RVL **Endorsement Number:**
Effective Date: 03/01/19 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Hydroscience Engineers, Inc.
10569 OLD PLACERVILLE RD
SACRAMENTO CA 95827

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

Form WC 04 03 06 (1) Printed in U.S.A.
Process Date: 02/19/19 **Policy Expiration Date:** 03/01/20

Insurer with information on the time, place and nature of the **claim**;

3. immediately forward to the Insurer all documents that the **Insured** receives in connection with the **claim**;
4. fully cooperate with the Insurer or the Insurer's designee in the defense of a **claim**, including but not limited to assisting the Insurer in: the conduct of suits or other proceedings, settlement negotiations, and the enforcement of any right of contribution or indemnity against another who may be liable to the **Insured**. The **Insured** shall attend hearings and trials and assist in securing evidence and obtaining the attendance of witnesses;
5. refuse, except solely at the **Insured's** own cost, to voluntarily make any payment, admit liability, assume any obligation, or incur any expense, without the Insurer's prior written approval; and
6. pay the Deductible amount when due.

After the **Insured** reports a **circumstance** or a **claim** is made and the **Insured** has the right under any contract to either reject or demand arbitration or other alternative dispute resolution process, the **Insured** shall only do so with the Insurer's prior written consent.

C. The **Insured's** Rights and Duties in the Event of a **Circumstance**

If the **Insured** reports a **circumstance** for which there may be coverage under this Policy, and the **Insured** gives the Insurer written notice containing as much detail as the Insurer can reasonably provide regarding:

1. what happened and the **professional services** or activities the **Insured** performed;
2. the nature of any possible injury or damages; and
3. how and when the **Insured** first became aware of such **circumstance**;

then any **claim** or **related claims** that subsequently may be made against the **Insured** arising out of such **circumstance** shall be deemed to have been made on the date the Insurer received written notice of the **circumstance**.

The **Insured** will cooperate with the Insurer in addressing the **circumstance**, and refuse, except solely at the **Insured's** own cost, to voluntarily make any payment, admit liability, assume any obligation, or incur any expense without the Insurer's prior written approval.

D. Subrogation

If any **Insured** has rights to recover amounts from another, those rights are transferred to the Insurer to the extent of the Insurer's payment. The **Insured** must do everything necessary to secure these rights and must do nothing after a **claim** is made to jeopardize them. The Insurer hereby waives subrogation rights against the **Insured's** client to the extent that the **Insured** had a written agreement to waive such rights prior to a **claim** or **circumstance**.

E. Premium

All premium charges under this Policy will be computed according to the rules, rates and rating plans that apply at the effective date of the current **policy term**.

F. Examination and Audit

The **Insured** agrees to allow the Insurer to examine and audit the **Insured's** financial books and records that relate to this insurance. The Insurer may do this at any time during the **policy term** or any extensions, and up to three years after the end of the **policy term**.

G. Legal Action Limitation

1. The **Insured** agrees not to bring any legal action against the Insurer concerning this Policy unless the **Insured** has fully complied with all the provisions of this Policy.

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Policy Number: BAA(20)56353680

CA 00 01 03 06

BUSINESS AUTO COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the Company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section V - Definitions.

SECTION I - COVERED AUTOS

ITEM TWO of the Declarations shows the "autos" that are covered "autos" for each of your coverages. The following numerical symbols describe the "autos" that may be covered "autos". The symbols entered next to a coverage on the Declarations designate the only "autos" that are covered "autos".

A. Description Of Covered Auto Designation Symbols

Symbol	Description Of Covered Auto Designation Symbols	
1	Any "Auto"	
2	Owned "Autos" Only	Only those "autos" you own (and for Liability Coverage any "trailers" you don't own while attached to power units you own.) This includes those "autos" you acquire ownership of after the policy begins.
3	Owned Private Passenger "Autos" Only	Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the policy begins.
4	Owned "Autos" Other Than Private Passenger "Autos" Only	Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the policy begins.
5	Owned "Autos" Subject To No-Fault	Only those "autos" you own that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the policy begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	Owned "Autos" Subject To A Compulsory Uninsured Motorists Law	Only those "autos" you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirement.
7	Specifically Described "Autos"	Only those "autos" described in Item Three of Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in Item Three).
8	Hired "Autos" Only	Only those "autos" you lease, hire, rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

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Policy Number: BAA(20)56353680

Symbol	Description Of Covered Auto Designation Symbols	
9	Non-Owned "Autos" Only	Only those "autos" you do not own, lease, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your "employees", partners (if you are a partnership), members (if you are a limited liability company), or members of their households but only while used in your business or your personal affairs.
19	Mobile Equipment Subject To Compulsory Or Financial Responsibility Or Other Motor Vehicle Insurance Law Only	Only those "autos" that are land vehicles and that would qualify under the definition of "mobile equipment" under this policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.

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B. Owned Autos You Acquire After The Policy Begins

1. If symbols **1, 2, 3, 4, 5, 6** or **19** are entered next to a coverage in ITEM TWO of the Declarations, then you have coverage for "autos" that you acquire of the type described for the remainder of the policy period.
2. But, if symbol **7** is entered next to a coverage in ITEM TWO of the Declarations, an "auto" you acquire will be a covered "auto" for that coverage only if:
   a. We already cover all "autos" that you own for that coverage or it replaces an "auto" you previously owned that had that coverage; and
   b. You tell us within 30 days after you acquire it that you want us to cover it for that coverage.

C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos

If Liability Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Liability Coverage:

1. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. "Mobile equipment" while being carried or towed by a covered "auto."
3. Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:
   a. Breakdown;
   b. Repair;
   c. Servicing;
   d. "Loss"; or
   e. Destruction

SECTION II - LIABILITY COVERAGE

A. Coverage

We will pay all sums an "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto."

We will also pay all sums an "insured" legally must pay as a "covered pollution cost or expense" to which this insurance applies, caused by an "accident" and resulting from the ownership, maintenance or use of covered "autos." However, we will only pay for the "covered pollution cost or expense" if there is either "bodily injury" or "property damage" to which this insurance applies that is caused by the same "accident."

We have the right and duty to defend any "insured" against a "suit" asking for such damages or a "covered pollution cost or expense". However, we have no duty to defend any "insured" against a "suit" seeking damages for "bodily injury" or "property damage" or a "covered pollution cost or expense" to which this insurance does not apply. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when the Liability Coverage Limit of Insurance has been exhausted by payment of judgments or settlements.

1. Who Is An Insured

The following are "insureds":

a. You for any covered "auto."
b. Anyone else while using with your permission a covered "auto" you own, hire or borrow except:

(1) The owner or anyone else from whom you hire or borrow a covered "auto". This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.

(2) Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household.

(3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.

(4) Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company), or a lessee or borrower or any of their "employees", while moving property to or from a covered "auto".

(5) A partner (if you are a partnership), or a member (if you are a limited liability company), for a covered "auto" owned by him or her or a member of his or her household.

c. Anyone liable for the conduct of an "insured" described above but only to the extent of that liability.

2. Coverage Extensions

a. Supplementary Payments.

We will pay for the "insured":

(1) All expenses we incur.

(2) Up to $2,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(3) The cost of bonds to release attachments in any "suit" against the "insured" we defend, but only for bond amounts within our Limit of Insurance.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $250 a day because of time off from work.

(5) All costs taxed against the "insured" in any "suit" against the "insured" we defend.

(6) All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" against the "insured" we defend, but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Insurance.

These payments will not reduce the Limit of Insurance.

b. Out of State Coverage Extensions.

While a covered "auto" is away from the state where it is licensed we will:

(1) Increase the Limit of Insurance for Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered "auto" is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.

(2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered "auto" is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

B. Exclusions

This insurance does not apply to any of the following:

1. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured".

2. Contractual

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

a. Assumed in a contract or agreement that is an "insured contract" provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement; or

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5. **Other Insurance**

   a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Liability Coverage this Coverage Form provides for the "trailer" is:

      (1) Excess while it is connected to a motor vehicle you do not own.

      (2) Primary while it is connected to a covered "auto" you own.

   b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

   c. Regardless of the provisions of Paragraph a. above, this Coverage Form's Liability Coverage is primary for any liability assumed under an "insured contract".

   d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. **Premium Audit**

   a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.

   b. If this policy is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the policy.

7. **Policy Period, Coverage Territory**

   Under this Coverage Form, we cover "accidents" and "losses" occurring:

   a. During the policy period shown in the Declarations; and

   b. Within the coverage territory.

   The coverage territory is:

   a. The United States of America;

   b. The territories and possessions of the United States of America;

   c. Puerto Rico;

   d. Canada; and

   e. Anywhere in the world if:

      (1) A covered "auto" of the private passenger type is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

      (2) The "insured's" responsibility to pay damages is determined in a "suit" on the merits, in the United States of America, the territories and possessions of the United States of America, Puerto Rico, or Canada or in a settlement we agree to.

   We also cover "loss" to, or "accidents" involving, a covered "auto" while being transported between any of these places.

8. **Two Or More Coverage Forms Or Policies Issued By Us**

   If this Coverage Form and any other Coverage Form or policy issued to you by us or any company affiliated with us apply to the same "accident", the aggregate maximum Limit of Insurance under all the Coverage Forms or policies shall not exceed the highest applicable Limit of Insurance under any one Coverage Form or policy. This condition does not apply to any Coverage Form or policy issued by us or an affiliated company specifically to apply as excess insurance over this Coverage Form.

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Policy Number: BAA(20)56353680

COMMERCIAL AUTO
CA 88 10 01 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO COVERAGE ENHANCEMENT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

COVERAGE INDEX

SUBJECT	PROVISION NUMBER
ADDITIONAL INSURED BY CONTRACT, AGREEMENT OR PERMIT	3
ACCIDENTAL AIRBAG DEPLOYMENT	12
AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS	19
AMENDED FELLOW EMPLOYEE EXCLUSION	5
AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT COVERAGE	13
BROAD FORM INSURED	1
BODILY INJURY REDEFINED	22
EMPLOYEES AS INSUREDS (including employee hired auto)	2
EXTENDED CANCELLATION CONDITION	23
EXTRA EXPENSE - BROADENED COVERAGE	10
GLASS REPAIR - WAIVER OF DEDUCTIBLE	15
HIRED AUTO PHYSICAL DAMAGE (including employee hired auto and loss of use)	6
HIRED AUTO COVERAGE TERRITORY	20
LOAN / LEASE GAP	14
PARKED AUTO COLLISION COVERAGE (WAIVER OF DEDUCTIBLE)	16
PERSONAL EFFECTS COVERAGE	11
PHYSICAL DAMAGE - ADDITIONAL TRANSPORTATION EXPENSE COVERAGE	8
RENTAL REIMBURSEMENT	9
SUPPLEMENTARY PAYMENTS	4
TOWING AND LABOR	7
TWO OR MORE DEDUCTIBLES	17
UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS	18
WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US	20

SECTION II - LIABILITY COVERAGE is amended as follows:

1. **BROAD FORM INSURED**

   SECTION II - LIABILITY COVERAGE, paragraph **A.1.** - WHO IS AN INSURED is amended to include the following as an insured:

   d. Any legally incorporated entity of which you own more than 50 percent of the voting stock during the policy period. However, "insured" does not include any organization that:

   (1) Is a partnership or joint venture; or

   (2) Is an insured under any other automobile policy; or

   (3) Has exhausted its Limit of Insurance under any other automobile policy.

   Paragraph **d. (2)** of this provision does not apply to a policy written to apply specifically in excess of this policy.

   e. Any organization you newly acquire or form, other than a partnership or joint venture, of which you own more than 50 percent of the voting stock. This automatic coverage is afforded only for 180 days from the date of acquisition or formation. However, coverage under this provision does not apply:

   (1) If there is similar insurance or a self-insured retention plan available to that organization;

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(2) If the Limits of Insurance of any other insurance policy have been exhausted; or

(3) To "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

2. **EMPLOYEES AS INSUREDS**

SECTION II - LIABILITY COVERAGE, paragraph **A.1.** - WHO IS AN INSURED is amended to include the following as an insured:

f. Any "employee" of yours while using a covered "auto" you do not own, hire or borrow, but only for acts within the scope of their employment by you. Insurance provided by this endorsement is excess over any other insurance available to any "employee".

g. An "employee" of yours while operating an "auto" hired or borrowed under a written contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business and within the scope of their employment. Insurance provided by this endorsement is excess over any other insurance available to the "employee".

3. **ADDITIONAL INSURED BY CONTRACT, AGREEMENT OR PERMIT**

SECTION II - LIABILITY COVERAGE, paragraph **A.1.** - WHO IS AN INSURED is amended to include the following as an insured:

h. Any person or organization with respect to the operation, maintenance or use of a covered "auto", provided that you and such person or organization have agreed in a written contract, agreement, or permit issued to you by governmental or public authority, to add such person, or organization, or governmental or public authority to this policy as an "insured".

However, such person or organization is an "insured":

(1) Only with respect to the operation, maintenance or use of a covered "auto";

(2) Only for "bodily injury" or "property damage" caused by an "accident" which takes place after you executed the written contract or agreement, or the permit has been issued to you; and

(3) Only for the duration of that contract, agreement or permit

4. **SUPPLEMENTARY PAYMENTS**

SECTION II - LIABILITY COVERAGE, Coverage Extensions, **2.a.** Supplementary Payments, paragraphs **(2)** and **(4)** are replaced by the following:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the insured at our request, including actual loss of earnings up to $500 a day because of time off from work.

5. **AMENDED FELLOW EMPLOYEE EXCLUSION**

In those jurisdictions where, by law, fellow employees are not entitled to the protection afforded to the employer by the workers compensation exclusivity rule, or similar protection, the following provision is added:

SECTION II - LIABILITY, exclusion **B.5.** FELLOW EMPLOYEE does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire.

SECTION III - PHYSICAL DAMAGE COVERAGE is amended as follows:

6. **HIRED AUTO PHYSICAL DAMAGE**

Paragraph **A.4.** Coverage Extensions of SECTION III - PHYSICAL DAMAGE COVERAGE, is amended by adding the following:

If hired "autos" are covered "autos" for Liability Coverage, and if Comprehensive, Specified Causes of Loss or Collision coverage are provided under the Business Auto Coverage Form for any "auto" you own, then the Physical Damage coverages provided are extended to "autos":

a. You hire, rent or borrow; or

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To the extent possible, notice to us should include:

(1) How, when and where the "accident" or "loss" took place;

(2) The "insureds" name and address; and

(3) The names and addresses of any injured persons and witnesses.

20. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

SECTION IV - BUSINESS AUTO CONDITIONS, paragraph **A.5.,** Transfer of Rights of Recovery Against Others to Us, is amended by the addition of the following:

If the person or organization has waived those rights before an "accident" or "loss", our rights are waived also.

21. HIRED AUTO COVERAGE TERRITORY

SECTION IV - BUSINESS AUTO CONDITIONS, paragraph **B.7.,** Policy Period, Coverage Territory, is amended by the addition of the following:

f. For "autos" hired 30 days or less, the coverage territory is anywhere in the world, provided that the insured's responsibility to pay for damages is determined in a "suit", on the merits, in the United States, the territories and possessions of the United States of America, Puerto Rico or Canada or in a settlement we agree to.

This extension of coverage does not apply to an "auto" hired, leased, rented or borrowed with a driver.

SECTION V - DEFINITIONS Is amended as follows:

22. BODILY INJURY REDEFINED

Under SECTION V - DEFINTIONS, definition **C.** is replaced by the following:

"Bodily injury" means physical injury, sickness or disease sustained by a person, including mental anguish, mental injury, shock, fright or death resulting from any of these at any time.

COMMMON POLICY CONDITIONS

23. EXTENDED CANCELLATION CONDITION

COMMON POLICY CONDITIONS, paragraph **A.** - CANCELLATION condition applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail to the first Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states which require more than 60 days prior notice of cancellation.

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STH CONTRACT FY2019-077-01A

AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT WITH HYDROSCIENCE ENGINEERS; STH CONTRACT NO: 2019-077 FOR DESIGN SERVICES ON CAPITAL IMPROVEMENT PROJECT: S-52 PHASE I WASTEWATER TREATMENT AND RECLAMATION PLANT UPGRADES

This Amendment No. 1 to Professional Services Agreement STH Contract: 2019-077 dated April 9, 2019 ("Agreement") is made as of this 23rd day of March, 2020 by and between the City of St. Helena, a municipal corporation ("City"), and HydroScience Engineers ("Consultant").

RECITALS

A. On April 9, 2019 the City and Consultant entered into the Agreement for Consultant to provide professional design services in connection with the project described as CIP Project No. S-52 Phase I Wastewater Treatment and Reclamation Plant Upgrades; and

B. The Agreement's current Scope of Services does not include the funds or the additional work needed to allow HydroScience Engineers to complete final design plans and bid documents in order to advertise and bid the project; and

C. City and Consultant now desire to amend the Agreement with Consultant for the purpose of finalizing bid documents in order to meet the City's Cease and Desist Order requirements and deadines.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 1. Basic Services
   Parties agree to amend Exhibit A "Scope of Services" of the Agreement to provide additional services, as outlined in Exhibit A-1, "Scope of Services" attached hereto.

2. Section 4.A Compensation, is amended to read as follows:

Original Agreement Amount	$440,000
Amendment No. 1	$255,380
Total Compensation Not to Exceed	$695,380

Exhibit B-1, "Compensation" detailing the compensation modification is attached hereto.

All other terms of the Agreement shall remain in full force and effect.

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By: _____

Print Name: Curtis Lam

Title: President

CITY OF ST. HELENA
a Municipal Corporation

By: _____

Print Name: Mark T. Prestwich

Title: City Manager

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

ATTEST:

_____
City Clerk
Cindy Tzafopoulos

Attachments:

Exhibit A-1: "Scope of Services"
Exhibit B-1: "Compensation"

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By: _____

Print Name: _____

Title: _____

CITY OF ST. HELENA
a Municipal Corporation

By: _____

Print Name: Mark T. Prestwich

Title: City Manager

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

ATTEST:

_____
City Clerk

Attachments:

Exhibit A-1: "Scope of Services"
Exhibit B-1: "Compensation"

Exhibit A-1

"Scope of Services"

Scope of Services for the City of St. Helena Phase 1 Wastewater Treatment and Reclamation Plant Upgrade Detailed Design

Project Understanding

The City WWTRP is owned and operated by the City of St. Helena and was originally established in 1967. The WWTRP utilizes an advanced integrated treatment pond system (AIPS), which includes a system of hydraulically connected treatment ponds of which, largely operate as originally constructed. The pond system provides a secondary level of wastewater treatment followed by either direct discharge to the Napa River or land discharge to spray fields adjacent to the WWTRP.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) issued NPDES Permit No. CA 00038016 (Order No. R2-2016-2016-0003) and Cease and Desist Order (CDO) No. R2-2016-0004 to the City in 2016. The new NPDES permit contained effluent limitations the City could not reliably obtain with their existing AIPS process. This resulted in the RWQCB issuing the City with a Time Schedule Order requiring the City to complete a number of steps with the overall intent of upgrading the WWTRP process to a level that would result in the WWTRP reliably meeting its effluent discharge limitations.

In April 2019, the City commissioned HydroScience Engineers to develop a Conceptual Design Report (Report) to further analyze treatment alternatives that would result in compliance with the new NPDES effluent discharge limitations, while also modernizing the facility's treatment process and eventual decommissioning of the WWTRP pond system. The Report re-examined City provided flow and loading data as well as current operations at the City's WWTRP in order to characterize the existing plant's conditions and identify treatment plant design criteria. HydroScience evaluated two wastewater treatment processes: Membrane Bioreactor (MBR) and Sequencing Batch Reactor (SBR).

The recommendations in the Report identified that the preferred WWTRP upgrade alternative is a packaged MBR treatment system due to its ability to reliably produce high quality effluent that is capable of both meeting effluent discharge limitations and being used as a future recycled water supply source. The WWTRP will maintain its permitted capacity of 0.5 MGD with the flexibility to operate the plant at a peak day hydraulic capacity of 1.33 MGD. There will be associated WWTRP improvements to incorporate existing plant processes into the new treatment plant to improve reliability.

These improvements include repurposing Ponds 1A through 3 to be used for flow equalization and emergency storage, constructing facilities to return equalized flow to the new MBR process, adding a bar screen, modifying the method for disinfection, and continuing to utilize the chlorination system solely for land discharge. The new treatment plant improvement would be modular in its design so that the City could cost-effectively expand the new system to meet anticipated buildout flows, if necessary.

On January 14, 2020, the City received the Report and directed staff to proceed with implementation of the next steps in implementation of the project. One of those steps was to prepare the procurement for design-build implementation of the project. Staff also determined that funding the project through a USDA loans was the preferred financing method. USDA informed the City that design-build implementation of a project is something that, while allowed, would have the potential to result in delays in funding approval. They expressed a desire to the City to have the project procurement follow a traditional design-bid-build method. As a result, HydroScience has prepared this proposal to provide design services for the WWTRP project.

Project management, CEQA management services, USDA funding, and other services covered under the existing agreement will continue to be provided as part of that agreement. This scope of work covers only the additional scope of work associated with the detailed design of the WWTRP improvements recommended in the Conceptual Design Report.

Modifications to the original Exhibit A, "Scope of Services" includes eliminating further work from Task 7: Preparation of Bridging Documents, Task 8: Phase 2 Project Management and Coordination, and Contingency.

Scope of Work

This scope of work summarizes the level of effort required to develop contract documents for the Phase 1 WWTRP Improvements. This project is expected to include the following components:

- Packaged coarse screening unit designed to treat WWTRP peak hour influent flow prior to discharge to Ponds 1A and 1B
- Return pumping and piping to convey flow from Pond 2 and Pond 3 to Ponds 1A/1B
- Duplex submersible secondary pump station and force main sized for up to 1.33 MGD for distribution to new packaged WWTRP. Submersible pumps will be (duty + standby) designed to meet 1.5 MGD each. Structure will be precast or cast-in-place concrete with rail retrieval system and instrumentation.
- UV disinfection system to disinfect MBR permeate
- Packaged, pre-fabricated MBR wastewater treatment plant designed in accordance with the design criteria established as part of the Report, which are summarized

below.

- 2mm fine screening primary treatment (Duty and Standby) at ADWF
- Dual anoxic treatment trains including submersible mixing and instrumentation,
- Dual aerobic treatment trains which include fine bubble diffusers, 400 cfm blowers, and instrumentation
- Waste activated sludge positive displacement pumps
- Return activated distribution system
- Membrane ultrafiltration units (8 total) and associated permeate equipment and monitoring instrumentation
- Membrane cleaning chemical equipment and storage
- Vessel type UV disinfection reactors (Duty and Standby)
- Stainless steel effluent storage tank for effluent equalization (20,000 gallons)
- Skid mounted effluent pump station (Duty and Standby) rated at 450 gpm each
- Packaged sludge dewatering treatment facility including volute dewatering press, chemicals, blowers, and controls.
- Type 304 stainless steel basins designed to the volumetric requirements of the biological treatment process
- Factory assembled electrical and mechanical systems ready for field assembly and finished connections
- Comprehensive SCADA integration for remote monitoring
- Sound attenuation and safety features

- Effluent force main piping for distribution effluent storage tank to either the outfall or Pond 4.
- Yard piping and site work within new WWTRP footprint
- New 480 Volt, 3-Phase PG&E service connection.
- New 480 Volt, 3-Phase standby generator sized to meet the demands of all new and existing electrical loads.
- Structural concrete slab for new MBR, dewatering press, transformer, and other appurtenant facilities.
- New domestic water service connection and distribution throughout plant.
- Improvements to existing sodium hypochlorite distribution and storage system, where required.
- Reconstruction and calibration of INF-001.
- New double-wide trailer for operational staff and laboratory including power and sanitary service connections.
- 3" thick asphaltic concrete looped driveway and paving around the new WWTRP treatment area.
- Storm water improvements and various civil improvements.

HydroScience will prepare contract documents, which includes engineering plans, specifications, and a cost estimate (PS&E) and submit them to the City at the 90% and

bid set levels of completion. A draft sheet list is attached.

90% PS&E: The 90% PS&E will contain complete drawings, including plans, sections, and details for all disciplines, developed to a level of detail that make them suitable for City of St. Helena review. Division 1 through 16 will be prepared by HydroScience. The front end specifications (Division 0) will be developed using the City standard front-end contract documents. The 90% PS&E will contain the following elements:

- General sheets
- Demolition sheets
- Process flow diagram
- Hydraulic profile
- Yard piping and underground utility drawings
- Site plan drawings
- Structural plans and sections
- Mechanical plans and sections, including equipment and piping
- Power distribution site plan
- P&ID drawings
- Standard copies of technical specifications
- Engineer's opinion of probable costs.

Topographic Survey: The topographic survey work will be performed by HydroScience's subconsultant, O'Dell Engineering. O'Dell will establish survey control based on the NAD 83 horizontal datum and NAVD 88 vertical datum. The coordinate reference system used will be California State Plan Coordinates – Zone 3, US Survey Feet.

O'Dell will provide aerial topographic mapping and black and white orthography within the project mapping limits. Aerial topographic mapping will be prepared at a horizontal scale of 1" = 20' and a minor contour interval of 0.5'.

The topographic survey will clearly locate and identify the following within the project footprint:

- Hardscape features like the edge of pavement
- Surface utilities
- High points, low points, break lines, and spot elevations in flat areas
- Trees over 6-inches in diameter
- Parking lot and lane striping
- Lot boundaries
- Water valve lids and water valve top of nut for all water valves

- Survey rim and invert elevations and pipeline diameters for all storm and sanitary sewer manholes

O'Dell will also determine the record location rights of way as defined by and analysis of record maps and physical evidence. The limits of this work will not include a boundary determination and no monuments will be set.

O'Dell will send a utility research/as-built plans request letter to local utility companies that may have facilities within the project limits. A map of the approximate utility locations (including underground utilities) will be created based on data provided by the utility companies and surface utility features as identified during the topographic survey. When the existing data allows, the drawing will indicate utility type, diameter, material, approximate cover, and the horizontal location of the utility.

Geotechnical Investigation: A geotechnical investigation will be completed as part of the following subsurface exploration program:

Proposed Improvement	Number of Borings	Boring Depth (ft.)
Return Pump Station	1	20
Packaged Tertiary Treatment Plant	2	15

Exploratory borings will be drilled using a truck-mounted drill rig using auger drilling methods. Soil samples will be collected at 3-foot to 5-foot intervals with Standard Penetration Test (SPT) and/or California Modified samplers. Bulk soil samples will be collected from selected borings, logged, and delivered to a laboratory for testing. The borings will be backfilled with cement grout.

The following laboratory tests on representative soil samples obtained from the borings:

- Moisture content and dry density for soil consistency evaluation.
- Plasticity index for soil classification and expansive soil evaluation.
- Sieve analysis for soil classification.
- Direct Shear, Unconfined Compression and/or Triaxial Compression (Unconsolidated, Undrained) to determine strength parameters for geotechnical analysis.
- R-value for pavement design at the treatment facility site.
- Soil corrosion (pH, resistivity, sulfates, chlorides).

Engineering analysis and a Geotechnical Report will be prepared that contains the following:

- Project description.
- Subsurface soil and groundwater conditions.
- Laboratory test results.
- Soil corrosion potential.
- Soil expansion potential.
- California Building Code seismic design parameters.
- Grading and trench backfill recommendations, including excavation shoring and dewatering considerations.
- Foundation and lateral earth pressure recommendations for design of the tank, pump station, and tertiary treatment plant structure, including estimated settlements.
- Hot mix asphalt pavement design recommendations for the treatment facility site.
- Site plan displaying proposed improvements and boring locations.
- Boring logs.

100% PS&E: The 100% bid set submittal will incorporate all comments from the 90% and be suitable for advertisement. The engineer's opinion of probable cost will be revised based upon City comments and eventual scope adjustments.

The Bid Set PS&E contract documents will include the following:

- Wet stamped and signed final drawings in full size format. We anticipate submitting bound hard copies of the project drawings (Full and Half size) and specifications as well as PDF/DWG formats,
- Special provisions, bid schedule, and technical specifications with stamped title page suitable for advertisement, in PDF format,
- Updated Engineer's Opinion of Probable Cost,
- Reference electronic files for the project, including utility information, geotechnical information, and other associated project information.

Deliverables:

- 90% PS&E: PDF electronic versions of half size (11x17) drawings, technical specifications, and engineer's opinion of probable cost. Hard copies of plans and specifications provided to the Owner upon request.
- 100%/Bid Set PS&E: PDF electronic versions of half and full size drawings, technical specifications and engineer's opinion of probable cost. Hard copies of plans and specifications shall include: (3) copies of half size (11x17) drawings, (1) copy of full size (22x34) drawings, and (3) copies of bound technical specifications. AutoCAD drawings and Microsoft Word documents of the technical specifications will be provided to the Owner.

Exhibit B-1

"Compensation"

The estimated budget by task for Amendment No. 1 is as follows:

Design Services

90% PS&E	$364,100
100% Bid Set PS&E	$91,280
Design Services Total:	$455,380

Compensation modification from the original Exhibit B are as follows:

Task 7: Preparation of Bridging Documents:	($135,000)
Task 8: Phase 2 Project Management and Coordination:	($10,000)
Contingency:	($55,000)
Total Reduced Budget from original contract:	($200,000)
Total Amendment No. 1	$255,380

All work will be performed in accordance with the professional services agreement between the City and HydroScience. Services will be invoiced on a time and materials basis in accordance with standard billing rate schedule in effect when services are rendered. A copy of the HydroScience 2020 standard billing rate schedule is attached.

AMENDMENT NO. 2

TO PROFESSIONAL SERVICES AGREEMENT WITH HYDROSCIENCE ENGINEERS; STH CONTRACT NO: 2019-077 FOR DESIGN SERVICES ON CAPITAL IMPROVEMENT PROJECT: S-52 PHASE I WASTEWATER TREATMENT AND RECLAMATION PLANT UPGRADES FOR AN ADDITIONAL $792,550 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $1,487,930.

This Second Amendment to Professional Services Agreement STH Contract: 2019-077 dated April 9, 2019 ("Agreement") is made as of this 23 day of March, 2021 by and between the City of St. Helena, a municipal corporation ("City"), and HydroScience Engineers ("Consultant").

RECITALS

A. On April 9, 2019 the City and Consultant entered into the Agreement for Consultant to provide professional design services in connection with the project described as CIP Project No. S-52 Phase I Wastewater Treatment and Reclamation Plant Upgrades; and

B. The Agreement's Scope of Services did not include the funds or the additional work needed to allow HydroScience Engineers to complete final design plans and bid documents in order to advertise and bid the project; and

C. On March 24, 2020, City Council authorized Amendment No. 1 to Professional Services Agreement STH Contract: FY 2019-017 in the amount of $255,380 for a total not-to-exceed amount of $695,380; and

D. On February 23, 2021, City Council adopted the IS/MND and the MMRP, and approved the plans and specifications authorizing the Public Works Director/City Engineer to advertise the Wastewater Treatment and Reclamation Plant Phase I Upgrades, CIP Project No. S-52; and

E. The Agreement’s current Scope of Services does not include the funds or the additional work for HydroScience to provide engineering services during the bidding and construction phases as well as construction management and inspection services; and

F. The additional funding is necessary to allow HydroScience Engineers to provide additional consulting services to the City.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 1. Basic Services
   Parties agree to amend Section 1, “Basic Services” of the Agreement to provide additional services, as outlined in Exhibit A, “Scope of Work” attached hereto.

2. Section 4.A Compensation and Method of Payment, is amended to read as follows:
   “Total compensation shall not exceed $1,487,930.00…”

All other terms of the Agreement shall remain in full force and effect.

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By: Curtis Lam Digitally signed by Curtis Lam Date: 2021.03.04 08:19:01 -08'00'

Print Name: Curtis Lam

Title: President

CITY OF ST. HELENA
a Municipal Corporation

By: Mark T. Prestwich Digitally signed by Mark T. Prestwich Date: 2021.03.25 13:13:07 -07'00'

Print Name: Mark T. Prestwich

Title: City Manager

APPROVED AS TO FORM:

ethan.walsh@bbklaw.com Digitally signed by: ethan.walsh@bbklaw.com DN: CN = ethan.walsh@bbklaw.com Date: 2021.04.28 16:02:43 -07'00'

Ethan Walsh, City Attorney

ATTEST:

Cindy Tzafopoulos Digitally signed by Cindy Tzafopoulos Date: 2021.03.26 09:45:51 -07'00'

City Clerk

Attachments:

Exhibit A-1: “Scope of Services
Exhibit B-1: “Compensation”

Exhibit A-1
"Scope of Services"

HydroScience has been working with the City to plan, design, and support the permitting and funding of the Project. The design was stamped and submitted to the City and is going to be advertised following City Council concurrence. A draft National Pollutant Discharge Elimination System (NPDES) permit was issued to the City based on the design of the improvements, and it is expected that this permit will replace the current NPDES permit. Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) is expected to occur during the February 23, 2021 City Council meeting. Following adoption of the IS/MND and approval to advertise, National Environmental Policy Act (NEPA) compliance and U.S. Department of Agriculture (USDA) funding will need to be finalized prior to contract award.

Scope of Work

HydroScience will provide engineering services in support of the City's efforts to manage the bidding and construction phases of the project. HydroScience will also provide a full-time Construction Manager/Inspector to oversee construction of the Project by the Contractor. Additionally, HydroScience would support efforts to startup the new treatment plant and prepare record drawings based on redlines prepared by the Contractor.

Task 1: Bid Services and Engineering Services During Construction (ESDC)

HydroScience will support the City during the bid and construction phases. It is assumed the City will lead the effort to advertise the job, distribute plans, and field inquiries from Contractors. HydroScience has estimated a total of 1,000 hours of effort for this task, which equates to approximately 12 hours per week for the duration of the project. It is expected that certain weeks will require more effort than others, but that this average burn rate will be adequate to provide the required level of ESDC.

HydroScience will provide the following types of bid period services to the City:

- HydroScience will attend the pre-bid meeting and provide any technical support required to respond to technical questions from prospective bidders submitted during the bidding phase.
- Bidding services will include responding to questions posed by the bidders and preparing clarifications and up to two addenda. All communications with potential bidders will be coordinated through proper channels.
- HydroScience will provide support with receiving bids, analyzing bids, determining responsive responsible bidders, and presenting a recommendation to the City.
- Following receipt of bids, HydroScience will make a recommendation on how to proceed and help coordinate acceptance of the bid with USDA financing and the City's requirements.
- Assisting the City in contracting with the selected bidder.

HydroScience will provide ESDC to the City as needed and requested up to the level of effort identified in this scope. The types of services HydroScience expects to provide as part of this task is summarized below.

- Attending construction meetings. HydroScience expects that the ESDC staff will attend up to six construction meetings. The timing of these meetings would be set as directed by the City and the Contractor.
- Site visits: ESDC staff shall conduct up to eight site visits during construction. These construction site visits are in addition to the construction meetings. Site visits may occur in conjunction with a construction meeting.
- Submittal reviews: HydroScience will review submittals and resubmittals and provide comments

back to the Contractor. Submittal reviews will be transmitted in the cloud-based software format preferred by the Contractor. HydroScience is estimating up to 100 submittals or resubmittals.

- RFI reviews: HydroScience expects that the City may require assistance from HydroScience for RFI reviews. RFIs may address changed conditions, corrective actions, or items requested by the City or Contractor. Completed RFI reviews will be returned to the CM and/or the City in the same format as submittals. HydroScience has assumed up to 20 RFIs.
- Change Order Reviews: Any change orders will be reviewed against field conditions and the contract documents to determine the validity of the change order request. HydroScience will review change orders and provide a response/recommendation to the City. HydroScience is estimating approximately 10 potential change orders.

Deliverables

- Responses to bidder inquiries
- Up to two addenda
- Documentation of pre-bid meeting agenda and notes
- Review of project bids
- Meeting agenda/minutes for HydroScience led meetings
- Submittal responses
- RFI responses
- Responses to Change Order requests

Task 2: Construction Management and Inspection

HydroScience will provide one combined Construction Manager (CM)/Inspector to be present at the site during the major periods of construction activity. It is expected that the construction duration will be approximately 14 months, plus approximately 2-3 months for startup and commissioning. HydroScience has budgeted approximately 2,500 hours for our CM/Inspector and support staff as required for this task.

HydroScience will use the electronic, cloud-based construction document and communication system for tracking of all Project construction documents and transmittals. All documents and transmittals will be tracked, filed, and routed using this system, including RFIs, submittals, change order requests, design clarifications, and inspection reports. A cloud-based document management system will catalogue all electronic communication and record keeping for efficiency and the ease of access and data back-up.

HydroScience will address potential change orders (PCOs) received during the project. PCOs will be reviewed against field conditions and the contract documents to determine validity. HydroScience will independently evaluate PCO costs and make a recommendation to the City. HydroScience will lead the negotiation process and will, as appropriate, prepare a contract change order (CCO) for issuance to the Contractor.

HydroScience will receive, log, and track contractor progress payment requests; perform a job walk to review construction progress and verify requests are consistent with work performed; and will make a recommendation to the City for payment.

HydroScience will receive and evaluate the contractor's schedule and review critical path items and project float. HydroScience will evaluate any changes to the original schedule affected by weather and/or other factors. HydroScience's goal will be to identify potential sources of delay and facilitate solutions to prevent a delay claim.

HydroScience will serve in a central coordination role with all parties. Communication will consist of verbal communications, progress meetings, monthly progress reports, and written correspondence. HydroScience will log and track all correspondence and communication as described above.

HydroScience will prepare a punch list and facilitate a final job walk with the City and Contractor. Recommendation will be made to the City on acceptance of the facilities and posting the notice of completion.

Following substantial completion, HydroScience will work collaboratively with the City to refine operations and verify that the Project is operating as expected. Crucial to this will be documenting that the new Project can meet the water quality requirements in the new NPDES permit. HydroScience will analyze the data and prepare a technical report summarizing process performance of the Project once it is put into operation.

Once construction is complete, HydroScience will prepare record drawings to reflect the as-built condition. Red-line drawings from the Contractor will be used as the basis for HydroScience to prepare the record drawings.

Proposed Team

HydroScience's proposed team will include Curtis Lam and Thinh Le as the Engineers-of-Record, Jason Crowley as the lead for bid support services and ESDC, and Ed Francisco as the CM/inspector. Curtis and Jason designed the Project and will continue in similar roles to make sure that the design intent is carried through into construction. Ed has worked with HydroScience for nearly 20 years and has spent the past 10+ years performing construction management services for many types of public projects. These individuals will be committed to the successful implementation of your Project and will continue to be your primary day-to-day contacts.

Project Schedule

We expect that the construction contract will be awarded during May 2021. Bidding is expected to begin during March 2021, assuming USDA funding is secured. It is expected that the construction contract will require approximately 14 months, plus 2-3 months of performance testing. It is expected that full compliance with the new NPDES permit requirements could be achieved by December 2022.

Exhibit B-1
"Compensation"

A summary of the estimated budget by task for Amendment No. 2 is as follows:

Design Services	
Task 1: Engineering Services During Bidding/Construction	$208,000
Task 2: Construction Management and Inspection Services	$512,500
Overall Subtotal:	$720,500
10% Contingency	$72,050
Amendment No. 2 Total:	$792,550

Original Contract	$440,000
Amendment #1	$255,380
Amendment #2	$792,550
Total	**$1,487,930**

All work will be performed in accordance with the professional services agreement between the City and HydroScience. Services will be invoiced on a time-and-materials basis in accordance with standard billing rate schedule in effect when services are rendered.

AMENDMENT NO. 3
TO PROFESSIONAL SERVICES AGREEMENT WITH HYDROSCIENCE ENGINEERS; STH CONTRACT NO: 2019-077 FOR DESIGN SERVICES ON CAPITAL IMPROVEMENT PROJECT: S-52 PHASE I WASTEWATER TREATMENT AND RECLAMATION PLANT UPGRADES FOR AN ADDITIONAL $532,466 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $2,020,396

This Second Amendment to Professional Services Agreement STH Contract: 2019-077 dated April 9, 2019 ("Agreement") is made as of this day of , 2021 by and between the City of St. Helena, a municipal corporation ("City"), and HydroScience Engineers ("Consultant").

RECITALS

A. On April 9, 2019 the City and Consultant entered into the Agreement for Consultant to provide professional design services in connection with the project described as CIP Project No. S-52 Phase I Wastewater Treatment and Reclamation Plant Upgrades; and
B. The Agreement's Scope of Services did not include the funds or the additional work needed to allow HydroScience Engineers to complete final design plans and bid documents in order to advertise and bid the project; and
C. On March 23, 2020, City Council authorized Amendment No. 1 to Professional Services Agreement STH Contract: FY 2019-017 in the amount of $255,380 for a total not-to-exceed amount of $695,380; and
D. On February 23, 2021, City Council adopted the IS/MND and the MMRP, and approved the plans and specifications authorizing the Public Works Director/City Engineer to advertise the Wastewater Treatment and Reclamation Plant Phase I Upgrades, CIP Project No. S-52; and The current Scope of Services does not include the funds or the additional work for HydroScience to provide engineering services during the bidding and construction phases as well as construction management and inspection services; and
E. On March 23, 2021 City Council authorized Amendment Number 2 in the amount of $792.550 for a not-to-exceed amount of $1,487,930 adding both engineering services during the bidding and construction phases and providing construction management and inspection services for CIP S-52.
F. Unanticipated schedule impacts have made it necessary to request additional time to construct the Package MBR. Delays in procuring electrical equipment, delays associated with wet weather, and delay associated with pouring the MBR pad, a critical path item all have contributed to the schedule amendment.
G. To carry out the project through the current anticipated demonstration, testing, and completion date of approximately April 2024, engineering and construction management/inspection services will need to be provided for an additional ten months past the original construction schedule.
H. The additional funding is necessary to allow HydroScience Engineers to provide continued consulting services to the City.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 1. Basic Services

2. Parties agree to amend Section 1 “Basic Services” to the agreement to provide additional services as outlined in Exhibit A, “Scope of Work” Attached hereto.
3. Section 4.A Compensation and Method of Payment, is amended to read as follows: “Total Compensation shall not exceed $2,020,396...”

All other terms of the Agreement shall remain in full force and effect.

Entered as of the say and year first above stated.

Consultant:

By: _____

Name: _____

Title:_____

City of St. Helena

By: _____

Name: Anil Comelo

Title: City Manager

Approved as to Form:

By: _____

Name: Ethan Walsh

Title: City Attorney

Attachments:
Exhibit A-1 Scope of Services
Exhibit A-2: Compensation

Exhibit A-1
SCOPE OF SERVICES

HydroScience has been working with the City to plan, design, permit, and manage the construction of the Project. Notice to Proceed was issued to the Contractor during February 2022, and the Contractor has been diligently working to construct the Project.

Amendment No. 2 to STH Contract FY2019-077-02A included services for HydroScience to provide engineering services in support of the City's efforts to manage the bidding and construction phases of the project. Since the Project bidding and construction began, HydroScience has been providing a full-time Construction Manager/Inspector to oversee construction of the Project by the Contractor, as well as providing engineering services during construction.

There were two primary tasks associated with Amendment No. 2. A summary of the assumptions relating to the level of effort associated with the Engineering Services During Construction and Construction Management/Inspection tasks are presented in the table below.

Task	Item	Scope Basis	Current Status
Engineering Services During Construction	Submittals/ Resubmittals	100 (total)	73 submittals + 40 resubmittals
	RFIs	20	47
	Change Orders	10	5
	Schedule	16-17 months	26-27 months
Construction Management/ Inspection	Schedule	16-17 months	26-27 months
	Hours	2,500	2,353 hours

At current monthly burn rates, and to carry out the project through the current anticipated demonstration testing completion date of approximately April 2024, it is expected that engineering and construction management/inspection services will need to be provided for an additional ten months past the original construction schedule. The reasons for the schedule extensions include providing additional construction time to construct the Package MBR, delays in procuring electrical equipment, delays associated with wet weather, and delay associated with pouring the MBR pad, a critical path item.

The proposed tasks for Amendment No. 3 associated with Exhibit A-1 are as follows:

Task 1: Engineering Services During Construction

HydroScience will continue to support the City during the bid and construction phases. It is assumed that this effort will require approximately 12 hours per week for the duration of the additional phase of the project. Over a 10 month period, this equates to It is expected that certain weeks will require more effort than others, but that this average burn rate will be adequate to provide the required level of ESDC.

HydroScience will provide ESDC to the City as needed and requested up to the level of effort identified in this scope. The types of services HydroScience expects to provide as part of this task is summarized below.

Attending construction meetings. HydroScience will lead weekly construction meetings with the project team for the duration of the project.

Site visits: ESDC staff shall conduct up to eight site visits during construction. These construction site visits are in addition to the construction meetings. Site visits may occur in conjunction with a construction meeting.

Submittal reviews: HydroScience will review submittals and resubmittals and provide comments back to the Contractor. Submittal reviews will be transmitted in the cloud-based software format preferred by the Contractor.

RFI reviews: HydroScience expects that the City may require assistance from HydroScience for RFI reviews. RFIs may address changed conditions, corrective actions, or items requested by the City or Contractor. Completed RFI reviews will be returned to the CM and/or the City in the same format as submittals.

Change Order Reviews: Any change orders will be reviewed against field conditions and the contract documents to determine the validity of the change order request. HydroScience will review change orders and provide a response/recommendation to the City. HydroScience is estimating approximately 10 potential change orders.

Deliverables

- Meeting agenda/minutes for HydroScience led meetings
- Submittal responses
- RFI responses
- Responses to Change Order requests

Task 2: Construction Management and Inspection

HydroScience will provide one combined Construction Manager (CM)/Inspector to be present at the site regularly when the Contractor is on-site. We have assumed that approximately 1,800 hours of time by our CM/Inspector and support task is required for this task.

HydroScience will use the electronic, cloud-based construction document and communication system for tracking of all Project construction documents and transmittals. All documents and transmittals will be tracked, filed, and routed using this system, including RFIs, submittals, change order requests, design clarifications, and inspection reports. A cloud-based document management system will catalogue all electronic communication and record keeping for efficiency and the ease of access and data back-up.

HydroScience will address potential change orders (PCOs) received during the project. PCOs will be reviewed against field conditions and the contract documents to determine validity. HydroScience will independently evaluate PCO costs and make a recommendation to the City. HydroScience will lead the negotiation process and will, as appropriate, prepare a contract change order (CCO) for issuance to the Contractor.

HydroScience will receive, log, and track contractor progress payment requests; perform a job walk to review construction progress and verify requests are consistent with work performed; and will make a recommendation to the City for payment.

HydroScience will receive and evaluate the Contractor's schedule and review critical path items and project float. HydroScience will evaluate any changes to the original schedule affected by weather and/or other factors. HydroScience's goal will be to identify potential sources of delay and facilitate solutions to prevent a delay claim.

HydroScience will serve in a central coordination role with all parties. Communication will consist of verbal communications, progress meetings, monthly progress reports, and written correspondence. HydroScience will log and track all correspondence and communication as described above.

HydroScience will prepare a punch list and facilitate a final job walk with the City and Contractor. Recommendation will be made to the City on acceptance of the facilities and posting the notice of completion.

Following substantial completion, HydroScience will work collaboratively with the City to refine operations and verify that the Project is operating as expected. Crucial to this will be documenting that the new Project can meet the water quality requirements in the new NPDES permit. HydroScience will analyze the data and prepare a technical report summarizing process performance of the Project once it is put into operation.

Once construction is complete, HydroScience will prepare record drawings to reflect the as-built condition. Red-line drawings from the Contractor will be used as the basis for HydroScience to prepare the record drawings.

Project Team

HydroScience s proposed team will include Curtis Lam and Thinh Le as the Engineers-of-Record, Jason Crowley as the lead for ESDC, and Ed Francisco as the CM/inspector. Curtis and Jason designed the Project and will continue in similar roles to make sure that the design intent is carried through into construction. Ed has worked with HydroScience for over 20 years and has spent the past decade performing construction management services for many types of public projects. These individuals will be committed to the successful implementation of your Project and will continue to be your primary day-to-day contacts.

Exhibit A-2
COMPENSATION

A summary of the estimated budget by task for Amendment No. 2 is as follows:

Task 1: Engineering Services During Construction	$124,800
Task 2: Construction Management/Inspection	$359,260
Contingency (10%)	$48,406
Amendment No. 3 Total:	**$532,466**

All work will be performed in accordance with the professional services agreement between the City and HydroScience. Services will be invoiced on a time-and-materials basis in accordance with HydroScience's 2023 Standard Billing Rate Schedule.

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Finance

DATE:	November 28, 2023
FROM:	Mandy Kellogg, Administrative Services Director
SUBJECT:	Second reading and proposed adoption of an Ordinance updating Chapter 3.32 related to development impact Fees.
RECOMMENDED ACTION:	Conduct the second reading by title only of an ordinance (Attachment B) amending Title 3 Revenue and Finance, Chapter 3.32 Development Impact Fees related to such fees.
PREVIOUS COUNCIL ACTION:	November 24, 2015 - Approval of Professional Services Agreement with Willdan Financial Services. November 14, 2017 - Approval of Amendment #1 for Water and Wastewater Impact Fees. October 9, 2018 - Approval of Amendment #2 to Update Cost Allocation Plan. August 24, 2021 - Approval of Amendment #3 to Add Commercial Linkage Fee Analysis. July 25, 2023 - Approval of Amendment #4 for Additional Funding to Complete User Fee Study. August 8, 2023 - Approval of Amendment #5 for Additional Funding to Complete the Development Impact Fee Study. November 14, 2023 - Approval of First Reading of an Ordinance updating Chapter 3.32 related to development impact Fees
STATEMENT OF THE PURPOSE:	The purpose is to adopt Development Impact Fee updating Chapter 3.32 related to development impact Fees and implement the newly adopted fees by February 1, 2024.
FINANCIAL IMPACT:	Adoption of the development impact fee study do not have a financial impact, but the implementation of the new fees on February 1, 2024 will have an impact on future revenues based on activity associated with those fees, which is estimated to be an annual decrease in revenues of $162,000 based on an average of the last three fiscal years of activities.

BACKGROUND:

Cities must regularly update Development Impact fees and User Fees in order to recover costs that are attributable to certain services and for which benefits accrue to specific limited number of individuals or businesses. At the current time, the City has

been experiencing a gap in the revenue collected, relative to expenditures and expectations for services. There are several underfunded city operational functions, and the infrastructure, parks, roads, and other facilities are visibly displaying the impact of underinvestment. As a result, the City is exploring several stable revenue generating alternatives including a real estate transfer tax ballot measure in November 2024. It is also important that the City update its fees to allow for more accurate recovery of its costs.

Development impact fees are charged to new development and support upgrades to the City's infrastructure necessitated by such development and are generally paid as a requirement to obtain a building permit. The last development impact fee study was completed in April 2013 and an updated development impact fee schedule was adopted by the City Council on November 12, 2013 through Ordinance 2013-2.

In September 2015, staff issued a Request for Proposals for a Full Cost Services and Development Impact Fee Study to include a cost allocation plan, user fee study, and a development impact fee study. On October 9, 2015 the City received four proposal which were reviewed by City staff and an outside consultant. In November 2015, the City selected Willdan Financial Services to conduct a Full Cost Services and Development Impact Fee Study and entered into a professional services agreement on November 24, 2015 by Resolution 2015-146.
On November 14, 2023 the City Council approved the first reading of an Ordinance updating Chapter 3.32 related to development impact Fees.

DISCUSSION:

Development Impact Fee Study

The City imposes development impact fees on development projects to mitigate the impacts caused by new development on public services, infrastructure, and facilities. Development impact fees are subject to Government Code §§66000-66025 known as "the Mitigation Fee Act" and commonly referred to as "AB 1600 Requirements". Adoption of a development impact fee requires compliance with the Mitigation Fee Act and prior to any action establishing, increasing, or imposing a fee as a condition of approval of a development project, a local agency must:

1. Identify the purpose of the fee;
2. Identify the specific uses of the fee;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, construction of infrastructure, the acquisition of vehicles or equipment, information technology, software licenses and equipment.

Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. Policy LU1.1 of the General Plan states: “Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.”

Willdan utilized the City's most current available facility plans and growth projections to calculate the maximum justified fees, which will enable the City to expand its inventory of public facilities as new development leads to increases in service demands.

Study Methodology

The six steps followed in the development impact fee study were as follows:

1. Estimate existing development and future growth: Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. Identify facility standards: Determine the facility standards used to plan for new and expanded facilities;
3. Determine facilities required to serve new development: Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. Determine the cost of facilities required to serve new development: Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. Calculate fee schedule: Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. Identify alternative funding requirements: Determine if any non-fee funding is required to complete projects.

One of the key public policy issues in development impact fee studies is to identify the facility standards to document a reasonable relationship between new development and the need for new facilities. There are three approaches used to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the Mitigation Fee Act requirements in this study.

- Existing Inventory - This approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services and is often used when a long-range plan for new facilities is not available.
- Planned Facilities - This approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development and is utilized when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified.
- System Plan - This approach is based on a master facility plan in situations where specific needed facilities serve both existing and new development and is used when it is not possible to differentiate the benefits of new facilities between new and existing development.

The study identified facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identified the appropriate development impact fee for each of the following facility categories:

- Public Safety Facilities
- Civic Facilities
- Transportation
- Park and Recreation Facilities
- Storm Drainage Facilities
- Water Facilities
- Wastewater Facilities

The below chart shows the maximum fee justified that was calculated based on the current study for each category as it compares to the existing rate:

Category	Current Impact Fee	New Maximum Justified Impact Fee	% Difference
Public Safety Facilities (Fee per Square Foot)			
Residential Unit	2.41	1.30	(46.1%)
Multifamily Unit	2.41	1.30	(46.1%)
Commercial	2.41	1.30	(46.1%)
Office	2.41	2.00	(17.0%)
Industrial	2.41	0.71	(70.5%)
Hotel Room	2.41	1.37	(43.2%)
Civic Facilities (Fee per Square Foot)			
Residential Unit	3.61	1.60	(55.7%)
Multifamily Unit	3.61	1.60	(55.7%)
Commercial	3.61	1.60	(55.7%)
Office	3.61	2.46	(31.9%)

Industrial	3.61	0.87	(75.8%)
Hotel Room	3.61	1.69	(53.2%)
Transportation (Fee per Square Foot)			
Residential Unit	3.59	0.81	(77.4%)
Multifamily Unit	4.14	0.81	(81.6%)
Commercial	28.49	5.10	(82.1%)
Office	8.08	4.06	(49.8%)
Industrial	5.51	2.43	(56.0%)
Hotel Room	11.53	5.46	(52.7%)
Parks and Recreation Facilities (Fee per Square Foot)			
Residential Unit	10.46	3.77	(64.0%)
Multifamily Unit	10.46	3.77	(64.0%)
Storm Drainage Facilities (Fee per Square Foot)			
Residential Unit	2.01	0.61	(69.7%)
Multifamily Unit	1.95	0.61	(69.7%)
Commercial	3.21	1.90	(40.7%)
Office	3.21	1.58	(50.7%)
Industrial	3.21	1.90	(40.7%)
Hotel Room	2.72	2.64	(2.8%)
Water Facilities (Fee per Square Foot)			
Residential Unit	3.14	1.41	(55.1%)
Multifamily Unit	3.14	1.41	(55.1%)
Commercial	5.19	0.86	(83.4%)
Office	3.19	0.86	(73.0%)
Industrial	3.89	0.73	(81.2%)
Hotel Room	5.23	2.40	(54.0%)
Wastewater Facilities (Fee per Square Foot)			
Residential Unit	3.14	1.57	(50.0%)
Multifamily Unit	3.14	1.57	(50.0%)
Commercial	5.19	1.87	(64.0%)
Office	3.19	1.87	(41.4%)
Industrial	3.89	1.65	(57.6%)
Hotel Room	5.23	5.50	5.2%

As shown in the chart above, the majority of the impact fees will be reduced with the adoption of the Development Impact Fee Study Report. Generally speaking, the reason for the reduction is that there were several improvements in the old study that have either been completed or are no longer being pursued during the 17-year planning horizon in the study. Another factor is that as development occurs the amount needed to offset impacts from new development shrinks and therefore the allocation of the facilities costs to new development shrinks as well. Therefore, the updated study allocates a lower percentage of the total project cost to new development.

Since impact fees may only fund the share of public facilities related to new development in St. Helena and may not be used to fund the share of facility needs generated by existing development, the City will need to develop alternative funding sources to fund existing development's share of the planned facilities. The below chart shows the additional funding that will be required by fee category.

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Public Safety	3,730,662	3,730,662	-
Civic Facilities	4,589,658	4,589,658	-
Transportation Facilities	18,799,000	4,060,584	14,738,416
Parks	7,771,000	7,771,000	-
Storm Drainage	19,273,000	2,356,359	16,916,641
Water	18,539,000	1,757,577	16,781,423
Wastewater	26,683,341	2,854,058	23,829,283
Totals	**99,385,661**	**27,119,898**	**72,265,763**

Public Notice

A public notice was published on September 21, 2023 in the Napa Valley Register. The proposed impact fee schedule and methodology for the fee calculations was made available for public review, electronically on the City's website by clicking the following link: Development Impact Fee Update Study Report or by appointment in the City Clerk's office.

The City is also undergoing an Affordable Housing and Commercial Linkage Impact Fee Study. The results and recommendations of this study will be presented at the December 12, 2023 Regular City Council Meeting.

Ordinance and Resolution

Staff proposed an ordinance that will amend Chapter 3.32 of the City's Municipal Code to provide that, instead of including the development impact fees in the Municipal Code, the City Council will enact the fees by resolution. This is a more common approach across the State, and easier to implement for City staff and the Council. Along with the ordinance, staff is proposing that the City Council approve a resolution that adopts the updated development impact fees. On November 14, 2023 the City Council approved the first reading of an Ordinance updating Chapter 3.32 related to development impact Fees.

ENVIRONMENTAL REVIEW: None.

DOCUMENTS ATTACHMENTS:

Attachment A - St. Helena - Impact Fee Update Report - Final - 10-17-23
Attachment B - ST HELENA_ Ordinance Updated Chapter 3.32 Development Impact Fees redline
St. Helena Impact Fee Study Presentation 11-14-23

CITY OF ST. HELENA

DEVELOPMENT IMPACT FEE UPDATE STUDY

FINAL

OCTOBER 17, 2023

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Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in the City of St. Helena through 2040. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- Public Safety Facilities
- Civic Facilities
- Transportation
- Park and Recreation Facilities
- Storm Drainage Facilities
- Water Facilities
- Wastewater Facilities

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. Although growth also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

The City collects public facilities fees under authority granted by the *Mitigation Fee Act (*the *Act)*, contained in *California Government Code* Sections 66000 *et seq*. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

The City programs development impact fee-funded capital projects through its Capital Improvement Plan (CIP). Using a CIP allows the City to identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Facility Standards and Costs

There are three approaches used to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements in this study.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Future facilities to serve growth will be identified through the City's annual CIP and budget process and/or completion of a new facility master plan. This approach is used to calculate the public safety facilities, civic facilities and park and recreation facilities fees in this report.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to

a previously undeveloped area. This approach is used for the transportation, storm drain water and wastewater facilities fees in this report.

The **system plan** approach is based on a master facility plan in situations where specific needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. This approach is not used in this report.

Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, construction of infrastructure, the acquisition of vehicles or equipment, information technology, software licenses and equipment.

In that the City cannot predict with certainty how and when development within the City will occur during the 17-year planning horizon assumed in this study, the City may need to update and revise the project lists funded by the fees documented in this study. Any substitute projects should be funded within the same facility category, and the substitute projects must still benefit and have a relationship to new development. The City could identify any changes to the projects funded by the impact fees when it updates the CIP. The impact fees could also be updated if significant changes to the projects funded by the fees are anticipated.

Development Impact Fee Schedule Summary

Table E.1 summarizes the development impact fees that meet the City's identified needs and comply with the requirements of the *Mitigation Fee Act*.

Table E.1: Maximum Justified Impact Fee Summary

Land Use	Public Safety	Civic Facilities	Transportation Facilities	Parks	Storm Drainage	Water	Wastewater	Total - Maximum Justified
Residential - per Sq. Ft,	$ 1.30	$ 1.60	$ 0.81	$ 3.77	$ 0.61	$ 1.41	$ 1.57	$ 11.07
Nonresidential - Fee per Sq. Ft.								
Commercial	$ 1.30	$ 1.60	$ 5.10	$ -	$ 1.90	$ 0.86	$ 1.87	$ 12.63
Office	2.00	2.46	4.06	-	1.58	0.86	1.87	12.83
Industrial	0.71	0.87	2.43	-	1.90	0.73	1.65	8.29
Hotel Room	1.37	1.69	5.46	-	2.64	2.40	5.50	19.07

Sources: Tables 3.5, 4.6, 5.5, 6.7, 7.5, 8.5 and 9.5.

Table E.2: Current Impact Fee Schedule

Land Use	Public Safety	Civic Facilities	Transportation Facilities	Parks	Storm Drainage	Water	Wastewater	Total
Residential - per Sq. Ft,								
Single Family Unit	$ 2.41	$ 3.61	$ 3.59	$ 10.46	$ 2.01	$ 3.14	$ 1.64	$ 26.86
Multifamily Unit	2.41	3.61	4.14	17.05	1.95	2.72	1.91	33.79
Nonresidential - Fee per Square Foot								
Commercial	$ 2.41	$ 3.61	$ 28.49	$ -	$ 3.21	$ 5.19	$ 2.20	$ 45.11
Office	2.41	3.61	8.08	-	3.21	3.19	1.62	22.12
Industrial	2.41	3.61	5.51	-	3.21	3.89	1.82	20.45
Hotel Room	2.41	3.61	11.53	-	2.72	5.23	2.19	27.69

Source: City of St. Helena.

Other Funding Needed

Impact fees may only fund the share of public facilities related to new development in St. Helena. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.3,** approximately $72.3 million in additional funding will be needed to complete the facility projects the City currently plans to develop if fees are adopted at the maximum justified fee level. The "Additional Funding Required" column shows non-impact fee funding required to fund a share of the improvements partially funded by impact fees. Non-fee funding is needed because these facilities are needed partially to remedy existing deficiencies and partly to accommodate new development. To the extent that the City adopts fees that are lower than the maximum justified amount, the non-fee funding requirements may increase, depending on the fee category and methodology.

The City will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

Table E.2: Non-Impact Fee Funding Required

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Public Safety	$ 3,730,662	$ 3,730,662	$ -
Civic Facilities	4,589,658	4,589,658	-
Transportation Facilities	18,799,000	4,060,584	14,738,416
Parks	7,771,000	7,771,000	-
Storm Drainage	19,273,000	2,356,359	16,916,641
Water	18,539,000	1,757,577	16,781,423
Wastewater	26,683,341	2,854,058	23,829,283
Total	$ 99,385,661	$ 27,119,898	$ 72,265,763

Sources: Tables 3.4, 4.5, 5.3, 6.5, 7.3, 8.3 and 9.3.

DRAFT

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of St. Helena. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in California;
- Study Objectives;
- Fee Program Maintenance;
- Study Methodology; and
- Organization of the Report.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 40 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing ratepayers and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. *Policy LU1.1* of the General Plan states: "Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources."

The primary purpose of this report is to update the City's impact fees based on the most current available facility plans and growth projections. The maximum justified fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands. This report supports the General Plan policies stated above.

The City collects public facilities fees under authority granted by the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act for adoption of the fees presented in the fee schedules presented in this report.

St. Helena is forecast to see moderate growth through this study's planning horizon of 2040. This growth will create an increase in demand for public services and the facilities required to deliver them. Given the revenue challenges described above, St. Helena has decided to continue to use a development impact fee program to ensure that new development funds its share of facility costs associated with growth. This report makes use of the most current available growth forecasts and facility plans to update the City's existing fee program to ensure that the fee program accurately represents the facility needs resulting from new development.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the *Engineering News-Record*, is necessary to accurately adjust the impact fees. For a list of recommended indices, see Chapter 11.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 11.

Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City's facility design standards.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value) and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. This is often a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development's fair share of planned facilities costs in this study: the **existing inventory method**, the **planned facilities method**, and the **system plan method**. Often the method selected depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \text{cost per unit of demand}$$

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. The existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Future facilities to serve growth are identified through an annual CIP and budget process, possibly after completion of a new facility master plan. This approach is used to calculate the public safety facilities, civic facilities and park and recreation facilities fees in this report.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \text{cost per unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the

former is a Wastewater trunk line extension to a previously undeveloped area. An example of the latter is expansion of an existing library building and book collection, which will be needed only if new development occurs, but which, if built, will in part benefit existing development, as well. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for the transportation, storm drain water and wastewater facilities fees in this report.

System Plan Method

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \text{cost per unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on policies such as those found in Comprehensive Plans are higher than the existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This approach is not used in this report.

Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories and are summarized in Chapter 2.

Chapters 3 through 9 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following facility categories:

- Public Safety Facilities
- Civic Facilities
- Transportation
- Park and Recreation Facilities
- Storm Drainage Facilities
- Water Facilities
- Wastewater Facilities

Chapter 10 describes how this nexus studies complies with the requirements of AB 602.

Chapter 11 details the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *California Government Code* Sections 66016 through 66018.

The five statutory findings required for adoption of the maximum justified public facilities fees in accordance with the Mitigation Fee Act are documented in Chapter 12.

2. Growth Forecasts

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2023 base year and a planning horizon of 2040.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2023 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2040 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2023 through 2040 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types for which impact fees have been calculated for are defined below.

- **Residential Dwelling Units:** All residential dwelling units, including detached and attached one-unit dwellings and all multifamily dwellings including apartments, duplexes and condominiums.
- **Commercial:** All commercial, retail, educational, and service development
- **Office:** All general, professional, and medical office development
- **Industrial:** All warehouse, distribution, manufacturing, and other industrial development.
- **Hotel:** All commercial lodging development.

Some developments may include more than one land use type, such as a mixed-use development with both multifamily and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use. If a project results in the intensification of use, at its discretion, the City can charge the project the difference in fees between the existing low intensity use and the future high intensity use.

Impact Fees for Accessory Dwelling Units

The California State Legislature recently amended requirements on local agencies for the imposition of development impact fees on accessory dwelling units (ADU) with Assembly Bill AB 68 in 2021. The amendment to California Government Code §65852.2(f)(2) stipulates that local agencies may not impose any impact fees on ADU less than 750 square feet. ADU greater than 750 square feet can be charged impact fees in proportion to the size of the primary dwelling unit.

Calculating Impact Fees for Accessory Dwelling Units

For ADUs greater than 750 square feet, impact fees can be charged as a percentage of the single family impact fee. The formula is:

$$\frac{ADU\ Square\ Feet}{Primary\ Residence\ Square\ Feet} \times Single\ Family\ Impact\ Fee = ADU\ Impact\ Fee$$

In the case of an 800 square foot ADU and a 1,600 square foot primary residence, the impact fees would be 50 percent (800 square feet / 1,600 square feet = 50%) of the single family dwelling unit fee.

Existing and Future Development

Table 2.1 shows the estimated number of residents, dwelling units, employees, and building square feet in St. Helena, both in 2023 and in 2040. The base year estimates of household residents and dwelling units comes from the California Department of Finance. The 2040 projection of residents was identified in Table ES-1 from the St. Helena General Plan Update EIR. The projection of total dwelling units in 2040 is based on data from Table ES-1 of the St. Helena General Plan Update EIR, allocated to single family and multifamily based on current proportions.

Base year employees were estimated based on the latest data from the US Census' OnTheMap application and exclude 88 local government (public administration) employees. Total projected workers in 2040 are identified in Table ES-2 of the St. Helena General Plan Update EIR dated June 8, 2016. The proportion of workers by land use is held consistent with current estimates. The estimates of nonresidential building square feet were estimated by dividing employee counts by the occupancy density factors presented in the following table.

Table 2.1: Existing and New Development

	2023	2040	Increase
Residents[1]	5,212	6,600	1,388
Dwelling Units[2]			
Single Family	2,018	2,190	172
Multifamily	838	910	72
Total	2,856	3,100	244
Building Square Feet (000s)[3]			
Commercial	782	1,108	326
Office	222	315	93
Industrial	1,536	2,177	641
Total	2,540	3,599	1,059
Employment[4]			
Commercial	1,657	2,348	691
Office	725	1,027	302
Industrial	1,782	2,525	743
Total	4,164	5,900	1,736

[1] Current household population from California Department of Finance (DOF). 2040 estimate based on Table ES-1 from the St. Helena General Plan Update EIR.

[2] Current values from DOF. Projection total for 2040 based on Table ES-1 of the St. Helena General Plan Update EIR, allocated to single family and multifamily based on current proportions.

[3] Estimates of square footage estimated by dividing employees by occupancy density factors.

[4] Total, less local government (public administration) workers identified by the U.S. Census Bureau, OnTheMap Application, http://onthemap.ces.census.gov for 2020, the latest data available. Total projected workers in 2040 identified in Table ES-2 of the St. Helena General Plan Update EIR. Proportion of workers by land use held consistent with current estimates.

Sources: California Department of Finance (DOF), Table E-5, 2023; Draft Environmental Impact Report for the St. Helena General Plan Update (2018); U.S. Census Bureau, OnTheMap Application, http://onthemap.ces.census.gov; Table 2.2, Willdan Financial Services.

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development. The occupancy factors are shown in **Table 2.2**. The residential density factors are based on data for St. Helena from the 2021 U.S. Census' American Community Survey, the most recent data

available. The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 11th Edition.

Table 2.2: Occupant Density Assumptions

Residential Dwelling Unit	1.85	Residents per Dwelling Unit
Nonresidential		
Commercial	2.12	Employees per 1,000 square feet
Office	3.26	Employees per 1,000 square feet
Industrial	1.16	Employees per 1,000 square feet
Hotel	0.56	Employees per Room

Sources: U.S. Census Bureau, 2021 American Community Survey 1-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 11th Edition; Willdan Financial Services.

3. Public Safety Facilities

The purpose of this fee is to ensure that new development funds its fair share of public safety facilities. A fee schedule is presented based on the existing inventory facilities standard of public safety facilities in the City of St. Helena to ensure that new development provides adequate funding to meet its needs.

Service Population

Public safety facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Table 3.1 shows the existing and future projected service population for public safety facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for public safety facilities.

Table 3.1: Public Safety Facilities Service Population

	Residents	Workers	Service Population
Existing (2023)	5,212	4,164	6,503
New Development (2023-2040)	1,388	1,736	1,926
Total (2040)	6,600	5,900	8,429
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

Existing Facility Inventory

The City's public safety facilities inventory is comprised of a fire station, various vehicles and apparatus, and the police facility tenant improvements at Napa Valley College. The City built out space for police functions and general government uses at Napa Valley College. A share of the cost of those tenant improvements is listed here based on the proportion of the space used for police functions versus general government functions. The value of these facilities was identified in recent appraisals of the specific facilities commissioned by the City. The value of the fire apparatus was provided by the fire department. The total cost of tenant improvements at Napa Valley College was provided by the City. In total the City owns over $12.6 million worth of public safety facilities. **Table 3.2** displays the City's existing inventory of public safety facilities.

Table 3.2: Existing Public Safety Facilities Inventory

Description	Quantity	Units	Unit Cost	Total Value
Fire Station Building				
Fire Station Building[1]	15,420	Sq. ft.		$ 7,888,600
Land[2]	1.7	Acres	$ 6,803,300	1,094,000
Subtotal				$ 8,982,600
Vehicles and Apparatus				
Aerial Ladder Truck				$ 1,500,000
Type I Engine				800,000
Type I Engine				800,000
Subtotal				$ 3,100,000
Napa Valley College				
Tenant Improvements	2,280	Sq. Ft.	$ 226	$ 514,731
Total - Public Safety Facilities				$12,597,331

[1] Building values from appriasal adjusted from 2017 to August 2023 using the Engineering News record's Building Cost Index

[2] Land value from appriasal adjusted for inflation from 2017 to August 2023 using the Consumer Price Index for All Urban Consumers (CPI-U).

[4] Approximately 22.8% of cost of tenant improvements allocated to public safety facilities impact fee based on square footage for police uses vs. general government uses.

Source: A Restricted Appraisal Report of Fire Station, Ward Levy Appraisal Group, Inc., 2017.; City of St. Helena; ENR, 2023; BLS CPI-U, 2023; Willdan Financial Services.

Cost Allocation

Table 3.3 shows the calculation of the existing facilities standard per capita for public safety facilities. This cost is calculated by dividing the total existing value of all public safety facilities by the existing service population. The cost per capita is multiplied by the worker weighting factor of 0.31 to determine the cost per worker.

Table 3.3: Public Safety Facilities Existing Standard

Value of Existing Facilities	$	12,597,331
Existing Service Population		6,503
Cost per Capita	$	1,937
Facility Standard per Resident	$	1,937
Facility Standard per Worker[1]		600

[1] Based on a weighing factor of 0.31.

Sources: Tables 3.1 and 3.2.

Fee Revenue Projection

The City plans to use public safety facilities fee revenue to construct improvements and acquire capital facilities and equipment to add to the system of public safety facilities to serve new development. **Table 3.4** details a projection of fee revenue, based on the service population growth increment identified in Table 3.1. The City should program public safety facilities fee revenue to capacity expanding projects annually through its CIP and budget process.

Table 3.4: Revenue Projection - Existing Standard

Cost per Capita	$	1,937
Growth in Service Population (2023- 2040)		1,926
Fee Revenue	$	3,730,662

Sources: Tables 3.1 and 3.3.

Fee Schedule

Table 3.5 shows the maximum justified public safety facilities fee schedule. The City can adopt any fee up to this amount. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a two percent (2.0%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting and mandated public reporting.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the

charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 3.5: Maximum Justified Public Safety Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / Average Fee per Sq. Ft.[3]	G Current Fee	H = (F-G)/G Percent Difference
Residential Dwelling Unit	$ 1,937	1.85	$ 3,583	$ 72	$ 3,655	$ 1.30	$ 2.41	(46.1%)
Nonresidential								
Commercial	$ 600	2.12	$ 1,272	$ 25	$ 1,297	$ 1.30	$ 2.41	(46.1%)
Office	600	3.26	1,956	39	1,995	2.00	2.41	(17.0%)
Industrial	600	1.16	696	14	710	0.71	2.41	(70.5%)
Hotel	600	0.56	336	7	343	1.37	2.41	(43.1%)

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.

Sources: Tables 2.2 and 3.3.

4. Civic Facilities

The purpose of this fee is to ensure that new development funds its fair share of civic facilities. A fee schedule is presented based on the system standard of civic facilities in the City of St. Helena to ensure that new development provides adequate funding to meet its needs.

Service Population

Public safety facilities serve both residents, visitors, and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents, visitors, and workers.

Table 4.1 shows the existing and future projected service population for civic facilities. Residents and visitors are assumed to create an equal amount of demand for civic facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for civic facilities.

Table 4.1: Civic Facilities Service Population

	Residents	Workers	Service Population
Existing (2023)	5,212	4,164	6,503
New Development (2023-2040)	1,388	1,736	1,926
Total (2040)	6,600	5,900	8,429
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

Existing Facilities Inventory

The City's civic facilities inventory is comprised of the public works corporation yard, the City library and tenant improvements at Napa Valley College. The City built out space for police functions and general government uses at Napa Valley College. A share of the cost of those tenant improvements is listed here based on the proportion of the space used for general government functions versus police functions. The value of these facilities was identified in recent appraisals of the specific facilities commissioned by the City. Note that City Hall is excluded from this table, since that facility is not being used for government purposes. In total the City owns $15.5 million worth of civic facilities. **Table 4.2** displays the City's existing inventory of civic facilities.

Table 4.2: Existing Civic Facilities Inventory

Description	Quantity	Units	Unit Cost	Total Value
Public Works Corporation Yard				
Building[1]	5,700	Sq. ft.	$ 212	$ 1,208,400
Land[2]	3.98	Acres	426,229	1,696,392
Subtotal				$ 2,904,792
Library				
Building[1]	15,930	Sq. ft.	$ 424	$ 6,754,320
Land[3]	0.92	Acres	-	-
Subtotal				$ 6,754,320
Carnegie Building				
Building[1]	5,267	Sq. ft.	$ 777	$ 4,092,459
Land[3]	0.13	Acres	-	-
Napa Valley College				
Tenant Improvements[4]	7,736	Sq. ft.	$ 226	$ 1,746,473
Total Value - Existing Civic Facilities				$ 15,498,044

[1] Building values from appriasal adjusted from 2017 to August 2023 using the Engineering News record's Building Cost Index

[2] Land value from appriasal adjusted for inflation from 2017 to August 2023 using the Consumer Price Index for All Urban Consumers (CPI-U).

[3] Per appriasal, land value included in the building value.

[4] Approximately 77.2% of cost of tenant improvements allocated to civic center impact fee based on square footage for general government uses vs. police uses.

Source: A Restricted Appraisal Report of the St. Helena Public Library, A Restricted Appraisal Report of the Public Works Corporation Yard, A Restricted Appraisal Reportof the Carnegie Building, Ward Levy Appraisal Group, Inc., 2017; ENR, 2023; BLS CPI-U, 2023; Willdan Financial Services.

Cost Allocation

Table 4.4 shows the calculation of the existing facilities standard per capita for civic facilities. This cost is calculated by dividing the total existing value of all civic facilities by the existing service population. The cost per capita is multiplied by the worker weighting factor of 0.31 to determine the cost per worker.

Table 4.3: Existing Standard

Value of Existing Facilities	$	15,498,044
Existing Service Population		6,503
Cost per Capita	$	2,383
Facility Standard per Resident	$	2,383
Facility Standard per Worker[1]		739

[1] Based on a weighing factor of 0.31.

Sources: Tables 4.1 and 4.2, Willdan Financial Services.

Fee Revenue Projection

The City plans to use civic facilities fee revenue to construct improvements and acquire capital facilities and equipment to add to the system of civic facilities to serve new development. **Table 4.4** details a projection of fee revenue, based on the service population growth increment identified in Table 4.1. The City should program civic center fee revenue to capacity expanding projects annually through its CIP and budget process.

Table 4.4: Revenue Projection - Existing Standard

Cost per Capita	$	2,383
Growth in Service Population (2023- 2040)		1,926
Fee Revenue	$	4,589,658

Sources: Tables 4.1 and 4.3.

Fee Schedule

Table 4.5 shows the maximum justified civic facilities fee schedule. The City can adopt any fee up to this amount. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2.0%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting and mandated public reporting.

Table 4.5: Maximum Justified Civic Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / Average Fee per Sq. Ft.[3]	G Current Fee	H = (F-G)/G Percent Difference
Residential Dwelling Unit	$ 2,383	1.85	$ 4,409	$ 88	$ 4,497	$ 1.60	$ 3.61	(55.7%)
Nonresidential								
Commercial	$ 739	2.12	$ 1,567	$ 31	$ 1,598	$ 1.60	$ 3.61	(55.7%)
Office	739	3.26	2,409	48	2,457	2.46	3.61	(31.9%)
Industrial	739	1.16	857	17	874	0.87	3.61	(75.8%)
Hotel	739	0.56	414	8	422	1.69	3.61	(53.2%)

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.

Sources: Tables 2.2 and 4.4.

5. Transportation Facilities

This chapter details an analysis of the need for transportation facilities to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for funding of these facilities.

Trip Demand

The need for transportation facilities is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of average daily vehicle trips, adjusted for the type of trip. Vehicle trip generation rates are a reasonable measure of demand on the City's system of street improvements across all modes because alternate modes (transit, bicycle, pedestrian) often substitute for vehicle trips.

The two types of trips adjustments made to trip generation rates to calculate trip demand are described below:

- Pass-by trips are deducted from the trip generation rate. Pass-by trips are intermediates stops between an origin and a destination that require no diversion from the route, such as stopping to get gas on the way to work.
- The trip generation rate is adjusted by the average length of trips for a specific land use category compared to the average length of all trips on the street system.

These adjustments allow for a holistic quantification of trip demand that takes trip purpose and length into account for fee calculation purposes.

Table 5.1 shows the calculation of trip demand factors by land use category based on the adjustments described above. Data is based on extensive and detailed trip surveys conducted in the Institute of Traffic Engineers (ITE), the San Francisco Bay Area Metropolitan Transportation Commission (MTC) and by the San Diego Association of Governments (SANDAG). The trip rates come from ITE. The trip length assumptions come from MTC. And the pass-by assumptions come from SANDAG. The surveys provide some of the most comprehensive databases available of trip generation rates, pass-by trips factors, and average trip length for a wide range of land uses.

Table 5.1: Trip Rate Adjustment Factors

	Primary Trips[1]	Diverted Trips[1]	Total Excluding Pass-by[1]	Average Trip Length[2]	Adjust-ment Factor[3]	ITE Category	Average Daily Trips[4]	Trip Demand Factor[5]
	A	*B*	*C = A + B*	D	*E = C x D*		*F*	*G = E x F*
Residential								
Single Family	86%	11%	97%	6.79	0.95	Single Family Housing (210)	9.43	8.96
Multifamily	86%	11%	97%	6.79	0.95	Apartment (220)	6.74	6.40
Nonresidential								
Commercial	47%	31%	78%	4.43	0.50	Shopping Center (820)	37.01	18.51
Office	77%	19%	96%	9.81	1.36	General Office Building (710)	10.84	14.74
Industrial	79%	19%	98%	12.71	1.81	General Light Industrial (110)	4.87	8.81
Hotel (per Room)	58%	38%	96%	4.43	0.62	Hotel (310)	7.99	4.95

[1] Percent of total trips. Primary trips are trips with no midway stops, or "links". Diverted trips are linked trips whose distance adds at least one mile to the primary trip. Pass-by trips are links that do not add more than one mile to the total trip.
[2] In miles. Residential based on "Total personal travel," Commercial based on "Home-Based Shop/Other," Office based on "Home-Based Work, Income Quartile 1" and Industrial based on "Home-Based Work, Income Quartile 4" trip lengths from *Travel Forecasts for the San Francisco Bay Area 1990 - 2030,* Metropolitan Transportation Commission, 2005.
[3] The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of
[4] Trips per dwelling unit or per 1,000 building square feet.
[5] The trip demand factor is the product of the trip adjustment factor and the average daily trips.

Sources: Travel Forecasts for the San Francisco Bay Area 1990 - 2030, Metropolitan Transportation Commission, 2005; San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Institute of Traffic Engineers, Trip Generation, 11th Edition; Willdan Financial Services.

Trip Demand Growth

The planning horizon for this analysis is 2040. **Table 5.2** lists the 2023 and 2040 land use assumptions used in this study. The trip demand factors calculated are multiplied by the existing and future dwelling units and building square feet to determine the increase in trip demand attributable to new development.

Table 5.2: Land Use Scenario and Trip Demand

	Trip	2023		2040		Growth 2023 to 2040	
Land Use	Demand Factor	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
Residential							
Single Family	8.96	2,018	18,081	2,190	19,622	172	1,541
Multifamily	6.4	838	5,363	910	5,824	72	461
Subtotal		2,856	23,444	3,100	25,446	244	2,002
Nonresidential							
Commercial	18.51	782	14,467	1,108	20,501	326	6,034
Office	14.74	222	3,278	315	4,644	93	1,366
Industrial	8.81	1,536	13,534	2,177	19,177	641	5,643
Subtotal		2,540	31,279	3,599	44,322	1,059	13,043
Total			54,723		69,768		15,045
			78%		100%		22%

Sources: Tables 2.1 and 5.1.

Planned Facilities

Table 5.3 lists the transportation projects included in this analysis. Each of the projects was identified in the City's prior impact fee study or in the City's most recent CIP. Projects from the prior impact fee study were completed have been removed from this project list.

The table also allocates a share of each project to new development. Since the projects will benefit both existing development and new development, new development's proportional share of trip generation at the planning horizon (identified in Table 5.2) is used as new development's cost allocation. In total, $4.1 million of transportation project costs are allocated to new development through this impact fee.

Table 5.3: Planned Transportation Facilities and Cost Allocation

Project Name	Total Project Cost (2023)[1]	Allocation To New Development	Cost Allocated to New Development
Spring Street Bike Lane Striping	$ 31,000	21.6%	$ 6,696
Charter Oak/Main Street (Hwy 29) Intersection Improvements	652,200	21.6%	108,000
Mills Lane Safety Improvements	1,956,600	21.6%	324,000
Pope Street/Napa River/Silverado Trail - New Bridge and Striping	4,174,100	21.6%	691,200
Pratt Avenue/Napa River/Silverado Trail - New Bridge and Striping	3,000,100	21.6%	496,800
Oak Avenue Extension - Charter Oak to Mitchell	2,347,900	21.6%	388,800
Starr Avenue Extension - Hunt Ave to Adams St	804,800	21.6%	133,272
Adams Street Extension - end to Starr Ave	1,110,100	21.6%	183,816
Fulton Lane Safety Improvements - widening with bike lanes and pedestrian access	2,869,700	21.6%	475,200
New North-South Collector (Extend College Ave, Starr Ave, or Allison Ave from Mills Ln to Pope St	2,478,400	21.6%	410,400
New East-West Collector (Extend Adams St or Mills Ln to Silverado Tr)	3,782,800	21.6%	626,400
Pratt Avenue/Main Street (Hwy 29) Intersection Improvements	652,200	21.6%	108,000
Deer Park/Main Street (Hwy 29) Intersection Improvements	652,200	21.6%	108,000
Total	$ 24,512,100		$ 4,060,584

[1] 2016 costs adjusted to 2023 dollars using the Engineering News Record's Construction Cost Index.

Source: City of St. Helena; City of St. Helena 5-Year Capital Improvements Program FY 2021-22 to FY 2025-26; Table 5.2, Willdan Financial Services.

Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, representing the value of facilities, divided by a measure of demand. In this case, all fees are first calculated as a replacement cost per trip demand unit. Then these amounts are translated into housing unit (cost per unit) and employment space (cost per 1,000 square feet or room) fees by multiplying the cost per trip by the trip generation rate for each land use category. These amounts become the fee schedule.

Table 5.4 displays the calculation of the cost the cost per trip demand unit. The net costs allocated to new development are divided by the growth in trip demand from Table 5.2 to determine the cost per trip attributable to new development. This figure drives the fee calculation.

Table 5.4: Cost per Trip to Accommodate Growth

Fee Program Share of Planned Facilities Costs	$	4,060,584
Growth in Daily Trips		15,045
Cost per Trip	$	270

Sources: Tables 5.2 and 5.3; Willdan Financial Services.

Fee Schedule

Table 5.5 shows the maximum justified transportation facilities fee schedule. The City can adopt any fee up to these amounts. The maximum justified fees are based on the cost per trip identified in. Table 5.4. The cost per trip is multiplied by the trip demand factors in Table 5.1 to determine a fee per unit of new development. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 5.5: Maximum Justified Transportation Facilities Impact Fee Schedule

	A	*B*	*C = A x B*	*D = C x 0.02*	*E = C + D*	*F = E / Average*	*G*	*H = (F-G)/G*
Land Use	**Cost Per Trip**	**Trip Demand Factor**	**Base Fee[1]**	**Admin Charge[1, 2]**	**Total Fee[1]**	**Fee per Sq. Ft.[3]**	**Current Fee[4]**	**Percent Difference**
Residential Dwelling Unit[5]	$ 270	8.20	$ 2,214	$ 44	$ 2,258	$ 0.81	$ 3.59	(77.4%)
Nonresidential								
Commercial	$ 270	18.51	$ 4,998	$ 100	$ 5,098	$ 5.10	$ 28.49	(82.1%)
Office	270	14.74	3,980	80	4,060	4.06	8.08	(49.8%)
Industrial	270	8.81	2,379	48	2,427	2.43	5.51	(56.0%)
Hotel	270	4.95	1,337	27	1,364	5.46	11.53	(52.7%)

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.
[4] Current fee shown is the single family fee per square foot.
[5] Average trip demand factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 5.1 and 5.4, Willdan Financial Services.

6. Parks and Recreation Facilities

The purpose of the parks and recreation facilities impact fee is to fund the parks and recreation facilities needed to serve new development. The maximum justified impact fee is presented based on the existing standard of parks and recreation facilities per capita.

Service Population

Park and recreation facilities in St. Helena primarily serve residents. Therefore, demand for services and associated facilities is based on the City's residential population. **Table 6.1** shows the existing and future projected service population for park and recreation facilities.

Table 6.1: Park and Recreation Facilities Service Population

	Residents
Existing (2023)	5,212
New Development (2023-2040)	1,388
Total (2040)	6,600

Source: Table 2.1.

Existing Park and Recreation Facilities Inventory

The City of St. Helena maintains several park and recreation facilities throughout the city. **Table 6.2** summarizes the City's existing parkland inventory in 2020. All facilities are located within the City limits. In total, the inventory includes a total of 27.43 acres of improved parkland, and 15 acres of unimproved open space.

Table 6.2: Parkland Inventory (acres)

	Park Land
Mini Parks	
Baldwin Park	0.76
Lewis Station	0.13
Lyman Park	0.89
Mary Fryer Park	0.84
Mennen Park	0.17
St. Helena Skate Park	0.41
Stephen C. McCullagh Park	0.14
Stonebridge Park	0.75
Subtotal	4.09
Neighborhood Parks	
Jacob Meilly Park	5.42
Wappo Park	6.65
Subtotal	12.07
Community Parks	
Crane Park	11.27
Open Space	
Lower Reservoir	15.00
Total	42.43

Sources: City of St. Helena Draft General Plan Update 2040, Table 12.1 and the City of St. Helena Public Works Department.

Parkland and Park Facilities Unit Costs

Table 6.3 displays the unit costs necessary to develop parkland in St. Helena. The land cost assumption was based on an analysis of land sales comparison since September 2018 of parcels 20 acres or less in size within the City of St. Helena using data from CoStar. An estimate of $423,700 per acre for standard parkland improvements is based on the City's prior impact fee study and has been adjusted for inflation to 2023 dollars. In total, it costs approximately $837,700 to acquire and improve an acre of parkland in St. Helena.

Table 6.3: Park Facilities Unit Costs

	Cost Per Acre	Share of Total Costs
Land Acquisition	$ 414,000	49%
Improvements	423,700	51%
Total Cost per Acre	$ 837,700	100%

Sources: Costar.com; Willdan Financial Services.

Park Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded park facilities. Information regarding the City's existing inventory of existing parks facilities was obtained from City staff.

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on a jurisdiction's existing inventory of park facilities, or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the *Quimby Act*.[1]

Quimby Act Standard

The *Quimby Act* specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard at the time it adopted its *Quimby Act* ordinance justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards.

The *Quimby Act* only applies to land subdivisions. The *Quimby Act* would not apply to residential development on future approved projects on single parcels, such as apartment complexes and other multifamily development.

The *Quimby Act* allows payment of a fee in lieu of land dedication. The fee is calculated to fund acquisition of the same amount of land that would have been dedicated.

The *Quimby Act* allows use of in-lieu fee revenue for any park or recreation facility purpose. Allowable uses of this revenue include land acquisition, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities. The *Quimby Act* generally requires that fees be used for neighborhood and community park acreage to serve the subdivision, except in limited circumstances.

City of St. Helena Park Facilities Standards

Table 6.4 shows the existing standard for improved park acreage per 1,000 residents based on the type of parkland. In total the City has an existing parkland standard of 5.26 acres per 1,000 residents, which is greater than the maximum Quimby standard of 5.0 acres per 1,000 residents. The City's General Plan Policy PR1.1 states, "Retain the park standard from the 1993 General

[1] *California Government Code* §66477.

Plan of 5.0 acres of parkland per 1,000 residents, while striving for the nationally recommended standard of 10.5 acres per 1,000 residents."

Fees for subdivisions are calculated at the maximum *Quimby* standard of 5.0 acres of developed parkland per 1,000 residents. Fees for infill development charged under the Mitigation Fee Act will also be charged at the 5.26 acre per 1,000 resident standard in order to comply with the General Plan policy stated above. As such Quimby Act fee in-lieu of land dedication and the Mitigation Fee Act fee for land acquisition will be charged at different amounts per square foot. The City must track the fee revenue separately and ensure that the fees are used for the purpose for which they were collected.

Table 6.4 also shows the City's existing open space standard. This is calculated separately from the parkland standard. The current open space standard is 2.88 acres per 1,000 residents.

Table 6.4: Parkland Standards

Parkland	
Total Park Acreage	27.43
Service Population (2023)	5,212
Existing Standard (Acres per 1,000 Residents)	5.26
Open Space	
Total Acreage	15.00
Service Population (2023)	5,212
Existing Standard (Acres per 1,000 Residents)	2.88

Sources: Tables 6.1 and 6.2.

Facilities Needed to Accommodate New Development

Table 6.5 shows the park facilities needed to accommodate new development at the existing standard. To achieve the standard by the planning horizon, depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 6.94 and 7.30 parkland acres.

The facility standards and resulting fees under the Quimby Act are lower because development will be charged to provide 5.0 acres of parkland per 1,000 residents, and 5.26 acres of improvements, whereas development not subject to the Quimby Act will be charged to provide 5.26 acres of both parkland and improvements per 1,000 residents. Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 6.5 presents the range of total facility costs that may be incurred depending on the amount of development subject to the Quimby Act. Also included in Table 6.5 is an estimate of the amount of open space needed to maintain the City's existing open space standard.

Table 6.5: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total
Parkland (Mitigation Fee Act), Improvements (Mitigation Fee Act) [1]				
Facility Standard (acres/1,000 capita)	*A*	5.26	5.26	
Service Population Growth (2023 to 2040)	*B*	1,388	1,388	
Facility Needs (acres)	*C = A x B/1000*	7.30	7.30	
Average Unit Cost (per acre)	*D*	$ 414,000	$ 423,700	
Subtotal	*E = C x D*	$3,022,000	$ 3,093,000	$ 6,115,000
Parkland (Quimby Act), Improvements (Mitigation Fee Act) [1]				
Facility Standard (acres/1,000 capita)	*A*	5.00	5.26	
Service Population Growth (2023 to 2040)	*B*	1,388	1,388	
Facility Needs (acres)	*C = A x B/1000*	6.94	7.30	
Average Unit Cost (per acre)	*D*	$ 414,000	$ 423,700	
Subtotal	*E = C x D*	$2,873,000	$ 3,093,000	$ 5,966,000
Open Space				
Facility Standard (acres/1,000 capita)	*A*	2.88		
Service Population Growth (2023 to 2040)	*B*	1,388		
Facility Needs (acres)	*C = A x B/1000*	4.00		
Average Unit Cost (per acre)	*D*	$ 414,000		
Subtotal	*E = C x D*	$1,656,000		$ 1,656,000
Total - All Infill Development				$ 7,771,000
Total - All Subdivision Development				$ 7,622,000

Note: Totals have been rounded to the thousands.
[1] Quimby Act fees in lieu of land dedication only apply to subdivisions. Infill development charged under the Mitigation Fee Act.

Sources: Tables 6.1, 6.3 and 6.4.

Parks and Recreation Facilities Cost per Capita

Table 6.6 shows the cost per capita of providing new park facilities at the Quimby standard, and the existing facility standard. The cost per capita is shown separately for land and improvements. The costs per capita in this table will serve as the basis of four fees. Fee revenue from each fee should be placed into a segregated account so that it can only be spent for the purpose that it was collected:

- A Quimby Act Fee in-lieu of parkland dedication. This fee is payable by residential development occurring in subdivisions. Quimby fee revenue can also be used for rehabilitation of neighborhood and community parks serving the subdivision that paid the fee.
- A Mitigation Fee Act Fee for parkland acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland improvements. This fee is payable by all residential development.

- A Mitigation Fee Act Fee for open space acquisition. This fee is payable by all residential development.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fees for park improvements and open space acquisition.

Table 6.6: Park Facilities Investment Per Capita

		Land			*Improvements*
	Calculation	Quimby Fee	OR	Impact Fee	AND Impact Fee
Parks					
Parkland Investment (per acre)	*A*	$ 414,000		$ 414,000	$ 423,700
Existing Standard (acres per 1,000 capita)	*B*	5.00		5.26	5.26
Total Cost Per 1,000 capita	*C = A x B*	$ 2,070,000		$ 2,177,600	$ 2,228,700
Cost Per Resident	*D = C / 1,000*	$ 2,070		$ 2,178	$ 2,229
Open Space					
Parkland Investment (per acre)	*A*			$ 414,000	
Existing Standard (acres per 1,000 capita)	*B*			2.88	
Total Cost Per 1,000 capita	*C = A x B*			$ 1,192,300	
Cost Per Resident	*D = C / 1,000*			$ 1,192	

Sources: Tables 6.3 and 6.4.

Use of Fee Revenue

As noted above this chapter identifies four fees related to parks. Revenue must be deposited into four separate accounts. Revenue collected under the Quimby Act can be used to acquire neighborhood and community parkland serving the subdivision that paid the fees. It can also be used to rehabilitate existing neighborhood and community parkland serving the subdivision that paid the fees.

Revenue collected under the Mitigation Fee Act for land acquisition, park improvements or open space must be collected in separate accounts and can only be used for the purpose it was collected.

The City plans to use this fee revenue to acquire parkland and open space and construct improvements to add to the system of park facilities that serves new development. The City may only use impact fee revenue collected under the Mitigation Fee Act to provide facilities and intensify usage of existing facilities needed to serve new development. The City should program fee revenue to capacity expanding projects annually through its CIP and budget process.

Fee Schedule

To calculate fees by land use type, the investment in park facilities is determined on a per resident basis for parkland acquisition, open space acquisition and parkland improvements. These investment factors (shown in Table 6.6) are based on the unit cost estimates and the City's existing facility standards.

Table 6.7 shows the maximum justified park and recreation facilities fee based on the existing standard per capita under the Quimby Act and under the existing park standard under the Mitigation Fee Act, respectively. The investment per capita is converted to a fee per dwelling unit

using the occupancy density factor from Table 2.2. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 6.7: Maximum Justified Park and Recreation Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / Average Fee per Sq. Ft.[3]	G Current Fee[4]	H = (F-G)/G Percent Difference
Infill Development								
Parkland[5]	$ 2,178	1.85	$ 4,029	$ 81	$ 4,110	$ 1.47		
Improvements	2,229	1.85	4,124	82	4,206	1.50		
Open Space	1,192	1.85	2,205	44	2,249	0.80		
Total	$ 5,599		$ 10,358	$ 207	$ 10,565	$ 3.77	$ 10.46	(64.0%)
Subdivisions								
Land Dedication[5]	$ 2,070	1.85	$ 3,830	$ 77	$ 3,907	$ 1.39		
Improvements	2,229	1.85	4,124	82	4,206	1.50		
Open Space	1,192	1.85	2,205	44	2,249	0.80		
Total	$ 5,491		$ 10,159	$ 203	$ 10,362	$ 3.69	$ 10.46	(64.7%)

[1] Fee per average sized dwelling unit dwelling unit.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.
[4] Current fee shown is the single family fee per square foot.
[5] This component is charged under the Quimby Act for development occurring in subdivisions at a 5.0 acre standard, or under the Mitigation Fee Act for infill development at a 5.26 acre standard.

Sources: Tables 2.2 and 6.6.

7. Storm Drain Facilities

This chapter summarizes an analysis of the need for storm drain facilities to accommodate growth within the City of St. Helena. This projects and associated costs in this chapter were identified it the City's Integrated Utility Master Plan, 2021. This chapter documents a reasonable relationship between new development and a storm drain fee to fund storm drain facilities that serve new development.

Storm Drain Demand

Most new development generates storm water runoff that must be controlled through storm drain facilities by increasing the amount of land that is impervious to precipitation. **Table 7.1** shows the calculation of equivalent dwelling unit (EDU) demand factors based on impervious surface coefficient by land use category. The impervious surface coefficients are based on from the City's prior impact fee study. EDU factors relate demand for storm drain facilities in terms of the demand created by a single-family dwelling unit.

Table 7.1: Storm Drain Facilities Equivalent Dwelling Units

	Impervious Surface Area per DU or KSF[1]	Equivalent Dwelling Unit (EDU)[2]
Residential		
Single Family	3,800	1.00
Multifamily	1,950	0.51
Nonresidential		
Commercial	3,600	0.95
Office	3,000	0.79
Industrial	3,600	0.95
Hotel	1,250	0.33

[1] Based on estimates in the City of St. Helena Development Impact Fee Study Report (2013). Storm drain assumption based on Willdan experience with other local clients.
[2] EDUs per dwelling unit for residential development and per thousand square feet for nonresidential development.

Sources: City of St. Helena Development Impact Fee Study Report (2013); Willdan Financial Services.

EDU Generation by New Development

Table 7.2 shows the estimated EDU generation from new development through 2040. New development will generate 1,200 new EDUs, representing 19.9 percent of total storm drain demand in 2040.

Table 7.2: Storm Drain Facilities Equivalent Dwelling Units

	EDU Factor[1]	Existing (DU/KSF)	Projected Growth (DU/KSF)	Total (DU/KSF)	Existing EDUs	Growth in EDUs	Total
Existing City							
Residential							
Single Family	1.00	2,018	172	2,190	2,018	172	2,190
Multifamily	0.51	838	72	910	427	37	464
Subtotal		2,856	244	3,100	2,445	209	2,654
Nonresidential							
Commercial	0.95	782	326	1,108	743	310	1,053
Office	0.79	222	93	315	176	73	249
Industrial	0.95	1,536	641	2,177	1,459	608	2,068
Subtotal		2,540	1,059	3,599	2,378	991	3,369
Total					4,823	1,200	6,023
					80.1%	19.9%	100.0%

[1] Per dwelling unit (residential) or thousand building square feet (nonresidential).

Sources: Table 2.1 and 7.1; Willdan Financial Services

Planned Facilities

Table 7.3 identifies the planned storm drain facilities to be funded by the fee. The new storm drain facilities were all identified in the City's Draft Integrated Master Plan. Since drainage projects will benefit both existing development and new development, capacity expanding projects are allocated to new development based on new development's share of storm drain demand at the planning horizon (See Table 7.2). Projects that do not expand capacity are not allocated to the impact fee.

Table 7.3: Storm Drain Capital Improvements

Project No.	Project Name	Existing Size/Type	Proposed Size/Type	Proposed Amount	Total Project Cost	Allocation To New Development	Cost Allocated to New Development
SD-1A	Oak Ave SD	17-24	30	1,880	$ 1,154,000	19.9%	$ 229,646
SD-1B	Oak Ave SD	24	36	980	756,000	19.9%	150,444
SD-1C	Tainter St SD	10	15	330	109,000	19.9%	21,691
SD-1D	Kearney St SD	0	12	430	133,000	19.9%	26,467
SD-1E	Adams St SD	12	18	390	139,000	19.9%	27,661
SD-2A	Main St SD	12	18	590	211,000	19.9%	41,989
SD-2B	Main St SD	12-15	24	960	469,000	19.9%	93,331
SD-2C	Spring St SD	6	12	130	40,000	19.9%	7,960
SD-2D	Hunt Ave SD	6	15	170	56,000	19.9%	11,144
SD-2E	Money Way SD	4	12	140	43,000	19.9%	8,557
SD-3A	Pope St SD	12	18	340	121,000	19.9%	24,079
SD-3B	Pope St SD	18	24	470	230,000	19.9%	45,770
SD-4	Spring Mountain SD	0	12	320	98,000	19.9%	19,502
SD-5A	Mills Ln SD	0	30	1,710	1,049,000	19.9%	208,751
SD-5B	Mills Ln SD	0	36	1,860	1,434,000	19.9%	285,366
SD-5C	Mills Ln SD	0	42	1,960	1,787,000	19.9%	355,613
SD-5D	Mills Ln Lateral SD	0	12	670	206,000	19.9%	40,994
SD-5E	Mills Ln Lateral SD	0	12	680	209,000	19.9%	41,591
SD-5F	Mills Ln/Main SD	18	30	160	98,000	19.9%	19,502
SD-6A	Crane/Sulphur Springs SD	0	18	4,770	1,701,000	19.9%	338,499
SD-6B	Main St/Vintage SD	0	24	1,610	787,000	19.9%	156,613
SD-7A	Church SD	0	24	320	156,000	19.9%	31,044
SD-7B	Railroad Ave SD	0	15	560	186,000	19.9%	37,014
SD-8	Allison Ave SD	18	24	390	191,000	19.9%	38,009
SD-9	Elmhurst Ave SD	10	15	380	126,000	19.9%	25,074
SD-10	Madrona Ave SD	12	15	280	93,000	19.9%	18,507
SD-11	Spring St SD	15	24	270	133,000	19.9%	26,467
SD-12	Crane Ave SD	15	12	410	126,000	19.9%	25,074
SDRR-1	Storm Drain Rehabilitation and Replacement	15	24	15,191	7,432,000	0%	-
					$ 19,273,000		$ 2,356,359

Sources: City of St Helena Draft Integrated Utility Master Plan Storm Drainage Capital Improvement Plan Summary; Willdan Financial Services.

Cost per Equivalent Dwelling Unit

This chapter uses the planned facilities approach to calculate the storm drain facilities cost standard. The cost of planned facilities allocated to new development is divided by the growth in EDUs to determine a cost standard per EDU. **Table 7.4** shows the facility cost standard for storm drain facilities.

Table 7.4: Cost per Equivalent Dwelling Unit

Cost of Planned Facilities Allocated to New Development	$ 2,356,359
Growth in EDUs	1,200
Cost per EDU	$ 1,964

Sources: Tables 7.2 and 7.3; Willdan Financial Services.

Fee Schedule

The maximum justified fee for storm drain facilities is shown in **Table 7.5**. The City can adopt any fee up to this amount. The cost per EDU from Table 7.4 is converted to a fee per unit of new development based on the EDU factors shown in Table 7.1. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a two percent (2.0%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting and mandated public reporting.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 7.5: Storm Drain Facilities Impact Fee Schedule

	A Cost Per EDU	*B* EDU Factor	*C = A x B* Base Fee[1]	*D = C x 0.02* Admin Charge[1, 2]	*E = C + D* Total Fee[1]	*F = E / Average* Fee per Sq. Ft.[3]	*G* Current Fee[4]	*H = (F-G)/G* Percent Difference
Residential Dwelling Unit[5]	$ 1,964	0.86	$ 1,689	$ 34	$ 1,723	$ 0.61	$ 2.01	(69.7%)
Nonresidential								
Commercial	$ 1,964	0.95	$ 1,866	$ 37	$ 1,903	$ 1.90	$ 3.21	(40.7%)
Office	1,964	0.79	1,552	31	1,583	1.58	3.21	(50.7%)
Industrial	1,964	0.95	1,866	37	1,903	1.90	3.21	(40.7%)
Hotel	1,964	0.33	648	13	661	2.64	2.72	(2.8%)

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.
[4] Current fee shown is the single family fee per square foot.
[5] Average EDU factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 7.1 and 7.4; Willdan Financial Services.

8. Water Facilities

This chapter details an analysis of the need for water system facilities to accommodate growth within the City of St. Helena. This projects and associated costs in this chapter were identified it the City's Integrated Utility Master Plan, 2021. It documents a reasonable relationship between new development and a water facilities impact fee to fund water facilities that serve new development.

Water Demand

Estimates of new development and its consequent increased water demand provide the basis for calculating the water facilities fee. The need for water facilities improvements is based on the water demand placed on the system by development. A typical measure of demand is a flow generation rate, expressed as the number of gallons per day generated by a specific type of land use. Flow generation rates are a reasonable measure of demand on the City's system of water improvements because they represent the average rate of demand that will be placed on the system per land use designation.

Table 8.1 shows the calculation of equivalent dwelling unit (EDU) demand factors based on flow generation by land use category. The flow generation estimates based on data from the City's Integrated Master Plan. EDU factors express water flow from each land use in terms of the flow generated by a single family dwelling unit.

Table 8.1: Water Demand by Land Use

Land Use Type	DU or KSF or Hotel Rooms per Acre	GPD per Acre	Average Flow Generation/ DU, KSF, Room	Equivalent Dwelling Unit (EDU)
Residential				
Single Family	5.00	1,280	256	1.00
Multifamily	28.00	5,280	189	0.74
Nonresidential				
Commercial[1]	21.78	1,100	51	0.20
Office[1]	21.78	1,100	51	0.20
Industrial[1]	21.78	940	43	0.17
Hotel Rooms	30.00	1,100	37	0.14

[1] Nonresidential densities are based on a maximum floor-area-ratio of 0.5 for commercial, office and industrial.

Sources: St. Helena 2040 General Plan; Table 4.4, City of St. Helena Draft Integrated Utility Master Plan; Willdan Financial Services.

EDU Generation by New Development

Table 8.2 shows the estimated EDU generation from new development through 2040. The EDU factors from Table 8.1 are multiplied by the land use assumptions from Table 2.1 to estimate total

EDUs in the base year, at the planning horizon and for new development. New development will generate approximately 418 new EDUs through 2040, comprising 11.9% of water demand in the City at that time.

Table 8.2: Water Facilities Equivalent Dwelling Units

	EDU Factor[1]	Existing (DU/KSF)	Projected Growth (DU/KSF)	Existing EDUs	Growth in EDUs	Total
Residential						
Single Family	1.00	2,018	172	2,018	172	2,190
Multifamily	0.74	838	72	620	53	673
Subtotal		2,856	244	2,638	225	2,863
Nonresidential						
Commercial	0.20	782	326	156	65	221
Office	0.20	222	93	44	19	63
Industrial	0.17	1,536	641	261	109	370
Subtotal		2,540	1,059	462	193	655
Total				3,100	418	3,518
Percent of Total				88.1%	11.9%	100.0%

[1] Per dwelling unit (residential) or thousand building square feet (nonresidential).

Sources: Tables 2.1 and 8.1.

Facility Needs and Costs

Table 8.3 identifies the planned water facilities to be funded by the fee. The new water facilities were all identified in the City's Integrated Master Plan. Since water facilities projects will benefit both existing development and new development, capacity expanding projects are allocated to new development based on new development's share of water demand at the planning horizon. Projects that are needed solely because of new development are allocated completely to the impact fee program. Projects that do not expand capacity are not allocated to the impact fee. Finally, the Meadowood replacement tank is allocated to new development based on the excess capacity of the tank.

Table 8.3: Water Facilities Costs to Serve New Development

Project Name	Total Project Cost	Allocation To New Development	Cost Allocated to New Development
PWTM-1 Napa Intertie Transmission Main	$ 5,715,000	11.9%	$ 679,042
PWTM-2 WTP Transmission Main	7,954,000	11.9%	945,074
PWFF-1 Zinfandel Ln Fireflow Improvement	144,000	11.9%	17,110
PWFF-2 Inglewood Ave Fireflow Improvement	55,000	11.9%	6,535
PWFF-3 Vintage Ave Loop	20,000	11.9%	2,376
PWFF-4 El Bonita Ave Fireflow	50,000	11.9%	5,941
PWFF-5 Charter Oak Fireflow	76,000	11.9%	9,030
PWFF-6 Crane Fireflow	139,000	11.9%	16,516
PWFF-7 Spring St Fireflow	262,000	11.9%	31,130
PWFF-8 Pine St Fireflow	65,000	11.9%	7,723
PWFF-9 Fulton Ln Fireflow	85,000	11.9%	10,099
PWFF-10 6" Hydrant Lateral Upsize	12,000	100.0%	12,000
PWFF-11 4" Hydrant Lateral Upgrades	15,000	100.0%	15,000
PWRR-1 Future Allowance for Pipeline R/R	3,947,000	0.0%	-
Total	$18,539,000		$ 1,757,577

Source: City of St Helena Integrated Utility Master Plan Potable Water Capital Improvement Plan Summary; City of St. Helena 5-Year Capital Improvements Program FY 2020-21 to FY 2024-25; Willdan Financial Services.

Cost per EDU

Table 8.4 calculates a cost per EDU associated by dividing the total cost of projects allocated to new development identified in Table 8.3 by the growth in EDUs identified in Table 8.2**.**

Table 8.4: Cost per EDU

Cost Allocated to New Development	$ 1,757,577
Growth in EDUs	418
Cost per EDU	$ 4,205

Sources: Tables 8.2 and 8.3.

Fee Schedule

The maximum justified fee for water facilities is shown in **Table 8.5**. The cost per EDU is converted to a fee per unit of new development based on the EDU factors shown in Table 8.1. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, (2) capital planning, programming, project management costs associated with the share of projects funded by the facilities fee, and (3) fee program administrative costs

including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 8.5: Maximum Justified Water Facilities Fee Schedule

	A	B	C = A x B	D = C x 0.02	E = C + D	F = E / Average	G	H = (F-G)/G
	Cost Per EDU	EDU Factor	Base Fee[1]	Admin Charge[1, 2]	Total Fee[1]	Fee per Sq. Ft.[3]	Current Fee[4]	Percent Difference
Residential Dwelling Unit[5]	$ 4,205	0.92	$ 3,869	$ 77	$ 3,946	$ 1.41	$ 3.14	(55.1%)
Nonresidential								
Commercial	$ 4,205	0.20	$ 841	$ 17	$ 858	$ 0.86	$ 5.19	(83.4%)
Office	4,205	0.20	841	17	858	0.86	3.19	(73.0%)
Industrial	4,205	0.17	715	14	729	0.73	3.89	(81.2%)
Hotel	4,205	0.14	589	12	601	2.40	5.23	(54.0%)

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020.
[4] Current fee shown is the single family fee per square foot.
[5] Average EDU factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 8.1 and 8.4; Willdan Financial Services.

9. Wastewater Facilities

This chapter details an analysis of the need for wastewater facilities to accommodate growth within the City of St. Helena. This projects and associated costs in this chapter were identified it the City's Integrated Utility Master Plan, 2021. It documents a reasonable relationship between new development and a wastewater facilities impact fee to fund wastewater facilities that serve new development.

Wastewater Demand

Estimates of new development and its consequent increased wastewater demand provide the basis for calculating the wastewater facilities fee. The need for wastewater facilities improvements is based on the wastewater demand placed on the system by development. A typical measure of demand is a flow generation rate, expressed as the number of gallons per day generated by a specific type of land use. Flow generation rates are a reasonable measure of demand on the City's system of wastewater improvements because they represent the average rate of demand that will be placed on the system per land use designation.

Table 9.1 shows the calculation of equivalent dwelling unit (EDU) demand factors based on flow generation by land use category. The flow generation estimates based on data from the City's Integrated Master Plan. EDU factors express water flow from each land use in terms of the flow generated by a single family dwelling unit.

Table 9.1: Wastewater Demand by Land Use

Land Use Type	DU or KSF or Hotel Rooms per Acre	GPD per Acre	Average Flow Generation/ DU, KSF, Room	Equivalent Dwelling Unit (EDU)
Residential				
Single Family	5.00	730	146	1.00
Multifamily	28.00	1,300	46	0.32
Nonresidential				
Commercial[1]	21.78	1,090	50	0.34
Office[1]	21.78	1,090	50	0.34
Industrial[1]	21.78	960	44	0.30
Hotel Rooms	30.00	1,090	36	0.25

[1] Nonresidential densities are based on a maximum floor-area-ratio of 0.5 for commercial, office and industrial.

Sources: St. Helena 2040 General Plan; Table 4.8, City of St. Helena Integrated Utility Master Plan; Willdan Financial Services.

EDU Generation by New Development

Table 9.2 shows the estimated EDU generation from new development through 2040. The EDU factors from Table 9.1 are multiplied by the land use assumptions from Table 2.1 to estimate total

EDUs in the base year, at the planning horizon and for new development. New development will generate approximately 529 new EDUs through 2040, comprising 14.6% of wastewater demand in the City at that time.

Table 9.2: Wastewater Facilities Equivalent Dwelling Units

	EDU Factor[1]	Existing (DU/KSF)	Projected Growth (DU/KSF)	Existing EDUs	Growth in EDUs	Total
Residential						
Single Family	1.00	2,018	172	2,018	172	2,190
Multifamily	0.32	838	72	268	23	291
Subtotal		2,856	244	2,286	195	2,481
Nonresidential						
Commercial	0.34	782	326	266	111	377
Office	0.34	222	93	76	31	107
Industrial	0.30	1,536	641	461	192	653
Subtotal		2,540	1,059	802	334	1,136
Total				3,088	529	3,617
Percent of Total				85.4%	14.6%	100.0%

[1] Per dwelling unit (residential) or thousand building square feet (nonresidential).

Sources: Tables 2.1 and 9.1.

Facility Needs and Costs

Table 9.3 identifies the planned water facilities to be funded by the fee. The new wastewater facilities were all identified in the City's Draft Integrated Master Plan. Since wastewater facilities projects will benefit both existing development and new development, capacity expanding projects are allocated to new development based on new development's share of wastewater demand at the planning horizon (see Table 9.2). Projects that are needed solely as a result of new development are allocated completely to the impact fee program. Projects that do not expand capacity are not allocated to the impact fee.

Table 9.3: Wastewater Facilities Allocation to New Development

Project Name	Total Project Cost	Allocation To New Development	Cost Allocated to New Development
WWTP Phase 1 Upgrades	$14,320,341	14.6%	$ 2,090,770
Crinella Pump Station Upgrades	982,000	14.6%	143,372
Wet Weather Flow Monitoring	50,000	14.6%	7,300
WWTP Recycled Pipeline and Pump Station	130,000	14.6%	18,980
WWGM-1 Madrona Avenue	201,000	14.6%	29,346
WWGM-2 Railroad Avenue	512,000	14.6%	74,752
WWGM-3 Valley View Street	244,000	14.6%	35,624
WWGM-4 Mitchell Drive	245,000	14.6%	35,770
WWGM-5 Mitchell Drive & Main Street	255,000	14.6%	37,230
WWGM-6 Del Campo Court	608,000	14.6%	88,768
WWGM-7 Signorelli Circle	923,000	14.6%	134,758
WWGM-8 Adams Street	206,000	14.6%	30,076
WWGM-9 Pope Street	235,000	14.6%	34,310
WWGM-10 Birch Avenue	386,000	14.6%	56,356
WWGM-11 Main Street	88,000	14.6%	12,848
WWGM-12 Spring Street	53,000	14.6%	7,738
WWLS-1 Crinella Lift Station Odor Control Study	-	0.0%	-
WWRR-1 CCTV Inspection Program, 1st Phase	222,000	0.0%	-
WWRR-2 Flow Monitoring Program	60,000	14.6%	8,760
WWRR-3 High Priority Pipeline Replacement	2,677,000	0.0%	-
WWRR-4 Model Update and System Analysis	50,000	14.6%	7,300
WWRR-5 CCTV Inspection, Phase 2	657,000	0.0%	-
WWRR-6 Address R/R Needs from Phase 1 CCTV Program	3,579,000	0.0%	-
Total	$26,683,341		$ 2,854,058

Source: City of St Helena Integrated Utility Master Plan Sewer Capital Improvement Plan Summary; City of St. Helena 5-Year Capital Improvements Program FY 2021-22 to FY 2025-26; Table 9.2, Willdan Financial Services.

Cost per EDU

The cost of planned facilities allocated to new development in Table 9.3 is divided by the total growth in EDUs to determine a cost per EDU. **Table 9.4** displays this calculation.

Table 9.4: Cost per EDU

Cost Allocated to New Development	$ 2,854,058
Growth in EDUs	529
Cost per EDU	$ 5,395

Sources: Tables 9.2 and 9.3.

Fee Schedule

The maximum justified fee for wastewater facilities is shown in **Table 9.5**. The cost per EDU is converted to a fee per unit of new development based on the EDU factors shown in Table 9.1. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, (2) capital planning, programming, project management costs associated with the share of projects funded by the facilities fee, and (3) fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 9.5: Maximum Justified Wastewater Facilities Fee Schedule

	A Cost Per EDU	*B* EDU Factor	*C = A x B* Base Fee[1]	*D = C x 0.02* Admin Charge[1, 2]	*E = C + D* Total Fee[1]	*F = E / Average* Fee per Sq. Ft.[3]	*G* Current Fee[4]	*H = (F-G)/G* Percent Difference
Residential Dwelling Unit[5]	$ 5,395	0.80	$ 4,316	$ 86	$ 4,402	$ 1.57	$ 3.14	(50.0%)
Nonresidential								
Commercial	$ 5,395	0.34	$ 1,834	$ 37	$ 1,871	$ 1.87	$ 5.19	(64.0%)
Office	5,395	0.34	1,834	37	1,871	1.87	3.19	(41.4%)
Industrial	5,395	0.30	1,619	32	1,651	1.65	3.89	(57.6%)
Hotel	5,395	0.25	1,349	27	1,376	5.50	5.23	5.2%

[1] Fee per average sized dwelling unit, per 1,000 square feet of nonresidential or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assumes an average of 2,802 square feet per dwelling unit based on City building permit data from 2011 to 2020. Assumes 250 square feet per hotel room.
[4] Average EDU factor per residential dwelling unit weighted by projected single family and multifamily development.

Sources: Tables 9.1 and 9.4; Willdan Financial Services.

10. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to the Government Code, which set guidelines for impact fee nexus studies. Four key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (5) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

66016.5. (a) (2) - Level of Service

1. For fees calculated under the existing standard methodology, the fees are calculated such that new development funds facilities at the existing level of service. These fee categories are: public safety facilities, civic facilities, and parks. The existing level service in terms of the existing facility investment per capita is shown in each corresponding chapter.

2. For fees calculated under the planned facilities methodology, the fees are calculated to ensure that the level of service does not fall to unacceptable levels. The fees calculated under this approach are the transportation, water, wastewater, and storm drain facilities impact fees. Projects were identified in the City's Integrated Master Plan as necessary to maintain an acceptable level of service.

66016.5. (a) (4) – Review of Original Fee Assumptions

While the original fee schedules and corresponding revenue generated were reviewed by the City and Willdan prior to conducting the nexus study analysis, the proposed fees are not increasing, so further review is not necessary.

Table 10.1 displays annual fee revenue collected, by impact fee fund.

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Table 10.1: Annual Collected Impact Fee Revenue

	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	Average (FY17 to FY23)
Public Safety	$ 41,193	$ 17,628	$ 56,109	$ 92,033	$ 16,527	$ 19,863	$ 32,303	$ 39,379
Civic Improvement	61,769	35,319	77,790	137,549	19,879	29,314	59,179	60,114
Parks	199,462	165,180	257,861	411,746	54,379	97,973	208,983	199,369
Traffic	71,784	27,379	225,273	215,911	33,414	33,989	56,410	94,880
Storm Drain	22,714	18,260	55,456	85,365	9,797	15,974	30,676	34,035
Water	57,965	27,084	62,775	120,433	16,238	21,158	32,528	48,312
Sewer	14,902	13,050	17,488	30,433	6,237	5,904	8,743	13,822

Source: City of St. Helena.

66016.5. (a) (5) – Residential Fees per Square Foot

Impact fees for residential land uses are calculated per square foot and comply with AB 602.

66016.5. (a) (6) – Capital Improvement Plan

Napa County has less than 250,000 residents so jurisdictions within this County are not considered to be large jurisdictions. This study is not required to include a capital improvement plan.

11. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the California Construction Cost Index (https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI) be used for adjusting fees for inflation. The California Construction Cost Index is based on data from the Engineering News Record and is aggregated and made available for free by the State of California.

The fee amounts can be adjusted based on the change in the index compared to the index in the base year of this study (2023).

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. Note that decreases in index value will result in decreases to fee amounts.

While fee updates using inflationary indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

Reporting Requirements

The City will comply with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Table 11.1 summarizes the annual and five-year reporting requirements identified in the *Mitigation Fee Act*.

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Table 11.1: Mitigation Fee Act - Annual and Five-year Administrative Requirements

CA Gov't Code Section	Timing	Reporting Requirements[1]	Recommended Fee Adjustment
66001.(d)	The fifth fiscal year following the first deposit into the account or fund, and every five years thereafter	(A) Identify the purpose to which the fee is to be put. (B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged. (C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements. (D) Designate the approximate dates on which supplemental funding is expected to be deposited into the appropriate account or fund.	Comprehensive Update
66006. (b)	Within 180 days after the last day of each fiscal year	(A) A brief description of the type of fee in the account or fund. (B) The amount of the fee. (C) The beginning and ending balance of the account or fund. (D) The amount of the fees collected and the interest earned. (E) An identification of each public improvement on which fees were expended including share funded by fees. (F) An identification of an approximate date by which the construction of the public improvement will commence. (G) A description of any potential interfund transfers. (H) The amount of refunds made (if any).	Inflationary Adjustment

[1] Edited for brevity. Refer to the government code for full description.

Sources: California Government Code §6601 and §6606.

Programming Revenues and Projects with the CIP

The City maintains a Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The City may decide to alter the scope of the planned projects or to substitute new projects if those new projects continue to represent an expansion of the City's facilities and provide benefit to new development. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

12. Mitigation Fee Act Findings

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act,* contained in *California Government Code* Sections 66000 through 66025*,* establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Act.*

Purpose of Fee

- *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees documented by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities to new development.

Use of Fee Revenues

- *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees documented in this report, if enacted by the City, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City's sphere of influence. Fees addressed in this report have been identified by the City to be restricted to funding the following facility categories: public safety facilities, civic facilities, transportation facilities, parks and recreation facilities, storm drain facilities, water facilities and wastewater facilities.

Benefit Relationship

- *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The City will restrict fee revenue to the acquisition of land, construction of facilities, infrastructure and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For some facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted differently than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Forecasts provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standard* sections of each facility category chapter.

Proportionality

- *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts,* or the *Service Population* sections in each facility category chapter for a description of how service populations or other factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the maximum justified facilities fees.

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENA UPDATING CHAPTER 3.32, DEVELOPMENT IMPACT FEES, OF TITLE 3, REVENUE AND FINANCE, OF THE CITY OF ST. HELENA MUNICIPAL CODE, RELATED TO DEVELOPMENT IMPACT FEES.

WHEREAS, Government Code sections 66000 et seq. empower the City to impose fees and other exactions to provide necessary public facilities required to mitigate the negative effects of new development projects, and the proposed establishment of the development impact fee is based upon the information contained in a development impact fee study prepared by City staff; and

WHEREAS, the continued provision of new and expanded facilities and infrastructure is necessary to protect and promote the public health, safety, and welfare of all citizens of the City of St. Helena by reducing adverse effects of urbanization and development; and

WHEREAS, on April 9, 1996, the City Council adopted Ordinance No. 96-2, which established impact fees for new development. The fees established by Ordinance No. 96-2 were based upon a Development Impact Fee Study issued in March 1996. The new fees became effective on June 9, 1996; and

WHEREAS, a Revised Development Impact Fee Study was completed in February 1997. Based upon the revisions to the original Impact Fee Study, the City Council adopted Ordinance No. 97-4 amending Ordinance No. 96-2 consistent with Government Code Section 66000 et. seq.; and

WHEREAS, a Revised Development Impact Fee Study was completed in August 2006. Based upon the revisions to the original Development Impact Fee Study, the City Council adopted Ordinance No. 06-6 amending Ordinance No. 97-4 and modifying the development impact fees for new development consistent with Government Code Section 66000 et. seq.; and

WHEREAS, a Revised Development Impact Fee Study was completed in April 2013. Based upon the revisions to the original Development Impact Fee Study, the City Council adopted Ordinance No. 2013-2 amending Ordinance No. 06-6 and modifying the development impact fees for new development consistent with Government Code Section 66000 et. seq.; and

WHEREAS, a Revised Development Impact Fee Study was completed October 2023. Based upon the October 2023 Development Impact Fee Study, the City Council finds that the following changes to Ordinance No. 06-06, as previously amended by Ordinance No. 2013-2, are consistent with Government Code Section 66000 et. seq. and shall be adopted; and

WHEREAS, it is necessary to implement certain updates to the City's development impact fees to assure that all development within the City pays its fair share of the costs of providing necessary public facilities and infrastructure to accommodate such new development; and

WHEREAS, the proposed increases in existing development impact fees are based upon the information contained in the documents prepared by City staff and Willdan Financial Services, entitled "Development Impact Fee Update Study", dated October 17, 2023; and

WHEREAS, detailed descriptions of the public infrastructure facilities and improvements covered by the updated development impact fees, as well as their approximate location, size, time of availability, and estimated costs are also set forth in the Development Impact Fee Update Study; and

WHEREAS, the Development Impact Fee Update Study complies with applicable state law by establishing the basis for the imposition of the updated fees—in particular, the Study:

1. Identifies the purpose of the proposed updated fees;
2. Identifies the use to which the fees will be put;
3. Demonstrates a reasonable relationship between use of the fees and the types of projects on which the fees are imposed;
4. Demonstrates a reasonable relationship between the need for the public facilities and the types of developments on which the fees are imposed; and
5. Demonstrates a reasonable relationship between the amount of the fees and the cost of the public facilities or portions of the facilities attributable to the developments on which the fees are imposed.

WHEREAS, the development impact fees collected by the City shall be used to finance the public infrastructure facilities and improvements described or identified in the Development Impact Fee Update Study; and

WHEREAS, a copy of the Development Impact Fee Update Study is on file in the City Clerk's office and was made available for public review in accordance with state law; and

WHEREAS, the City published notice of the public hearing required under state law in accordance with Government Code sections 6062(a) and 66018; and

WHEREAS, the increase of development impact fees is statutorily and categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") because the setting of development impact fees merely establishes a funding mechanism for the provision of future projects and, as such, this Ordinance is not "an essential step culminating in action which may affect the environment" and

environmental review required under CEQA will be performed when projects funded by the development impact fees are chosen and defined (*Kaufman & Broad-South Bay, Inc. v. Morgan Hill Unified School District* (1993) 9 Cal.App.4th 464).

NOW, THEREFORE, The City Council of the City of St. Helena does hereby ordain as follows:

Section 1: Recitals

The Recitals set forth above are true and correct and are incorporated into this Ordinance.

Section 2: Adoption

In connection with the updates to Chapter 3.32 of the St. Helena Municipal Code set forth in this Ordinance, the City Council also hereby adopts the Development Impact Fee Update Study, which is on file with the City Clerk and available for public inspection.

Section 3: Repeal

Ordinance No. 2013-2 is hereby repealed upon the effective date of this Ordinance.

Section 4: Amendment

Chapter 3.32 of the St. Helena Municipal Code is hereby amended in its entirety to read as follows (new language is underlined, deletions are in ~~strikeout~~):

"3.32.010 Findings.

In order to implement the goals and objectives of the general plan of the city of St. Helena and to mitigate the impacts caused by new development within the city, certain public improvement projects must be or had to be constructed. The city council determines that development impact fees are needed to finance these public improvements and to pay for development's fair share of the construction costs of these improvements. In establishing the fees described in the following sections, the city council finds the fees adopted to be consistent with state law (California Government Code Section 66000 et seq.) and with the city's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fees and

determines that the fees are not material with respect to the city's housing needs as established in the housing element of the St. Helena general plan.

3.32.020 Description of fees.

A. Development impact fees are hereby established on new development or conversions within the city of St. Helena to pay for public improvements related to civic improvement projects, public safety, sewer projects, water projects, traffic mitigation, parks and storm drainage. In the following sections, the city council sets forth the specific amount of the development fee for each type of public improvement project.

B. At least every five years, the city council shall review these fees to determine whether the fee amounts are reasonably related to the impacts of development and whether the public improvement projects described in the city's capital improvement projects list are still needed. Failure to undertake this review shall not invalidate the imposition of the fees.

3.32.030 Limited use of fees.

The revenues raised by payment of these development impact fees shall each be placed in separate and special impact fund accounts, and such revenues, along with any interest earnings on each separate account, shall be used solely to:

A. Pay for the city's future construction of those public improvement projects at least partially allocable to new development or conversions as described in the city's capital improvement projects list; or

B. Reimburse the city for those described or listed projects constructed by the city with funds advanced by the city from other sources; or

C. Reimburse developers who have been required or permitted by Section 3.32.110 to install such listed facilities which are oversized with supplemental size, length or capacity.

3.32.040 Imposition of fees.

A. Development impact fees shall be imposed on:

1. New development; and

2. Conversions, as provided in this chapter.

B. Development impact fees shall be paid by the owner of the property on which new development or conversion is to occur. The fees shall be collected by the city prior to the issuance of the building or development permit(s) for such development or conversion, whichever occurs later, unless payment at a later time is mandated by Government Code Section 66007.

C. Except as otherwise provided herein, square footage of residential and nonresidential buildings shall be measured by exterior dimensions. Unfinished attics, crawlspaces, and basements shall not be assessed until converted and finished as usable floor space.

D. A building or structure consisting of nonusable floor space, e.g., a garage, carport or storage shed, shall not be deemed to be part of the residential building for the purpose of determining the square footage of the residential building. Such ancillary structures shall require the payment of storm drainage and public safety impact fees; additional impact fees shall not be required until converted to usable floor space.

E. Each single-family residential unit within a multifamily residential building or development project shall be deemed to be a separate building for which a fee is imposed and shall be paid.

F. Additions to an existing building shall be deemed to occur whenever the amount of usable floor space is increased, or whenever new building space is constructed where no structures existed as part of the existing building, whether or not the total building floor area is increased by the new construction.

G. The first seventy (70) square feet of additions or conversions to an existing building in a two-year period shall be exempt from all fees except public safety impact fees and storm drainage impact fees.

H. No development impact fee shall be imposed more than once for the same floor space.

I. Each tenant space in a multi-use building or development project shall be deemed to be a separate use for which a fee is imposed and shall be paid.

3.32.050 Public safety impact fees.

A. Findings. The city council finds:

1. Numerous items of capital equipment are urgently needed for the city's police and fire protection facilities to maintain the existing level of police and fire protection services to all areas of the city of St. Helena.

2. New development or conversions within the city of St. Helena result in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the service requirements and the capital equipment requirements of the city's police and fire safety services. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

3. The city must continue to fund capital additions to its public safety system. These capital improvements include expanding the police and fire department facilities and equipment. These additional capital expenditures are necessary to maintain an acceptable level of public safety service within the next fifteen (15) years.

4. In the absence of the imposition of a public safety impact fee upon all building permits, the additional capital expenses necessary to maintain an acceptable level of public safety services for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

5. New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

6. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the fire and police department and other public safety improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

B. Schedule of Public Safety Impact Fees. A schedule of public safety impact fees will be established by City Council resolution.

~~A public safety impact fee of one dollar four cents ($1.04) per square foot shall be imposed on all new development or conversions. The same impact fee rate shall apply to both residential and nonresidential construction within the city of St. Helena.~~

C. There is hereby established and created a fund of the city entitled “public safety impact fund” and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The public safety impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of facilities and equipment and other capital purposes needed for the city’s fire department and the city’s police department in providing police and fire protection services.

3.32.060 Civic improvement impact fees.

A. Findings. The city council finds:

1. Numerous items of civic improvements are needed to maintain an acceptable level of the existing and future civic activities for all areas of the city of St. Helena.

2. New development or conversions within the city of St. Helena result in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the service requirements and the capital equipment requirements of the city’s library, administrative facilities, and other civic facilities. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

3. The city must continue to fund civic improvements within the city. These civic improvements include expanding the city hall and the library. These additional capital expenditures are necessary to maintain an acceptable level of the civic activities available in St. Helena within the next fifteen (15) years.

4. In the absence of the imposition of a civic improvement impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of civic services for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

5. New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

6. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for libraries, city administration, and other civic improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

B. Schedule of Civic Improvement Impact Fees. A schedule of civic improvement impact fees will be established by City Council resolution.

~~1. A civic improvement impact fee of one dollar ninety-five cents ($1.95) per square foot shall be imposed on all new residential development or conversions.~~

~~2. A civic improvement impact fee of one dollar ninety-five cents ($1.95) per square foot shall be imposed on all new commercial/retail development and conversions.~~

~~3. A civic improvement impact fee of one dollar ninety-five cents ($1.95) per square foot shall be imposed on all new office development and conversions.~~

~~4. A civic improvement impact fee of one dollar ninety-five cents ($1.95) per square foot shall be imposed on all new industrial development and conversions.~~

~~5. A civic improvement impact fee of one dollar ninety-five cents ($1.95) per square foot shall be imposed on all new lodging development and conversions.~~

C. There is hereby established and created a fund of the city entitled "civic improvement impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The civic improvement impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of city hall, the St. Helena library, community facilities, and equipment and other capital purposes needed for providing civic services.

3.32.065 Park impact fees.

A. Findings. The city council finds:

1. Additional park facilities are needed to accommodate future growth and maintain an acceptable level of the existing park and recreational facilities for all areas of the city of St. Helena.

2. New development or conversions within the city of St. Helena result in increased usage of the existing park and recreational facilities throughout the city, which thereby increases the service requirements and the capital equipment requirements of the city's parks and recreation facilities. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

3. The city must continue to fund park and recreation improvements within the city. These park and recreation improvements include developing additional parklands, open spaces, and recreational facilities. These additional capital expenditures are necessary to maintain the public health, safety, and welfare by assuring an acceptable level of the park and recreation facilities is available in St. Helena within the next fifteen (15) years.

4. In the absence of the imposition of a park improvement impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of civic services for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

5. New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

6. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for parks and other recreation facilities and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

B. Schedule of Park and Recreation Impact Fees. A schedule of park and recreation impact fees will be established by City Council resolution.

~~1. A park and recreation impact fee of seven dollars sixteen cents ($7.16) per square foot shall be imposed on all new low density (single-family) residential development or conversions.~~

~~2. A park and recreation impact fee of twelve dollars eighteen cents ($12.18) per square foot shall be imposed on all new medium and higher density (multifamily) residential development and conversions.~~

C. There is hereby established and created a fund of the city entitled “park and recreation impact fund” and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The park and recreation improvement impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of playgrounds, community facilities, recreation facilities and equipment and other capital purposes needed for providing park and recreation services.

D. The park and recreation impact fees imposed by this section shall not apply to residential development that is subject to the dedication of parkland or the imposition of in-lieu fees, or a combination of both, for park and recreational purposes, as a condition of approval of a tentative map or parcel map pursuant to Section 16.28.040, adopted in accordance with Government Code Section 66477(a), otherwise known as the “Quimby Act.”

3.32.070 Water impact fees.*

A. Findings. The city council finds that:

1. Numerous water system improvements are needed to maintain the existing level of water services for all areas served by the city of St. Helena water enterprise.

2. New development or conversions within the service area of the city of St. Helena water enterprise results in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the water service requirements and the capital equipment requirements for the storage, treatment and transmission of the city’s water supply. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

3. The city must continue to fund capital improvements to its water system. These capital improvements include updating or replacing water distribution lines, and improving current treatment and storage capabilities. These additional capital expenditures are necessary to maintain an acceptable level of water service within the next fifteen (15) years.

4. In the absence of the imposition of a water impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of water service for the entire service area of the city of St. Helena water enterprise would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the service area of the city of St. Helena water enterprise.

5. New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the service area of the city of St. Helena water enterprise.

6. Part of the costs associated with the capital improvements to the water system and the debt service on earlier funded water projects are apportioned to new development or conversions to accommodate increased demand for water by new residents and businesses and the increased need for water for fire protection purposes for the new structures associated with new development or conversions.

7. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the water system improvements and the impacts of the types of new development for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development and conversions for which the fee is charged.

B. Schedule of Water Impact Fees.

1. A schedule of water impact fees applicable to every person connecting to the City's water system, converting unusable to usable floor space in existing buildings which are already connected to the City's water system, or adding to existing buildings which are already connected to the City's water system will be established by City Council resolution.

2. Every person converting an existing use from one use category (residential, commercial, office, industrial, or lodging) to another use category

shall pay a water impact fee equal to the difference, if any, between the fees calculated for existing and new uses as set forth in subsection (B)(1) hereof, except that no water impact fee shall be assessed if a "water-oriented" connection fee had been paid for the building or development project pursuant to the City's former water connection ordinance.

~~1. Every person connecting to the city's water system or converting unusable to usable floor space in or adding to existing buildings which are already connected to the city's water system shall pay to the city a water impact fee in accordance with the following schedule:~~

~~Single-Family:~~	~~$1.68 per sq. ft.~~
~~Multifamily:~~	~~$1.35 per sq. ft.~~
~~Office:~~	~~$1.72 per sq. ft.~~
~~Industrial:~~	~~$2.29 per sq. ft.~~
~~Commercial:~~	~~$3.33 per sq. ft.~~
~~Lodging:~~	~~$3.36 per sq. ft.~~

~~2. Every person converting an existing use from one use category (residential, commercial, industrial or office) to another use category shall pay a water impact fee equal to the difference, if any, between the fees calculated for the existing and new uses as set forth in subsection (B)(1) of this section, except no water impact fee shall be assessed if a "water-oriented" connection fee had been paid for the building or development project pursuant to the city's former water connection ordinances.~~

3. No water impact fee shall be assessed on conversions to another use within the same use category. No person shall be entitled to a refund on conversions from a higher rate use category to a lower rate use category.

C. In addition to the ~~above~~ charges set by resolution of the city council or by subsection (B)(2) hereof, all expenses and costs of making a water connection shall be borne by the person making the connection. No connection shall be made to a public water supply except by the city or by written permission from the city.

D. There is hereby established and created a fund of the city entitled “water impact fund” and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The water impact fund is established for the sole purpose of providing monies for equipment, infrastructure, and other capital facilities needed for the acquisition, storage, treatment, and transmission of water for the city of St. Helena water enterprise, to repay principal and interest on bonds issued for the construction or reconstruction of water projects or facilities, and to repay federal and state loans or advances made to the city for the construction or reconstruction of water supplies facilities or infrastructure.

* Code reviser’s note: Section 3 of Ord. 15-7 provides: “Every person who paid Water System Impact Fees at the rates established in Ordinance No. 2013-2 shall be given a refund equal to the difference, if any, between the aggregate Water System Impact fees paid and the aggregate Water System Impact fees established by this ordinance; except no refunds will be paid to persons who received City Council approval of a fee adjustment or waiver during the relevant time period.”

3.32.080 Sewer impact fees.

A. Findings. The city council finds:

1. St. Helena has a sewer system that consists of a collection system including public sewers and interceptors leading to the wastewater treatment plant and to the disposal system.

2. New development or conversions in the city of St. Helena have a significant impact on the sewer system. St. Helena was previously under a sewer connection moratorium where the state of California effectively prohibited any new development and conversions in the city since no new sewer connections were allowed. In order to have the moratorium lifted and to allow for more development in the city of St. Helena, the city incurred debt to upgrade and expand the capacity of the wastewater treatment plant.

3. The city must continue to fund capital improvements to its sewer system. These capital improvements include updating or replacing sewer lines, improving current treatment capabilities, and promoting the use of reclaimed water. These additional capital expenditures are necessary to maintain an acceptable level of sewer service and wastewater treatment within the next fifteen (15) years.

4. New development or conversions within the city result in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the service requirements and the capital equipment requirements for the city's sewage treatment and disposal system. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

5. In the absence of the imposition of a sewer impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of sewer service and wastewater treatment for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

6. New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

7. Part of the costs associated with the capital improvements to the sewer system as well as payments on the wastewater debt service are apportioned to new development and conversions to accommodate increased usage of the sewer system and treatment plant by new residents and businesses.

8. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the sewer system improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

B. Schedule of Sewer Impact Fees. A schedule of sewer impact fees applicable to every person connecting to the City's sewer system, converting unusable to usable floor space in existing buildings which are already connected to the City's sewer system, or adding to existing buildings which are already connected to the City's sewer system will be established by City Council resolution.

~~1. Every person connecting to the city's sewer system or converting unusable to usable floor space in or adding to existing buildings which are~~

~~already connected to the city's sewer system shall pay to the city a sewer impact fee in accordance with the following schedule:~~

~~Single-Family:~~	~~$0.45 per sq. ft.~~
~~Multifamily:~~	~~$0.66 per sq. ft.~~
~~Office:~~	~~$0.44 per sq. ft.~~
~~Industrial:~~	~~$0.59 per sq. ft.~~
~~Commercial:~~	~~$0.88 per sq. ft.~~
~~Lodging:~~	~~$0.87 per sq. ft.~~

2. Every person converting an existing use from one use category (residential, commercial, industrial or office) to another use category shall pay a sewer impact fee equal to the difference, if any, between the fees calculated for the existing and new uses as set forth in subsection (B)(1) of this section, except no sewer impact fee shall be assessed if a "water-oriented" sewer connection fee had been paid for the building or development project pursuant to the city's former sewer connection ordinances.

3. No sewer impact fee shall be assessed on conversions to another use within the same use category. No person shall be entitled to a refund on conversions from a higher rate use category to a lower rate use category.

C. In addition to the above charges, all expenses and costs of making a sewer connection shall be borne by the person making the connection. No connection shall be made to a public sewer except by the city or by written permission from the city.

D. There is hereby established and created a fund of the city entitled "sewer impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The sewer impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of sanitation and sewage facilities, to repay principal and interest on bonds issued for the construction or reconstruction of such sanitary or sewage facilities, and to repay federal and state loans or advances made to the city for the construction or reconstruction of sanitary or sewage facilities and infrastructure.

3.32.090 Storm drainage impact fees.

A. Findings. The city council finds:

1. Numerous items of capital infrastructure are urgently needed for the city's drainage system to maintain an acceptable level of storm drainage from all areas of the city of St. Helena.

2. New development within the city of St. Helena results in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the amount of impervious surfaces and irrigation of landscaping which create greater need for and usage of drainage systems within the city. Such increased drainage and usage of the system do not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development.

3. The city must continue to fund capital improvements to its storm drainage system. These capital improvements include constructing storm drains and storm sewers within the city and conducting a storm drainage and monitoring study. These additional capital expenditures are necessary to maintain an acceptable level of storm drainage within the city in the next fifteen (15) years.

4. In the absence of the imposition of a storm drainage impact fee upon new development, the additional capital expenses necessary to maintain an acceptable level of the city's drainage system for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

5. New development without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

6. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the drainage improvements and the impacts of the types of development for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of development for which the fee is charged.

B. Schedule of Storm Drainage Impact Fees. A schedule of storm drainage impact fees applicable to new construction of buildings, driveways, parking lots, sidewalks, walkways, patios, decks, and other similar structures, and to any construction of or conversions of an existing building that increase the impervious surface footprint of a parcel, will be established by City Council resolution.

~~1. A storm drainage impact fee shall be imposed on new construction of buildings, driveways, parking lots, sidewalks, walkways, patios, decks, and other similar structures, and upon any construction of additions or conversions to an existing building that increase the impervious surface footprint of the parcel.~~

~~2. The storm drainage impact fee for new development or conversions shall be as follows:~~

~~Single-Family:~~	~~$0.73 per sq. ft.~~
~~Multifamily:~~	~~$0.69 per sq. ft.~~
~~Office:~~	~~$1.65 per sq. ft.~~
~~Industrial:~~	~~$1.65 per sq. ft.~~
~~Commercial:~~	~~$1.65 per sq. ft.~~
~~Lodging:~~	~~$1.28 per sq. ft.~~

C. New development constructed, added or converted in the area required to pay the drainage fees imposed under Chapter 17.108 shall not be required to pay the storm drainage impact fee required under this section.

D. There is hereby established and created a fund of the city entitled “storm drainage impact fund” and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The storm drainage impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of facilities and equipment and for other capital purposes needed for the city’s storm drainage system and for additional drainage and monitoring studies.

3.32.100 Traffic mitigation impact fees.

A. Findings. The city council finds:

1. New development or conversions within the city of St. Helena result in increased usage of residential, commercial, industrial, and other affected properties, which thereby generates additional traffic within the city and will contribute to the usage and degradation of the existing street infrastructure in the city of St. Helena.

2. The purpose of this fee is to finance circulation improvements to reduce the impacts of traffic generated by new development within the city.

3. The city must continue to fund capital improvements to its traffic circulation system. These capital improvements include building new roads, bridges, and traffic control facilities and equipment. These additional capital expenditures are necessary to maintain an acceptable level of traffic circulation and the city's roadway system within the next fifteen (15) years.

4. In the absence of the imposition of a traffic mitigation impact fee upon new development or conversions, the additional capital expenses necessary to maintain acceptable traffic circulation for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of St. Helena.

5. The construction of new development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of St. Helena.

6. The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the traffic improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

B. Schedule of Traffic Mitigation Impact Fees.

1. A schedule of traffic mitigation impact fees applicable to new development or conversions within the City will be established by City Council resolution.

~~1. A traffic mitigation impact fee shall be imposed on new development or conversions within the city of St. Helena.~~

~~2. The traffic mitigation impact fee for new development or conversions shall be as follows:~~

~~Single-Family Development, Conversions, Additions:~~	~~$1.94 per square foot~~
~~Multifamily Development, Conversions, Additions:~~	~~$2.36 per square foot~~
~~Industrial Development, Conversions, Additions:~~	~~$3.40 per square foot~~

~~Office Development, Conversions, Additions:~~	~~$5.36 per square foot~~
~~Commercial Development, Conversions, Additions:~~	~~$20.89 per square foot~~
~~Lodging:~~	~~$7.98 per square foot~~

2~~3~~. Every person converting an existing use from one use category (residential, commercial, industrial or office) to another use category shall pay a traffic mitigation impact fee equal to the difference, if any, between the fees calculated for the existing and new uses as set forth in subsection (B)(1~~2~~) of this section.

3~~4~~. No traffic mitigation impact fee shall be assessed on conversions to another use within the same use category. No person shall be entitled to a refund on conversions from a higher rate use category to a lower rate use category.

C. There is hereby established and created a fund of the city entitled “traffic mitigation impact fund” and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The traffic mitigation impact fund is established for the sole purpose of providing monies for the construction and reconstruction of facilities and equipment and other capital purposes needed for traffic circulation improvements in and around the city of St. Helena.

3.32.110 Developer construction of facilities.

A. Whenever a developer is required, as a condition of approval of a subdivision, development permit or building permit, to construct a public facility described in the capital improvement projects list, which facility is determined by the city to have supplemental size, length or capacity over that needed to address the impacts of that development, and when construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer and a credit against the applicable impact fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development.

B. A developer who installs an off-site improvement as a special mitigation measure for a project which is identified on the capital improvement projects list to be funded at least partially by impact fees may claim credit on such a fee not to exceed the impact fee payable for the development project. The city's public works director is authorized to allow such credit.

C. If a developer is dissatisfied with the decision of the city's public works director regarding a reimbursement agreement or a credit of development impact fees, the developer shall appeal for relief to the city council by filing a written appeal with the city clerk within fifteen (15) days after the disputed decision. The appeal shall state in sufficient detail the basis for the claimed credit. The decision of the city council shall be final.

3.32.120 Fee adjustment.

A. A developer of any project, including any new building or addition to or conversion of any existing building, subject to the fees described in Sections 3.32.050 through 3.32.100 may apply to the city council for a reduction or adjustment of the fee(s), or a waiver of the fee(s), based upon the absence of any reasonable relationship between the nature of the impact of the development and either the amount of the fee charged or the type of facilities to be financed.

B. The application for a fee reduction, adjustment, or waiver shall be made in writing and filed with the city clerk not later than twenty (20) days after the filing of the application for a building permit.

C. The application shall state in detail the factual basis for the claim of waiver, reduction, or adjustment. The city council shall consider the application at a hearing held within thirty (30) days after the filing of the fee adjustment application. The decision of the city council shall be final.

D. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee.

3.32.130 Definitions.

A. "Building permit" shall mean the permit required or issued by the city of St. Helena for the construction, improvement or remodeling of any structure pursuant to the city of St. Helena's building codes.

B. “City” shall mean the governmental body managing the administrative operations of the city of St. Helena.

C. “City of St. Helena” shall mean all property located within the geographical area within the city of St. Helena’s city limit line.

D. “City of St. Helena impact fee study” shall mean the study, including any amendments or revisions thereto, for the financing of facilities and services designated under the capital improvement projects list for the city of St. Helena. This study includes, but is not limited to, a designation of those facilities to be constructed with the impact fees collected under this chapter, the estimated costs of constructing those facilities or providing the services designated therein, and the total use factors or other criteria utilized to arrive at an allocation of the cost of the facilities to the different types of land uses and to new development.

E. “Conversion” shall mean converting from unusable to usable floor space, or converting the existing use to another use.

F. “Developer” shall mean any person who is the owner or authorized agent of an owner of any new development within the city of St. Helena.

G. “Dwelling unit” shall mean a residential dwelling within the city of St. Helena. Each single-family residential unit within a multifamily residential building or development project shall be deemed to be a separate dwelling unit.

H. “New development” shall mean the original construction of residential, commercial, industrial or other nonresidential buildings, or the addition of usable floor space within existing residential or nonresidential buildings, or the construction of new accessory buildings.

I. “Owner” shall mean the legal owner(s) or the authorized agent(s) for any owner of property being developed.

J. “Usable floor space” shall mean any interior space constructed or converted to be used for human occupancy in accordance with the Uniform Building Code.

3.32.140 Development agreements.

The terms of any development approvals or building permit(s) may be negotiated as part of a development agreement which may require a developer to provide or

finance any public projects deemed agreeable to both the developer and the city council. Development constructed under the terms of a development agreement approved pursuant to Chapter 17.156 may be exempted from the payment of any of the impact fees required under Sections 3.32.050 through 3.32.100.

3.32.150 Inflationary fee increases.

Due to the increases in costs of construction, developing and designing the projects to be financed by the development impact fees set forth herein, such fees shall be automatically adjusted annually commencing July 1, 1998, and every July 1st thereafter. The fee adjustments shall be based on the increase, if any, in the Engineering News Record U.S. twenty (20) city average construction cost index for the June preceding the increase and the June one year prior thereto."

Section 5: Severability.

If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

Section 6: CEQA.

This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (the "Guidelines"), and the environmental regulations of the City. The City Council hereby finds that this Ordinance updating the City's requirements for development impact fees is statutorily and categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") because the setting of development impact fees merely establishes a funding mechanism for the provision of future projects and, as such, this Ordinance is not "an essential step culminating in action which may affect the environment" and environmental review required under CEQA will be performed when projects funded by the development impact fees are chosen and defined (*Kaufman & Broad-South Bay, Inc. v. Morgan Hill Unified School District* (1993) 9 Cal.App.4th 464).

Section 7: Notice and Effective Date.

This ordinance was reviewed at a noticed public hearing, for which the Ordinance, Resolution Establishing Updated Development Impact Fees, and the associated Development Impact Fee Study were available to the general public for a period of not less than 14 days prior to the public hearing. These fees shall apply to the issuance of any building permit for any residential and non-residential development issued 60 days following the passage of this ordinance.

Section 8. Publication.

The Mayor shall sign this Ordinance and the City Clerk shall cause the same, or a summary of the Ordinance prepared by the City Attorney, to be published within fifteen (15) days after its passage at least once, in a newspaper of general circulation, published and circulated in the City of St. Helena, California. .

THE FOREGOING ORDINANCE was introduced at a regular meeting of the St. Helena City Council on the _____ day of _____, 2023, and was adopted at a regular meeting of the St. Helena City Council on the _____ day of _____, 2023, by the following vote:

Mayor Dohring: _____
Vice Mayor Hall: _____
Councilmember Chouteau: _____
Councilmember Hardy: _____
Councilmember Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

CITY OF ST. HELENA

_____
Cindy Tzafopoulos, City Clerk

I, CINDY TZAFOPOULOS, CITY CLERK of the City of St. Helena, California, do hereby certify that the foregoing Ordinance was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the _____ day of _____, 2023. That

thereafter said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ____ day of _____, 2023, by the following vote:

Mayor Dohring: _____
Vice Mayor Hall: _____
Councilmember Chouteau: _____
Councilmember Hardy: _____
Councilmember Summers: _____

City of St. Helena

Development Impact Fee Study Update

November 14, 2023

WILLDAN

What is a Development Impact Fee?

One-time charge

Imposed at building permit stage

Imposed on all development projects within a defined geographic area

Funds facilities to serve new development

Mitigation Fee Act Findings (Govt. Code §66001)

- Key findings
  - **Need**: Development creates need for facilities
  - **Benefit:** Development use of revenue
  - **Rough Proportionality:** Fee amount development's share of facility costs
- Other findings
  - Purpose of fee
  - Use of fee revenue

AB 602

- Requires local jurisdictions to make certain information available on website:
  - Current impact fee schedule
  - Nexus studies
  - Annual AB1600 reports
  - Five-Year AB1600 reports
- Changes to impact fee adoption process:
  - Prior to adoption of development fees, an impact fee nexus study needs to be adopted with 30 days notice
- Technical changes:
  - Residential fees should be charged per square foot, unless findings are supported that justify another metric
  - Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study
  - Nexus study should identify level of service
  - If fees are increasing, review the assumptions of the original nexus study and evaluate the amount of fees collected under the original fee

Impact Fees – Basic Methodology

ESTIMATE EXISTING DEVELOPMENT AND FUTURE GROWTH

IDENTIFY FACILITY STANDARDS

DETERMINE NEW FACILITY NEEDS AND COSTS

ALLOCATE SHARE TO ACCOMMODATE GROWTH

IDENTIFY ALTERNATIVE FUNDING NEEDS

CALCULATE FEE BY ALLOCATING COSTS PER UNIT OF NEW DEVELOPMENT

St. Helena Development Impact Fee Categories

- Public Safety Facilities
- Civic Facilities
- Transportation Facilities
- Parks
- Storm Drainage
- Water
- Wastewater

Growth Projections

	2023	2040	Growth
Residents	**5,212**	**6,600**	**1,388**
Dwelling Units	**2,856**	**3,100**	**244**
Employment	**4,164**	**5,900**	**1,736**

Sources: California Department of Finance (DOF), Table E-5, 2023; St. Helena General Plan Update EIR (2018); U.S. Census Bureau, OnTheMap Application.

Cost Allocation Methods:
WHAT Facilities Serve WHO

EXISTING INVENTORY

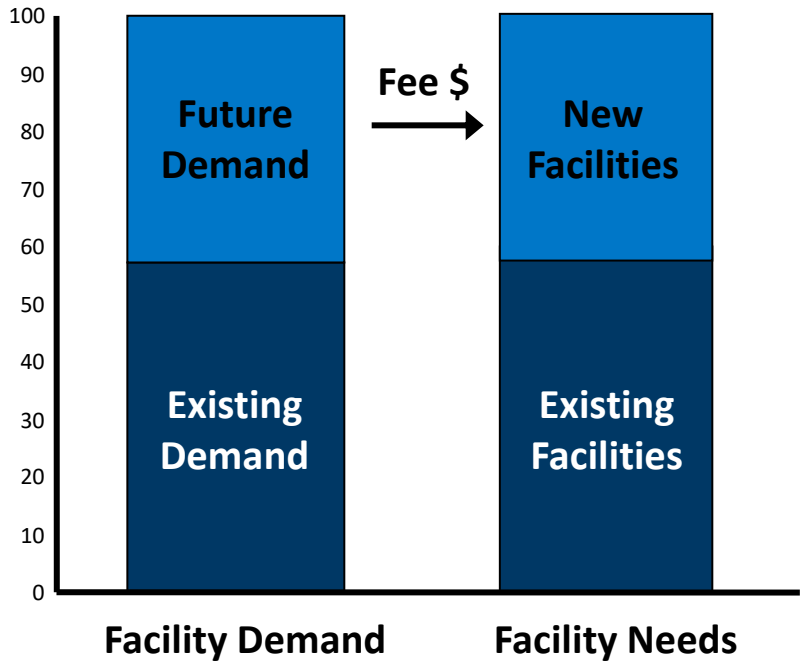
$$\frac{\textit{Existing Facilities}}{\textit{Existing Demand}}$$

PLANNED FACILITIES

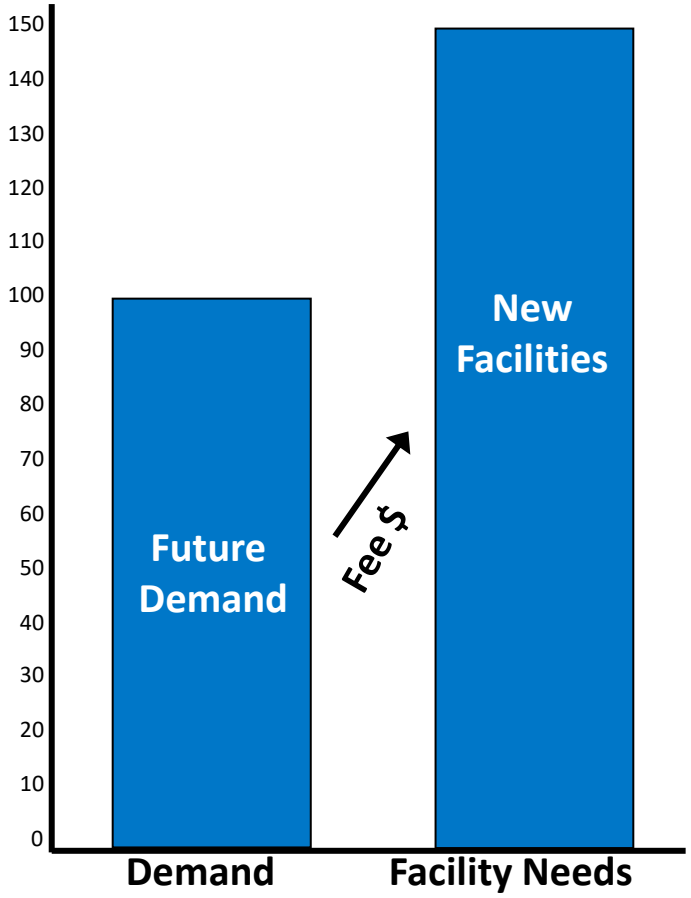
$$\frac{\textit{Planned Facilities}}{\textit{New Demand}}$$

Cost Allocation Methodologies

Existing Inventory Method



Planned Facilities Method



Fee Program Methodologies

Existing Standard

Public safety facilities

Civic facilities

Parks

Planned Facilities

Transportation

Storm drain

Water

Wastewater

Projected Impact Fee Revenue

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Public Safety	$ 3,730,662	$ 3,730,662	$ -
Civic Facilities	4,589,658	4,589,658	-
Transportation Facilities	18,799,000	4,060,584	14,738,416
Parks	7,771,000	7,771,000	-
Storm Drainage	19,273,000	2,356,359	16,916,641
Water	18,539,000	1,757,577	16,781,423
Wastewater	26,683,341	2,854,058	23,829,283
Total	$ 99,385,661	$ 27,119,898	$ 72,265,763

Maximum Justified Impact Fee Schedule

Land Use	Public Safety	Civic Facilities	Transportation Facilities	Parks	Storm Drainage	Water	Wastewater	Total - Maximum Justified
Residential - per Sq. Ft,	$ 1.30	$ 1.60	$ 0.81	$ 3.77	$ 0.61	$ 1.41	$ 1.57	**$ 11.07**
Nonresidential - Fee per Sq. Ft.								
Commercial	$ 1.30	$ 1.60	$ 5.10	$ -	$ 1.90	$ 0.86	$ 1.87	**$ 12.63**
Office	2.00	2.46	4.06	-	1.58	0.86	1.87	**12.83**
Industrial	0.71	0.87	2.43	-	1.90	0.73	1.65	**8.29**
Hotel Room	1.37	1.69	5.46	-	2.64	2.40	5.50	**19.07**

Next Steps

- Tonight: Hold public hearing to adopt revised fee schedule
- Affordable housing and commercial linkage fee nexus study to be presented in December

Questions

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Planning

DATE:	November 28, 2023
FROM:	Andrew Bradley, Asst. to the City Manager
SUBJECT:	Consideration of resolution directing City staff to propose future Zoning Code amendments to prohibit new fossil fuel (gas) service station uses and structures.
RECOMMENDED ACTION:	Adopt a resolution directing City staff to process a future zoning code amendment prohibiting the establishment or expansion of any new fossil fuel (gas) service stations.
PREVIOUS COUNCIL ACTION:	None
STATEMENT OF THE PURPOSE:	Consideration of a resolution directing City staff to recommend a future zoning code amendment to prohibit new gas/fuel station land uses in all zoning districts and to provide uniform and comprehensive regulations and development standards for modifications, maintenance, operation, and discontinuation of existing gas/fuel station uses and facilities in the City. Separately, City staff will also explore options for additional EV charging on City owned/maintained properties and look for ways to encourage installation at privately owned facilities.
FINANCIAL IMPACT:	There are no direct fiscal impacts associated with this resolution. There are other potential indirect costs that cannot be quantified at this point.

BACKGROUND:

In the interest of reducing green house gas emissions, this item recommends that the City Council direct City of St. Helena staff prepare a proposed zoning code amendment to prohibit new gas station land uses in all zoning districts and to provide uniform and comprehensive regulations and development standards for modifications, maintenance, operation, and discontinuation of fueling station/gas station uses and facilities in the City. Concurrently with proceeding with the process of preparing the proposed zoning code amendment, City staff will also explore options for additional EV charging on City owned/maintained properties and look for ways to encourage installation at privately owned facilities for public benefit.

Staff's inventory of gas stations/fueling stations within the City of St. Helena's incorporated limits shows three (3) existing stations: St. Helena NVP (The Station) at 1153 Main Street, VCS St. Helena 76 at 1108 Main Street, and St. Helena Chevron at

1400 Main Street. Based on this inventory, all stations are located within an 8-minute drive of every existing residence and business within the City incorporated limits.

DISCUSSION:

According to the Final Napa County Regional Greenhouse Gas Inventory 2019 (https://sodacanyonroad.org/docs/Napa_County_Regional_2019_Greenhouse_Gas_Inventory_Summary.pdf) completed by Napa County and Ascent Environmental the on-road transportation sector is the largest source of emissions in St. Helena, generating nearly half of the total emissions in 2019. According to the inventory report St. Helena produced a total of 64,575 MTCO2/year in 2019, more than 30,600 MTCO2/year came from on-road transportation, while another 4,500 MTCO2/year came from off-road equipment and 4,400 MTCO2/year came from agriculture, including agricultural equipment. These three transportation related sectors created 61.2% of the greenhouse gas emissions in St. Helena. Based on the same report the City of St. Helena produced more greenhouse gasses than any city in Napa County at 10.6 MTCO2/year per capita and had the second highest transportation emissions per capita at 2.8 MTCO2/year.

The St. Helena General Plan Update 2040 (https://www.cityofsthelena.org/planning/page/2040-general-plan-update) includes policies that:

- Reduce greenhouse gases (GHG);
- Ensure a sustainable transportation network;
- Aim to reduce the impacts of climate change;
- Seeks to mitigate the public health and safety risks caused by air pollution and hazardous materials.

In March 2023 the City Council received the Safety Element Update: Climate Change Hazards and Vulnerability Assessment (https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/25605/st.helena_climate_and_vulnerability_assessment_appendix_b_2023.pdf) report prepared by Rincon Consultants, Inc that detailed specific climate hazards including greenhouse gas (GHG) emissions from a variety of sources. The Safety Element amendment was later adopted by the City Council in May 2023.

In addition to this, other actions, and recommendations, the St. Helena City Council adopted of a set of five goals in May 2023 that included Infrastructure and Environmental Sustainability, and Quality of Life (https://www.cityofsthelena.org/bc-citycouncil/page/city-council-goals).

In addition, the current Zoning Code and the August 2023 Draft Zoning Code (https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/15571/redline_public_hearing_draft_zoning_code_aug_8-2023.pdf) seek to protect and promote the public health, safety, peace, comfort, and general welfare of residents, while also encouraging orderly, compatible, and beneficial uses of land. The Code continues by stating that its purpose is to maintain and enhance the desirable character

of the City and its various neighborhoods and areas. The City finds that there are more beneficial uses of land other than allowing for the establishment of new gas stations.

In furtherance of the City's dedication to its goals of Infrastructure, Environmental Sustainability, and Quality of Life within the City of St. Helena, City staff has prepared the proposed attached resolution. The recommendation to proceed with the proposed amendment is supported by broad scientific consensus, the City's General Plan commitments, and is in line with the actions of numerous other cities and towns in our region including: Calistoga, Yountville, American Canyon, Petaluma, Rohnert Park, Sebastopol, Cotati, Santa Rosa, Windsor, and the unincorporated areas of Sonoma County.

Staff worked with the City Attorney's Office in preparing the proposed resolution. After thoroughly researching what other neighboring cities have enacted, such as the City of Calistoga, City of Petaluma, and the City of American Canyon, Staff prepared the attached draft resolution for consideration.

Staff anticipates that the proposed zoning code amendment will allow existing gas station uses could continue as non-conforming uses.

ADDITIONAL NOTES:

- If one or two gas stations went out of business, staff further anticipates that the future zoning change would not prevent a new operator from coming in and operating them as a gas station as long as the new operator is not expanding the use and the use of the gas station has not been discontinued for a continuous period of 180-days or more.
- Further, consistent with the nonconforming use provisions of the Zoning Code, the City anticipates that safety improvements, minor lighting improvements, and improvements to the convenience stores associated with the existing gas stations would be allowed as long as it is not an expansion or intensification of the use and the operator obtains any necessary permits and/or approvals.
- Concurrently with proceeding with the proposed amendments to the Zoning Code, City staff will also explore options for additional charging on City owned/maintained properties and look for ways to encourage installation at privately owned facilities for public benefit.

CONSISTENCY WITH COUNCIL GOALS AND OBJECTIVES

This action would be broadly consistent with Council Goals 2 (Infrastructure and Environmental Sustainability) and 5 (Quality of Life) by seeking to reduce greenhouse gas emissions and encourage the use of ZEVs by making charging stations more available throughout the City.

ENVIRONMENTAL REVIEW:

This action will not have a significant effect on the environment in accordance with the California Environmental Quality Act (CEQA). The proposed resolution is not a project

subject to CEQA review in accordance with Section 15378. Further, section 15601 (b)(3) of the CEQA guidelines exempts these amendments from CEQA analysis because the City's action in adopting the resolution provides no potential for resulting in physical change in the environment, directly or ultimately, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

DOCUMENTS ATTACHMENTS:

St. Helena Draft Gas Station Ban Resolution-Recommendation md.ac2

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA RECOMMENDING THAT CITY STAFF INITIATE A ZONING CODE AMENDMENT TO PROHIBIT NEW GAS STATION LAND USES IN THE CITY OF ST. HELENA

WHEREAS, transportation remains the largest contributor to greenhouse gas and criteria pollutant emissions in California;

WHEREAS, to combat the increasing rate of greenhouse gas emissions and to improve environmental and human health, society must transition from internal combustion engines to Zero Emission Vehicles ("ZEV") as the predominant method of transportation; and

WHEREAS, an inventory of current and approved gas stations in the City shows they are adequate to serve existing and planned residential and commercial developments whose residents and/or employees may be dependent upon internal combustion engines; and

WHEREAS, the City Council of the City of St. Helena adopted the St. Helena General Plan Update 2040 in 2019 that included a goal of reducing greenhouse gases and ensuring a sustainable transportation network; and

WHEREAS, the other California cities including those within Napa County and neighboring Sonoma County have sought to ban the construction and/or expansion of new fossil fuel/gas stations; and

WHEREAS, the Land Use Element and the Open Space and Conservation Element of the City's General Plan illustrate the City's commitment to reducing greenhouse gas emissions; and

WHEREAS, in accordance with Section 17.07.040 of the St. Helena Municipal Code, amendments to Title 17, Zoning, of the City's Municipal Code may be initiated by the City Council, a property owner or interested party; and

WHEREAS, the City Council desires to direct City staff to prepare a proposed amendment to the City's Zoning Code to prohibit new gas station uses, for future consideration by the Planning Commission and City Council; and

WHEREAS, The City will also explore options for additional charging stations on City owned/maintained properties and look for ways to encourage installation at privately owned facilities.

WHEREAS, the draft resolution and recommendation was released to the public for review on the City's website on November 28, 2023; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

1. City staff is hereby directed to prepare and analyze a proposed amendment to the Zoning Code to prohibit new gas/fuel station land uses in all zoning districts in the City and to provide uniform and comprehensive regulations and development standards for modifications, maintenance, operation, and discontinuation of gas/fuel stations land uses and facilities in the City. The proposed amendment shall be presented to the Planning Commission for consideration and recommendation to Council, which will consider the proposed ordinance to amendment the City's Zoning Code.

2. City Council's action to prepare and analyze a proposed amendment to the Zoning Code is not a project within the meaning of CEQA Guidelines Section 15378, because it has no potential for resulting in physical change in the environment, because the only action taken by Council is to direct the City staff to begin the process of preparing a Zoning Code amendment. Moreover, such amendments are, pursuant to CEQA Guidelines 15061(b)(3), not subject to CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Paul Dohring: ____

Vice Mayor Eric Hall: ____

Council Member Anna Chouteau: ____

Council Member Lester Hardy: ____

Council Member Billy Summers: ____

APPROVED: ATTEST:

_____ _____

Paul Dohring, Mayor Cindy Tzafopoulos, City Clerk

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Administration

DATE:	November 28, 2023
FROM:	Anil Comelo, City Manager
SUBJECT:	Consideration and approval of a resolution declaring City parcels to be surplus (1480 Main Street and 1572 and 1574 Railroad Avenue)
RECOMMENDED ACTION:	Staff recommends City Council approve a resolution declaring parcels 1480 Main Street (A.P.N. 009-211-016), and 1572 and 1574 Railroad Avenue (A.P.N.009-193-002), surplus land under the Surplus Land Act Gov. Code Section 54220 et. seq.
PREVIOUS COUNCIL ACTION:	N/A
STATEMENT OF THE PURPOSE:	The purpose is to declare two parcels, 1480 Main Street and 1572 and 1574 Railroad Avenue surplus and to offer the parcels for sale to HCD's list of affordable housing developers and certain public entities as statutorily required under the Surplus Land Act codified in Gov. Code Section 54220 et. seq.
FINANCIAL IMPACT:	There is no financial impact to initiating the SLA process. However, the sale of the two parcels could generate several million in one-time revenue and potentially additional several million in on-going revenue. Given the complexity and unknown factors when negotiating under the SLA process, the exact revenue picture is unknown at this time.

BACKGROUND:

Consistent with City Council *Goal 1 - Financial Sustainability* and *Goal 2 - Infrastructure and Environmental Sustainability*, the City Council has received several reports on financing and revenue options to address City infrastructure and staff deficiencies. On February 28, 2023, the City Council received a presentation from BakerTillythat provided financial projections and warned about the need to increase revenues and/or further adjust service levels. The presentation provided several ways of dealing with the financial situation including reducing expenditures, engaging more aggressively in shared services, and increasing various types of fees and taxes. The key conclusion was that if community expectations are to be met, simply addressing the fiscal gap by

only reducing expenditures will not work in the long run and new revenue stream(s) would need to be considered.

As a follow-up to the February 28, 2023, City Council meeting, on May 23, 2023, a report was brought to Council that further discussed each of the revenue options and City Council directed to staff to further pursue the Real Property Transfer Tax and other revenue enhance options as needed.

In response to this direction, staff recommended several actions including:

- Update of the Fee Schedule and Impact Fees;
- Possible General Obligation Bond to address the need to improve roads, sidewalks, and provide for multiple evacuation routes [deferred]
- Possible Property Transfer Tax to address immediate monetary need to fund routine maintenance of parks and City facilities, and the provision of general City operations and services; and
- Sale of assets including real property for possible development of affordable housing and/or other economic activities

Community expectations are not being met and there is a need for investment in roads, sidewalks, evacuation routes, environmental sustainability, quality of life, and overall staffing, etc. The financial outlook shows short-term stability within the current staffing and service model since expenditures are being kept low intentionally with lower compensation, vacancies, lack of investment in technology, maintenance of parks, and other City facilities. There are also significant long-term challenges to address including unfunded uncompetitive staffing levels, and deficient new revenue generation which contributes to challenges in the ability of the City to meet Council Goals and community expectations. For these reasons, the City Council has directed staff to explore options to generate revenue. The sale of certain City properties is one way in which the City can generate revenue.

The City is fortunate that many talented residents have donated countless hours studying how to stabilize the City's finances and make better use of City assets. Several of these studies include the sale of City assets as part of the strategy to generate immediate and/or ongoing revenue. Both the Infrastructure Financing Committee (Thank you Chair Tom McBroom, Vice Chair George David, Daniel Hale, Elaine Honig, Patrick Kenealy, Richard Walloch, and Philippa Ward) and the St. Helena Assets Planning Engagement (SHAPE) Committee (Thank you Chair Mark Smithers, Vice Chair Anna Chouteau, Doug Barr, Oliver Caldwell, Pat Dell, Jeff Feeney, Stan Knight, Tim Nieman, Joshua Parke, Susanne Salvestrin, and Glenn Smith) assumed the sale of certain City assets to generate revenue and direct the proceeds for a variety of important purposes. The recent **Urban Land Institute (ULI)** report also made several recommendations including use/sale of the City's assets to revitalize the City.

The City has several properties that could be considered for sale. These include several parks and parcels with structures on them such as the Carnegie Building[MD1] .

The City wishes to pursue the potential sale of certain Properties; therefore, it must now comply with the Surplus Land Act (codified in Gov. Code Section 54220 et. seq.) (“SLA”)and has hired Kosmont Companies to assist in that process.

On October 9, 2019, Governor Newsom signed Assembly Bill (“AB”) 1486. AB 1486, which amended the SLA, effective January 1, 2020, changed the existing, long-standing definition of “surplus land”; providing that land no longer necessary for a local agency’s use shall be declared either “surplus land” or “exempt surplus land” before taking any action to sell or lease land. To that end, AB 1486 also added a new limitation providing that an “agency’s use” “shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development,” or “property disposed of for the sole purpose of investment or generation or revenue.” AB 1486 further prohibits the City from negotiation of any disposition of the Properties prior to compliance with the procedural requirements of the SLA.

On October 11, 2023, the Governor signed Assembly Bill 480 (“AB 480”) and Senate Bill 747 (“SB 747”) into law, which further clarify provisions of the Surplus Land Act. AB 480 and SB 747, which will become effective on January 1, 2024, generally provide some increased flexibility as it pertains to the lease of public agency land, expands the definition of exempt surplus land, and the methodology for assessment of penalties for non-compliance (e.g. fair market value or sales price, whichever is greater). The California Department of Housing and Community Development (“HCD”) is also in the process of updating its SLA guidelines, which are anticipated to be issued prior to the end of 2023, which would provide further clarity on the impact of the recent amendments to the SLA.

[MD1]Suggest delete since we are not entertaining this parcel as part of SLA process.

DISCUSSION:

As indicated above, the SLA, Government Code Section 54220 et seq., requires that public agencies first declare land "surplus land" or "exempt surplus land" before it can negotiate any disposition of the land, either for sale or for lease.

Pursuant to the SLA, City staff must send a written Notice of Availability (“NOA”) of Properties by electronic mail or by certified mail to the all of the entities identified in Government Code section 54222, which include local public entities and housing sponsors that have notified the California Department of Housing and Community Development (“HCD”) of their interest in surplus land for the purpose of developing low- and moderate-income housing, to any regional park authority and the State Resources Agency for open-space purposes; and local school districts for the purpose of school facilities or use.

If one of the entities/agencies receiving the NOA desires to purchase or lease the Properties, it must notify the City of its interest to do so in writing within 60 days of the

date of the NOA. The City is required to negotiate price and terms for the disposition with any entity(ies)/agency(ies) so responding for a period of 90 days. Finally, in the event no agreement is reached between the City and any interested entity(ies)/agency(ies) after a good faith negotiation period of 90 days, the land may be disposed of without further regard to the Surplus Land Act subsequent to a compliance letter from HCD (approximately 30 days).

Staff has determined that there is no further governmental use for two certain Properties and is recommending that the City Council declare the Properties as “surplus land” and complete the surplus property disposition process in accordance with the SLA. This SLA request is focused on real property located at 1480 Main Street (A.P.N. 009-211-016), and 1572 and 1574 Railroad Avenue (A.P.N. 009-193-002), (“Properties”). Please refer to Attachment 1 which summarizes the land use information of these parcels., including the 5-acre Adams Street parcel.

The recent appraisal amount of three of the City’s Properties is listed below:

- Adams Street: $18.3 million
- 1480 Main Street, Old City Hall: $4.9 million
- 1572 and 1574 Railroad Ave: $3.1 million (rezoning is expected to increase the appraisal amount)

The above Properties were considered for a possible sale. While the appraised amount, and thus ability to generate revenue for the City, of the Adams Street property is significantly greater than that of the other two properties, the current availability of the two other properties was the primary reason for recommending that they be declared surplus. The past community opposition to the sale of the Adams Street property also factored into the staff recommendation not to consider SLA for Adams Street at this time.

1480 Main Street (Old City Hall)

Located on the corner of Pine Avenue and Main Street, the City vacated this former City Hall building in December 2019 due to smoke damage. The parcel currently includes the old City Hall, old Police Station, and Fire Station. The Fire Station operations will remain active on this site so the City is currently processing a Parcel Map to split the parcel separating the Fire Station on its own parcel so it will not be included in the SLA process (Attachment 2). Additionally, the City desires to explore the potential partial vacation of Pine Street to enlarge the functionality of the 1480 Main parcel. The street vacation process would add approximately 3 months to the timeline of completing the creation of this new legal lot. The City may proceed with designating this property as “surplus” without completing the Parcel Map/Street Vacation processbut the City plans to not issue the required NOA until the two parcels are legally separated and an undated appraisal is completed based on the reduced lot size.

1572 and 1574 Railroad Avenue

Located on the corner of Fulton Avenue and Railroad Avenue, there are three structures on this site. 1572 Railroad Avenue is the current location of the Parks and Recreation Department and the associated youth building adjacent to it. 1574 Railroad Avenue is a deteriorated modular building which was vacated in early 2023 when City Hall relocated to the current location at 1088 College Avenue. The City has the option of relocating the Parks and Recreation Department to another City facility, such as the Carnegie building which has offices upstairs. Another option would be to move the current Parks and Recreation building to Crane Park, and preserve the historic structure.

The general SLA process is described in attachment X:

The following is the general anticipated timeline for this process:

Date	**Milestone**
11/28/2023	City Council declares parcels surplus
1/18/2024	City sends NOA to qualified affordable housing developers
3/18/2024	Deadline for purchase proposals
6/17/2024	90-day negotiation period complete (if responses received)
7/17/2024	HCD approval

The City's economy is primarily based on agriculture and tourism. Both industries employ workers that largely commute from surrounding cities. In recent months, competition for employees from employers outside the region has caused vacancies. The impact of the vacancies is that businesses have had to curtail hours and reduce services. The City's economic vitality depends on the availability of affordable housing so that workers can live closer to their jobs. The sale of these two properties therefore presents an opportunity for the City to generate much needed revenue while creating affordable housing locally. Potential housing providers are therefore encouraged to propose projects that will maximize affordable housing.

ENVIRONMENTAL REVIEW: Exempt.

DOCUMENTS ATTACHMENTS:

Attachment 1-City Property Matrix
Attachment 2-1480 Main St. Split Exhibit - not official
Attachment 3-SLA Steps
Attachment 4-SLA RESOLUTION ST HELENA 11-28-2023

City SLA Properties Matrix

Property	Current General Plan	Current Zoning	Current Use	Lot Size	Sell, Lease or Hold	Estimated Valuation
Old City Hall 1480 Main St	Central Business (CB)	Central Business (CB)	Vacant-smoke damage	1.7 acres**	Sell	$4.9 M
1572 and 1574 Railroad Ave	Business and Professional Office (BPO)	Business and Professional Office (BPO)	1572 Railroad: Parks and Recreation 1574 Railroad: Vacant	.93 acres	Sell	$3.2 M*
Adams Parcel	Central Business (CB)	Central Business (CB)	Library site and agriculture	5.6 acres	Hold	$18.3 M

*Anticipate different land value when the property is rezoned.

**Includes the Fire Station. City is in process of processing a parcel split so only the land associated with the old City Hall and Police Station are part of the SLA process.

Former City Hall Site: Approximately 31,000 - 33,000 SF.

Legend

Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

Produced by Napa County GIS

1480 Main Street

Printed On: 9/2/2022

0 2.25 4.5 9 mi

Disclaimer: This map is prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

The general SLA process is described in the following chart:

Step 1	• City declares property “surplus” or "exempt surplus" land • If exempt, then City pursues HCD concurrence by providing written findings and posting the required public notice for a 30 day period (pursuant to AB 480 and SB 747) • **If not exempt, then City prepares a Notice of Availability (NOA)**
Step 2	• City sends NOA to HCD’s list of affordable housing developers & other required public entities (e.g., school districts and recreation districts) • Parties have 60 days to express interest
Step 3	• If "Step 2" responses received, 90-day good faith negotiation period commences (e.g., 03/19-06/17); Note: City ***does not*** have to sell the property for less than fair market value • **If no responses received or negotiations at impasse (e.g., FMV), agency may negotiate with other non-affordable housing developers** • **Process will require HCD approval which can take up to 30 days for a Letter of Compliance**
Step 4	• Post HCD Approval, City may dispose of surplus land to other parties • **Agency must still record 15% affordability covenant, which is triggered if residential development contains 10 or more units** • **Enforcement:** If the local agency does not comply with SLA, HCD will impose a 30% of final sale price or fair market value of the land (whichever is greater) for first violation and 50% of final sale price or fair market value of the land (whichever is greater) for second violation.

CITY OF ST. HELENA

RESOLUTION NO. 2023-

RESOLUTON OF THE COUNCIL OF THE CITY OF ST. HELENA DECLARING CERTAIN CITY OWNED PROPERTIES SURPLUS LAND PURSUANT TO THE CALIFORNIA SURPLUS LAND ACT

RECITALS

1. The CITY OF ST. HELENA ("CITY") owns certain real properties that are the subject of this resolution which include 1480 Main Street, located on the southeast corner of Main Street and Pine Avenue; and 1572 and 1574 Railroad Avenue, located on the southeast corner of Railroad Avenue and Fulton Lane (the "Properties");

2. The City has utilized these parcels as government offices but has since relocated City Hall to 1088 College Avenue;

3. Based upon the underutilized condition of the Properties the City desires to encourage both new infill commercial and residential development in a location near the downtown which is pedestrian friendly;

4. The Surplus Land Act, Government Code sections 54220 et seq., applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221;

5. On October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486 significantly amended the Surplus Land Act effective January 1, 2020 (hereinafter the "Surplus Land Act"). These amendments included, among others, changing the previous, long- standing definitions of "surplus land" and "exempt surplus land"; providing that property shall be declared either "surplus land" or "exempt surplus land" before a local agency may take any action to dispose of it; and adding a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development" or "property disposed of for the sole purpose of investment or generation or revenue";

6. In order to pursue new uses for the Properties, including the possible disposition through a sale or lease of the properties, the City must comply with the Surplus Land Act;

7. Pursuant to the Surplus Land Act, City staff will send a written notice of availability of the property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222;

8. Subject to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the property after having received notice, it must indicate its interest to do so in writing within 60 days of receiving the City's notice, and the City and the entity/agency so responding to the notice may negotiate price and terms for the disposition of the Property; and

9. Pursuant to Government Code 54223, in the event no agreement is reached between the City and any interested entity/agency after a good faith negotiation period of 90 days, the Property may be disposed of without further regard to the Surplus Land Act.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

City Council directs staff to:

1. For purposes of compliance with the Surplus Land Act, parcel numbers 009-211-016 and 009-193-002 in the City of St. Helena are hereby declared non-exempt surplus land and not currently necessary for use by the City.
2. The City Manager, or his designee, is directed to proceed with the notification and negotiation requirements of the Surplus Land Act to facilitate the possible disposition and reuse of the properties.

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Dohring: _____

Vice Mayor Hall: _____

Councilmember Hardy: _____

Councilmember Summers: _____

Councilmember Chouteau: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

City of St. Helena

Land Development Briefing – Surplus Land Act (SLA)

City Council Meeting |November 28, 2023

Agenda

- Financial Needs / Revenues / Funding Sources
- Surplus Land Act (SLA)
- Potential Opportunity Sites
    1. City Hall (1480 Main St.)
    2. Railroad Ave. (1572 Railroad Ave.)
- Discussion

Land Development Planning

- Need to consider land development wholistically
  – private and public properties

- Long term 20 years

- Consider circulation, water, equity, & amenities

City's Needs/Liabilities And Potential Funding

- Roads, bridges, & sidewalks need of $35M to $60M
- Buildings and Parks
- Operational gap of about $6.9 million per year

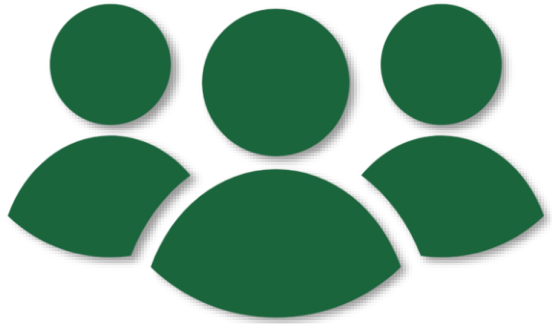
- Real Estate Transfer Tax ballot measure in Nov 2024
- Potential revenue from proposed/entitled hotels
- Sale of City assets including the two listed properties
- Formation of Enhanced Infrastructure Financing District (EIFD)

Policy & Perspective: Impact on Public Sector

State Policy	Land Use	Economic Development
State focused on housing production especially in high-demand job centers and TOD ***New focus on housing policy enforcement*** RHNA, Density Bonuses/HAA and Surplus Land Act (SLA) pressure communities to deliver homes **SLA targets public agency owned property for affordable housing**	***Land use demands blending*** retail centers w/ apartments; office conversions to residential; infill distribution for delivery ***Flexible zoning needed*** for new integration ***Rethinking outdoor spaces*** parks, green space, outdoor commercial, pedestrian orientation, entertainment, pop-up venues	***Communities can't just focus on attracting large employers*** make places with amenities, experiences, and housing that attracts workers ***Attracting workers and attractive housing is*** as essential as job creation ***Strategy Matters*** leveraging own resources and attracting state / local funds **Get ahead of the SLA by updating your asset plans**

What is the Reconfigured Economy?

The New Consumer / Investor / Policymaker Mindset.



Consumers driven by quality of life, cost of living and housing, amenities, essentials, and experiences

Want it all in a 15-Minute Community

Investors driven by new technology, shifting demand, supply chain anomalies, and new live / work patterns

Seeking value from new demand drivers

City Hall driven by resident and employer needs & new state policies which seek to install housing

Tension: Comply with state priorities vs. achieving community priorities in a post covid digital world (RHNA, Density Bonus, SLA)

Surplus Land Act

Surplus Land Act (SLA) Overview

Origin	In response to the massive Statewide housing shortage, the State Legislature passed dozens of housing bills including AB 1486 (Surplus Land Act) to address this crisis. Most recently, the Governor signed two new bills (AB 480 and SB 747) in October 2023, which make certain modifications to the SLA that take effect in January 2024.
Purpose	The SLA gives affordable housing developers a right of first refusal on all public agency owned land in the State of California. **Does not necessarily prevent agencies from ultimately selling or leasing property for other uses or fair market value.**
Mandate	Public Agencies in California (e.g., cities, counties, special districts, school districts), with certain exceptions, must follow this mandate prior to selling or leasing public agency owned real estate.
Process	The SLA requires an up to 180-day request for proposal/bid process to either select or reject an affordable housing project/proposals. Once rejected, the property can be sold or leased to broader market.

SLA: Steps for Disposition Process

Step 1	• City declares property “surplus” or "exempt surplus" land • If exempt, then City pursues HCD concurrence by providing written findings • **If not exempt, then City prepares Notice of Availability (NOA)**
Step 2	• City sends NOA to qualified affordable housing developers & other required public entities (e.g., school districts and recreation districts) • Parties have 60 days to express interest (e.g., 9/23-11/23)
Step 3	• If "Step 2" responses received, 90-day good faith negotiation period commences (e.g., 11/23-1/24); Note: City ***does not*** have to sell the property for less than fair market value • **If no responses received or negotiations at impasse (e.g., FMV), agency may negotiate with other non-affordable housing developers** • **Process will require HCD approval which can take up to 30 days for a Letter of Compliance (e.g., 2/24)**
Step 4	• Post HCD Approval, City may dispose of surplus land to other parties • **Agency must still record 15% affordability covenant, which is triggered if residential development contains 10 or more units** • **Enforcement:** If the local agency does not comply with SLA, HCD will impose a 30% of final sale price for first violation and 50% of final sale price for second violation

SLA Enforcement

If the local agency does not comply with SLA, HCD will impose a penalty of 30% of the final sale price or appraised value (whichever is greater) for the first violation. The penalty increases to 50% for a second violation.

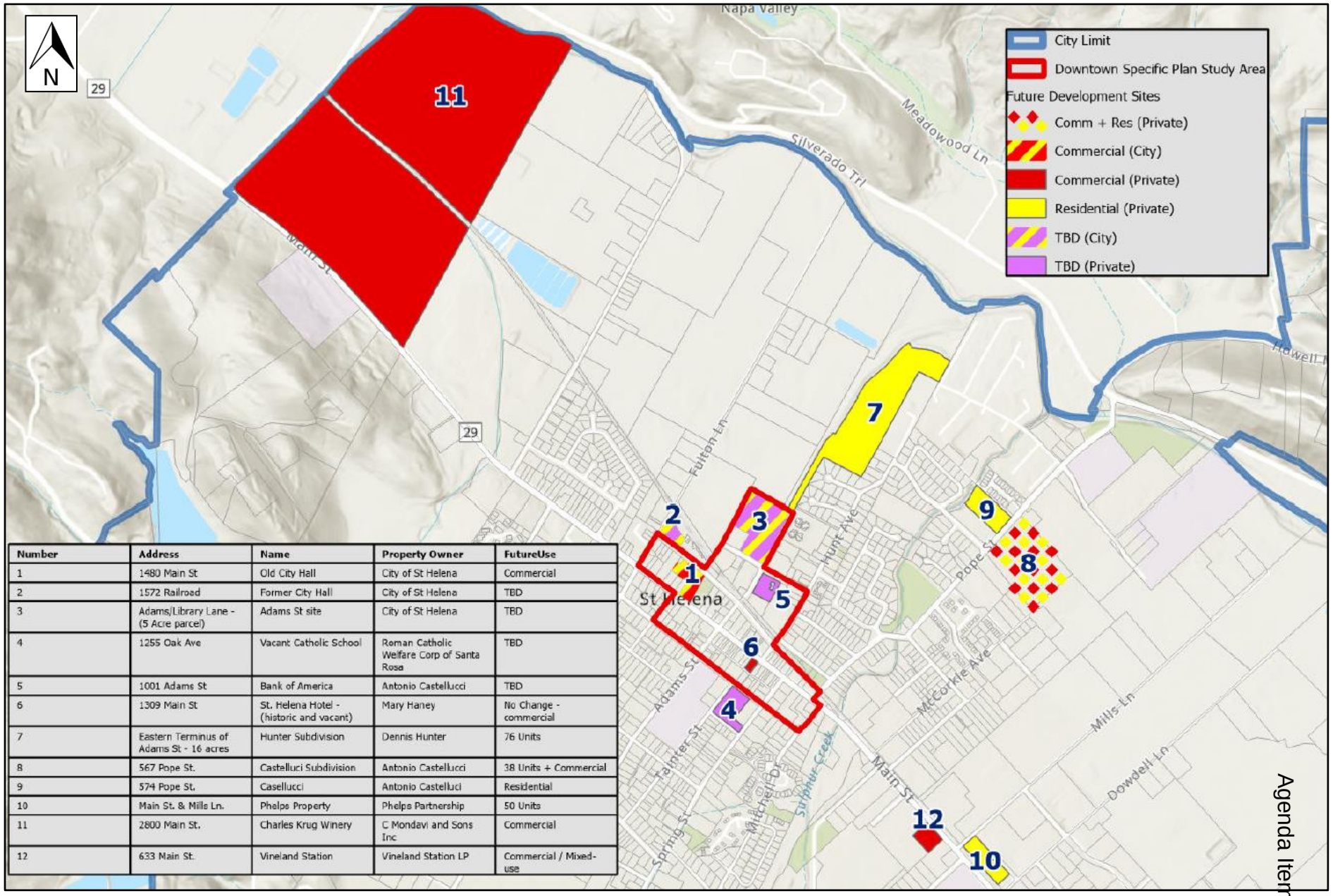
Anticipated SLA Timeline

Deadline	Action/Activity
28-Nov-23	City Council declares parcels Surplus
2-Jan-24	City sends notice to affordable housing developers
4-Mar-24	Deadline for purchase proposals
3-Jun-24	90-day negotiation period if responses received
5-Jul-24	CA State HCD approval

Potential Opportunity Sites

Map of Key Sites

Private Sector and City owned parcels potentially suited for redevelopment



Number	Address	Name	Property Owner	FutureUse
1	1480 Main St	Old City Hall	City of St Helena	Commercial
2	1572 Railroad	Former City Hall	City of St Helena	TBD
3	Adams/Library Lane - (5 Acre parcel)	Adams St site	City of St Helena	TBD
4	1255 Oak Ave	Vacant Catholic School	Roman Catholic Welfare Corp of Santa Rosa	TBD
5	1001 Adams St	Bank of America	Antonio Castellucci	TBD
6	1309 Main St	St. Helena Hotel - (historic and vacant)	Mary Haney	No Change - commercial
7	Eastern Terminus of Adams St - 16 acres	Hunter Subdivision	Dennis Hunter	76 Units
8	567 Pope St.	Castelluci Subdivision	Antonio Castellucci	38 Units + Commercial
9	574 Pope St.	Casellucci	Antonio Castelluci	Residential
10	Main St. & Mills Ln.	Phelps Property	Phelps Partnership	50 Units
11	2800 Main St.	Charles Krug Winery	C Mondavi and Sons Inc	Commercial
12	633 Main St.	Vineland Station	Vineland Station LP	Commercial / Mixed-use

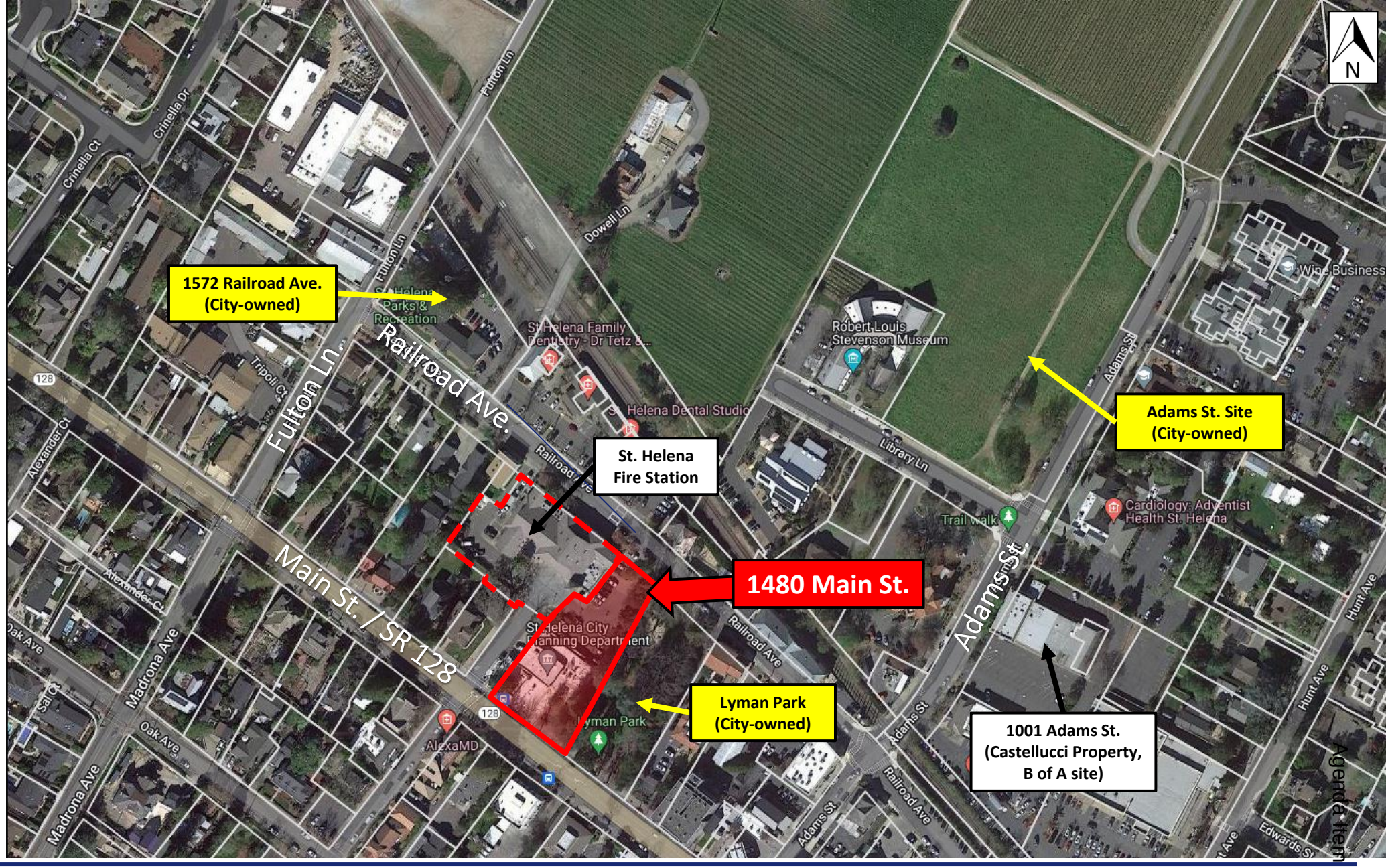
Source: City of St. Helena

Real Estate
Finance/Economics
Development
Entitlements
kosmont companies

Potential Housing Production

Housing Site	Units
Hunter Development	87
Pope Street	90
Mills Ln	50
Railroad	20
Total	**247**
HCD/ABAG - RNHA goal	254
Net	**(7.00)**

Map of 1480 Main St. and nearby City assets



Source: NiteOwl Pro

Notes: It is envisioned the shaded red area will be available for future redevelopment. The fire station that will remain on the property is identified by the area bounded by the dashed red line.

Appraised Value of Properties

- Adams Street: $18.3 million
- City Hall: $4.9 million
- Railroad Ave: $3.1 million (needs update)

Staff Recommendations

Declare City Hall and Railroad sites to be Surplus Land and initiate SLA process.

Questions?

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Administration

DATE:	November 28, 2023
FROM:	Cindy Tzafopoulos, City Clerk
SUBJECT:	Consideration and proposed approval of a resolution appointing applicants to the Ad Hoc Water/Wastewater Exploratory Committee
RECOMMENDED ACTION:	Appoint three applicants.
PREVIOUS COUNCIL ACTION:	On October 24, 2023, the City Council adopted a resolution establishing the Ad Hoc Water/Wastewater Exploratory Committee and directed staff to conduct a recruitment.
STATEMENT OF THE PURPOSE:	To appoint community members to the Ad Hoc Water/Wastewater Exploratory Committee.
FINANCIAL IMPACT:	No fiscal impact.

BACKGROUND:

Over the last year, several residents have recommended the institution of a permanent Water and Wastewater Commission. On September 24, 2024, a recommendation was brought before the City Council to establish a Water and Wastewater Enterprises Exploratory Committee (WWE Committee) comprised of the Mayor, Councilmember Hardy and three residents for the purpose of identifying the issues for which qualified volunteers can best support the Water and Wastewater enterprises and to make recommendations to the Council as how to best organize an advisory body for this purpose. At this meeting it was determined that this will be a Brown Act Committee and City Council supported the recommendation.

On October 24, 2023, the City Council adopted a resolution establishing the Ad Hoc Water/Wastewater Exploratory Committee and directed staff to conduct a recruitment.

DISCUSSION:

The recruitment seeking applicants from the community to apply for the Ad Hoc Water/Wastewater Exploratory Committee concluded on November 17, 2023. The City Clerk received a total of six applications.

Per City Council Rules of Procedure appointments shall be made by interview and the Mayor shall nominate applicants with the appointments subject to approval by the majority of Council. The City Council convened an applicant interview meeting on November 17, 2023 at 5:00 pm.

Applications received by:

1. Arlene Corsetti
2. Chris Warner
3. Garry Rose
4. Gary Matack
5. Gene Armstead
6. Jim Smith

DOCUMENTS ATTACHMENTS:

Attachment 1 - City Council Ad Hoc Subcommittee Purpose Statement
Attachment 2 - Appointments Resolution

St. Helena City Council Ad Hoc Subcommittee

Dated 10-12-23

WATER AND WASTEWATER EXPLORATORY COMMITTEE (WWE COMMITTEE)

Purpose. The Water and Wastewater Enterprises Exploratory Committee (WWE Committee) will identify issues for which qualified volunteers can best support the Water and Wastewater Enterprises.

Background. Community members have expressed interest in a permanent Water and Wastewater Commission to the City Council.

On September 24, 2023, a recommendation was brought before the City Council to establish a WWE Committee which will be comprised of the Mayor, Councilmember Hardy, and residents for the purpose stated above.

Schedule/Meetings. The first Subcommittee meeting is anticipated to take place in December 2023. Subsequent meetings will be determined at the first meeting, likely 1 – 2 times per month.

Community Participation. The City will seek community applicants in accordance with the *City Council Rules of Procedure for the Conduct of Council Meetings*. Applications will be accepted through November 17, 2023. Applicants will be invited to interview at a Special Meeting to be held on November 28, 2023, and applicants will be appointed at the regularly scheduled meeting that same evening.

Subcommittee Composition. Minimum of five with a maximum of seven members (including the Mayor and Councilmember) with the Mayor serving as the Chair and Councilmember Hardy serving as Vice-Chair.

Objectives: Recommendation to City Council on how to best organize an advisory body for this purpose no later than June 30, 2024.

Timeline: It is anticipated that this exploratory subcommittee will operate for approximately 6 months and will conclude no later than June 30, 2024.

City Council: Mayor Dohring and Councilmember Hardy.

Staff: Assistant City Manager, April Mitts.

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Appointing applicants to the Ad Hoc Water/Wastewater Exploratory Committee

RECITALS

A. On September 24, 2024, a recommendation was brought before the City Council to establish a Water and Wastewater Enterprises Exploratory Committee (WWE Committee); and

B. The committee will be comprised of the Mayor, Councilmember Hardy and three residents; and

C. The purpose of the committee is to of identify the issues for which qualified volunteers can best support the Water and Wastewater enterprises. The committee will be a Brown Act Committee; and

D. On October 24, 2023, the City Council adopted a resolution establishing the Ad Hoc Water/Wastewater Exploratory Committee and directed staff to conduct a recruitment which concluded on November 17, 2023 at 5:00 p.m.; and

E. The first Subcommittee meeting is anticipated to take place in December 2023. Subsequent meetings will be determined at the first meeting, likely 1 – 2 times per month; and

F. It is anticipated that this exploratory subcommittee will operate for approximately 6 months and will conclude no later than June 30, 2024.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. **Ad Hoc Water/Wastewater Exploratory Committee**

   Mayor Dohring, Council Member Hardy, _____, _____, and _____, are appointed to the Ad Hoc Water/Wastewater Exploratory Committee; and

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Dohring: _____

Vice Mayor Hall : _____

Council Member Chouteau: _____

Council Member Summers: _____

Council Member Hardy: _____

APPROVED: ATTEST:

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Public Works

DATE:	November 28, 2023
FROM:	Mario Traverso, Public Works Assistant Engineer
SUBJECT:	Consideration and Adoption of a Resolution accepting the Pavement Technical Assistance Program (P-TAP) Final Report and provide comments and direction on the proposed 5-year Pavement Restoration Project List.
RECOMMENDED ACTION:	Adopt Resolution and provide direction on the 5-year project list approach.
PREVIOUS COUNCIL ACTION:	None
STATEMENT OF THE PURPOSE:	Consideration and proposed adoption of a resolution accepting the P-TAP Final Report and provide comments and direction on the proposed 5-year list of pavement restoration projects.
FINANCIAL IMPACT:	None

BACKGROUND:

The City of St. Helena owns and maintains approximately 26 miles of roadway within the City. This roadway network is composed of approximately one mile of arterial streets, 11 miles of collector streets, and 14 miles of residential streets; with an estimated replacement value over $37 million dollars.

The City's Pavement Management Program (PMP) includes the annual Pavement Restoration Capital Improvement Project which addresses the restoration and maintenance needs for the roadway network according to the City Council approved 5-Year project list which is developed or updated on a biennial basis.

The City's recent Pavement Restoration Capital Improvement Projects include the following:

2016	Charter Oak Avenue, Brown Street, Allison Avenue Area
2018	Monte Vista, Grove Court, Hunt Avenue, El Bonita Avenue, La Quinta Avenue
2019	Crinella Drive, Park Street, Spring Street west of Sylvaner Avenue, Money Way
2022	College Avenue, Voorhees Circle, Sections of Railroad Avenue, Pratt Avenue, Stockton Street, Pope Street
2023 (current)	Grayson Avenue, Pope Street Bridge, Silverado Trail

One component of the City's Pavement Management Program (PMP) is the City's participation in a regional program called the *Pavement Management Technical Assistance Program,* also known as P-TAP. This program provides a biennial assessment and Final Report of all of the City's roadway assets. Additionally, the roadway assets including the results of the biennial assessments are catalogued in an electronic asset management program called *StreetSaver. Streetsaver* is specifically designed for pavement management and is a useful tool to aid in the development of pavement management plans, project scoping and budgeting.

The City recently participated in Cycle 24 of the P-TAP program. The roadway assessments occurred in August 2023, and a Final Report (Attachment 5) was published in September 2023. Highlights from this report indicate an increase in the overall Pavement Condition Index (PCI) of the roadway network from 47/100 to 53/100, this has moved the City into the low end of the "good" range of the overall condition scale.

The Final Report provides a comprehensive evaluation of the City's roadway network and provides guidance on management strategies which considers the existing conditions, budgets and targeted results. Specifically, the *StreetSaver* program is used to develop a variety of budget and target driven scenarios to produce a series of work plans that are used to identify and plan cost effective strategies to maintain and improve the street network, various work plan scenarios are found in the appendix of the Final Report.

The Final Report contains five scenarios and associated work plans as indicated in Table 1.

The following table presents the results for five alternate scenarios:

Report Scenario	PCI (2029)	Annual Funding Level	Five Year Funding Total	Deferred Maintenance
Existing	53	-	-	$21 million
No Allocated Funds	44	$0	$0	$25 million
Funding to Maintain PCI of 53	53	$750,000	$3.8 million	$17 million
Increase PCI by 5 Points	58	$1.05 million	$5.3 million	$16 million
Annual Budget of $1.2 m	62	$1.2 million	$6 million	$12.8 million
Increase PCI to 78 (ideal)	78	$3.1 million	$15.5 million	$5.4 million

Important takeaways from the above scenarios include a 25% overall average increase of projected costs as compared to 2021. Additionally, the City is well positioned to make significant progress toward higher PCI ratings and the estimated *Budget Needs.*

Staff is requesting City Council to review and formally accept the P-TAP Final Report (Attachment 5) by Resolution (Attachment 1).

The information obtained from the P-TAP final report and the *StreetSaver* program are two components that lend to the overall strategy used to develop a comprehensive and effective pavement management program. Other strategic components include considerations for underground utility needs, budget priorities, community and Council priorities, and geographic equity.

Together, these considerations shape the City's Pavement Management Plan which culminates with the development of a 5-Year project list. The 5-year project list is updated on a biennial basis, instep with both the P-TAP cycle and the Measure T project adoption cycle. The current 5-year list was approved by Council in December 2021, and has served as the basis for the City's recent pavement projects. The current pavement project (FY2023-24) represents Year 2 of this 5-Year list.

The City's updated 5-Year project list is due to the Napa Valley Transportation Authority for approval by December 30, 2023. The 5-Year list will be scheduled to be updated again in 2025 following both the P-TAP and Measure T cycles.

DISCUSSION:

The P-TAP Final Report provides a variety of project scenarios including a 5-Year project list in Appendix II, Section E. The 5-Year project list represents a scenario generated from *StreetSaver*, which considers the existing pavement conditions and budgets. The list includes streets that would receive new pavement overlay and streets that would receive a microsurface or slurry seal maintenance treatment within the five-year cycle. This list is an algorithmic generation and serves as a strategic baseline for the development of a comprehensive 5-Year plan.

Multiple other factors must be considered of which *StreetSave*r does not account for in its scenario computations. The *StreetSaver* generated 5-Year plan is amended and modified to account for other important factors. Generally, these factors include the following:

Utility Considerations - A comprehensive 5-Year project list should represent surface restorations in association with scheduled underground utility projects, known underground utility needs and impending development projects. Currently, scheduled underground utility projects include the Oak Avenue Rehabilitation Project in 2025 and the Kearney and Andrea Watermain Replacement project in 2024. Complete surface restoration will be included in both of these projects. Additionally, it is known that significant portions of the underground utilities within the City are in need of some degree of rehabilitation, but currently the specific project scope of these needs is not determined. The sewer infrastructure project scopes will be determined upon the completion and analysis of the current sewer inspection project. The schedule for rehabilitation of street segments in 5-Year project list which are determined to require

sewer utility rehabilitation will need to be adjusted accordingly. The City's water and stormwater infrastructure needs are identified in the Integrated Utility Master Plan (IUMP) but current projects generally do not require full roadway excavations.

Budget Considerations - The pavement restoration projects in the City are primarily funded through tax measures including Measure T, the county wide 1/2 cent sales tax, Senate Bill 1 (SB1) and the Highway Users Tax (HUTA). Together, these sources provide approximately $2.1 million annually to support a variety of transportation related improvement projects in the City. Revenues have steadily increased, with current Measure T revenue projected at $1.7 million, and a projected 2% annual increase. The increase in projected funding provides significant flexibility to modify project scopes beyond the average pavement restoration project budget of $1.2 million. $1.2 million has historically provided 1 mile of pavement restoration and maintenance. Additionally, a Measure T fund balance currently exists of approximately $3.6 million resulting from an accumulation from 2020 and 2021 during which no pavement restoration projects occurred. This balance could be leveraged to further increase project scopes. These tax revenues may be applied to support a variety of transportation related improvement projects, including the Downtown Sidewalk Replacement Project Phase II, of which a portion of the fund balance is expected to support.

Geographic Equity - There is significant consideration for planning and scheduling improvements proportionally throughout the City. Conversely, the needs of the City are not exactly proportional and generally significant cost savings are realized when construction activities are strategically localized. *StreetSaver* is useful in that it can generate an unbiased 5-Year project list, but it's algorithmic analysis can produce a baseline 5-Year project list with elements that appear disjointed. Efforts are made to refine the project scopes by either extending road sections, grouping road segments, or advancing or deferring road segments. This exercise helps define balanced project scopes both locally and across the entire City.

Community and Council Priorities - Specific needs throughout the City are widely known and regularly voiced throughout the community. Some of these priorities include Oak Avenue, Grayson Avenue, Crane Avenue, Sulphur Springs Avenue, Pratt Avenue, McCorkle Avenue, Hunt Avenue, Church Street, Edwards Street and the "bump" on Adams Street between Main Street and Railroad Avenue. Currently, many of these priority locations are experiencing some level of planning or design. Recently, Council awarded the contract to Summit Engineering to complete the 2007 design effort for the rehabilitation of Oak Avenue, which includes sewer, water, stormwater, sidewalk and pavement improvements. The improvements are anticipated to commence in Summer 2024. The current pavement restoration project includes Grayson Avenue with construction scheduled to commence in the Fall 2023/Winter 2024. The design for the rehabilitation of Crane Avenue is complete (2020), but the IUMP (2021) recommends certain drainage infrastructure improvements that are currently being incorporated into the original design plans. Funding for Crane Avenue also needs to be obligated provided its extensive scope. Plans for the restoration for the entirety of Sulphur Springs and Pratt Avenue, are included in the proposed 5-Year plan. Significant

drainage issues have been identified on McCorkle Avenue which will need to be addressed in addition to pavement restoration, the funding source of which is not determined. Lastly, the utility infrastructure of Church Street and Edwards Street *may* need to be replaced in addition to pavement restoration provided its age and pending results of the sewer inspection project.

Generating a 5-Year project list is an iterative process which attempts to synthesize the above-mentioned factors and considerations. The iterative process used to produce the proposed 5-Year lists is as follows;

1. The 2024 P-TAP 5-Year project scenario is used as an un-biased, strategic 5-Year project "baseline."

2. The uncompleted project years of the 2021 5-Year list (current), including Year 3, Year 4 and Year 5, are overlaid to the 2024 P-TAP 5 Year project list in efforts to maintain continuity.

3. Planned and anticipated CIP projects and development projects which include utilities and pavement restoration are overlaid.

4. Specific street segments are organized and modified to promote a balance of strategic localization and geographic equity.

5. The plan is reviewed, ensuring that the project scopes and budgets are feasible, and treatments are appropriate. Adjustments and updates are made, the *Streetsaver* scenario is re-ran, and the process begins again.

The proposed 5-year lists maintain general conformance with the 2024 P-TAP 5-Year project list and the project scopes from the uncompleted 2021 5-Year list, while accounting for budget, planned projects, localization and geographic equity. Additionally, Attachments 2, 3 and 4 highlight variations to the strategic delivery of the 5-Year plan.

Attachment 2, labeled *East / West*, highlights a delivery strategy with an emphasis on localizing the annual scopes of pavement projects to alternating sides of town. Projects would be localized, while maintaining geographic equity across the five-year project cycle. This approach can be advantageous in that (1) significant improvements are expedited to a local vicinity, (2) disruptions due construction activities are generally contained to a smaller vicinity, (3) there is a potential for cost savings due to efficiencies from concentrated construction efforts. A drawback to this approach is that areas of the City may experience more significant delay in area improvements.

Attachment 3, labeled *Alternate Treatment Types*, illustrates a delivery strategy which schedules the specific pavement treatments of new a *pavement overlay* and a *microsurface maintenance treatment* on an alternating annual cycle. This approach can

be advantageous in that certain efficiencies and cost savings are realized when construction contracts are executed to include only one specific construction method. Additionally, "major" construction activities and disruptions would only be experienced biennially. A drawback to this approach is that paving only occurs in three of the five years and the resulting project scopes may become cumbersome.

Attachment 4 highlights a combined delivery strategy. In this approach, the project scopes are localized east and west on an annual schedule, with the consideration of treatment types. This approach is preferable in that the project scopes are robust yet manageable.

Staff is requesting Council and the community to provide comments or direction on the overall list of selected streets and provide comments or direction of the overall delivery strategy. Comments and direction will be incorporated into the proposed 5-Year list. An updated list will be brought to City Council for approval on December 12, 2023.
Once approved, the 5-Year list will serve as the road map to define upcoming pavement restoration projects beginning in FY2024/25. Staff is aware of the delays in the delivery of the recent Pavement Restoration projects, which have occurred in the middle of the fiscal year. Once approved, Staff will initiate the project design in preparation for bidding in late winter in expectation of construction beginning at the start of the fiscal year, July 1, 2024.

If the proposed 5-Year project list is delivered as shown, the overall Pavement Condition Index (PCI) for the City is projected exceed 70. This would be a significant improvement from the current PCI of 53. This, in addition to the anticipated increase in revenues, positions the City to make significant progress on addressing the longstanding pavement needs.

ENVIRONMENTAL REVIEW: None

DOCUMENTS ATTACHMENTS:

Attachment 1 - Resolution - Final Report Acceptance
Attachment 2 - Proposed 5 Year List Exhibit, East / West
Attachment 3 - Proposed 5 Year List Exhibit, Alternate Treatment Types
Attachment 4 - Proposed 5 Year List Exhibit, Combined
Attachment 5 - PTAP-24 St Helena Final Report

CITY OF ST. HELENA

RESOLUTION NO.

Consideration and proposed adoption of a resolution accepting the Pavement Technical Assistance Program (P-TAP) Final Report.

RECITALS

A. The City of St. Helena is a member agency of the Metropolitan Transportation Commission (MTC); and

B. MTC provides planning, funding, coordination and technical assistance to cities, counties and transit agencies; and

C. MTC administers the Pavement Technical Assistance Program (P-TAP) which assists cities, counties and transit agencies with pavement asset assessments, program management; and

D. The City of St. Helena participated in the 24th round of the P-TAP program; and

E. The Final Report has been completed and delivered to the City.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Accepting the Final Report as resulting from the City's participation the 24th round of the Pavement Technical Assistance Program; and
2. Directing staff to file the Final Report.

Approved at a Regular Meeting of the St. Helena City Council on November 28, 2023, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

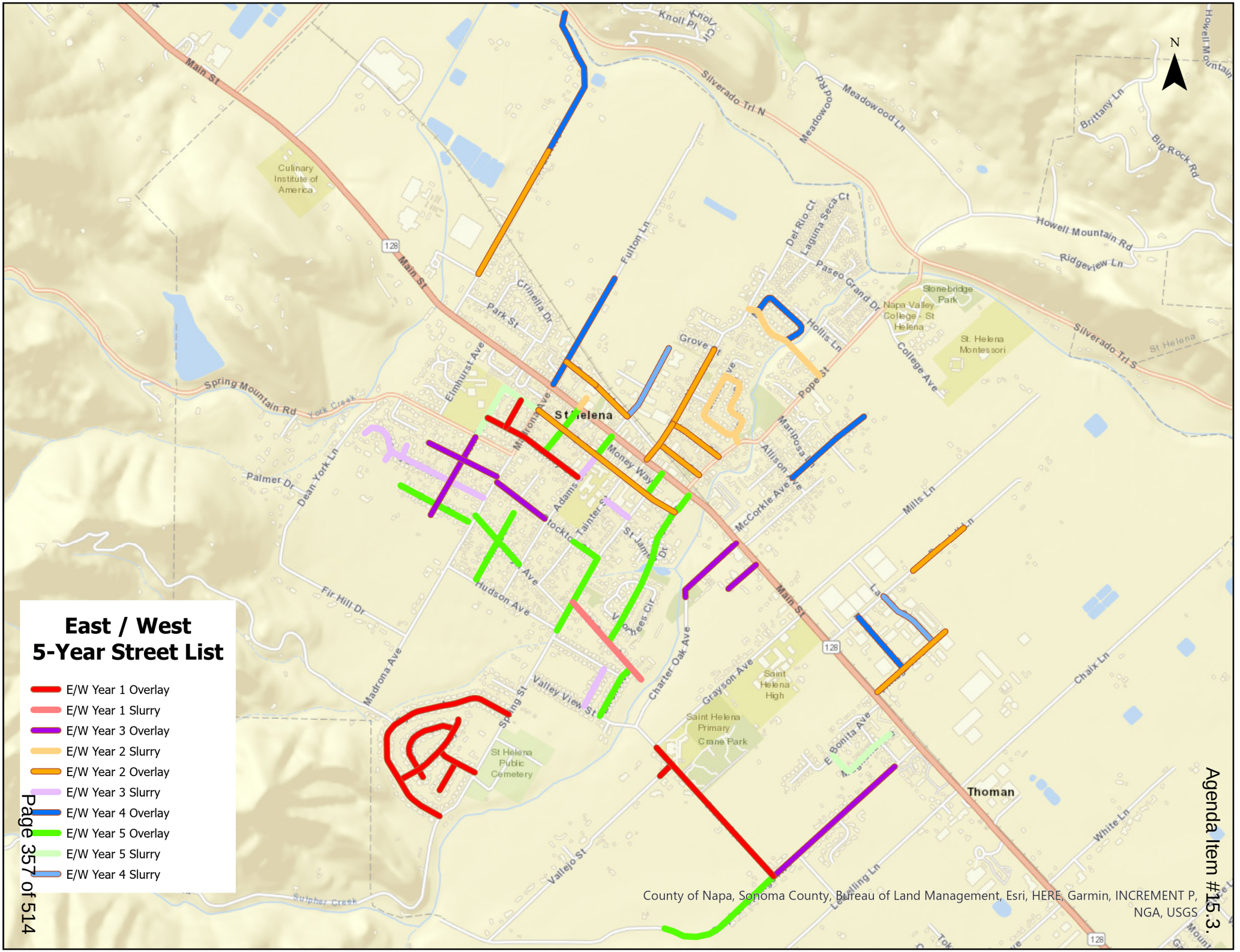
Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk


East / West
5-Year Street List
E/W Year 1 Overlay
E/W Year 1 Slurry
E/W Year 3 Overlay
E/W Year 2 Slurry
E/W Year 2 Overlay
E/W Year 3 Slurry
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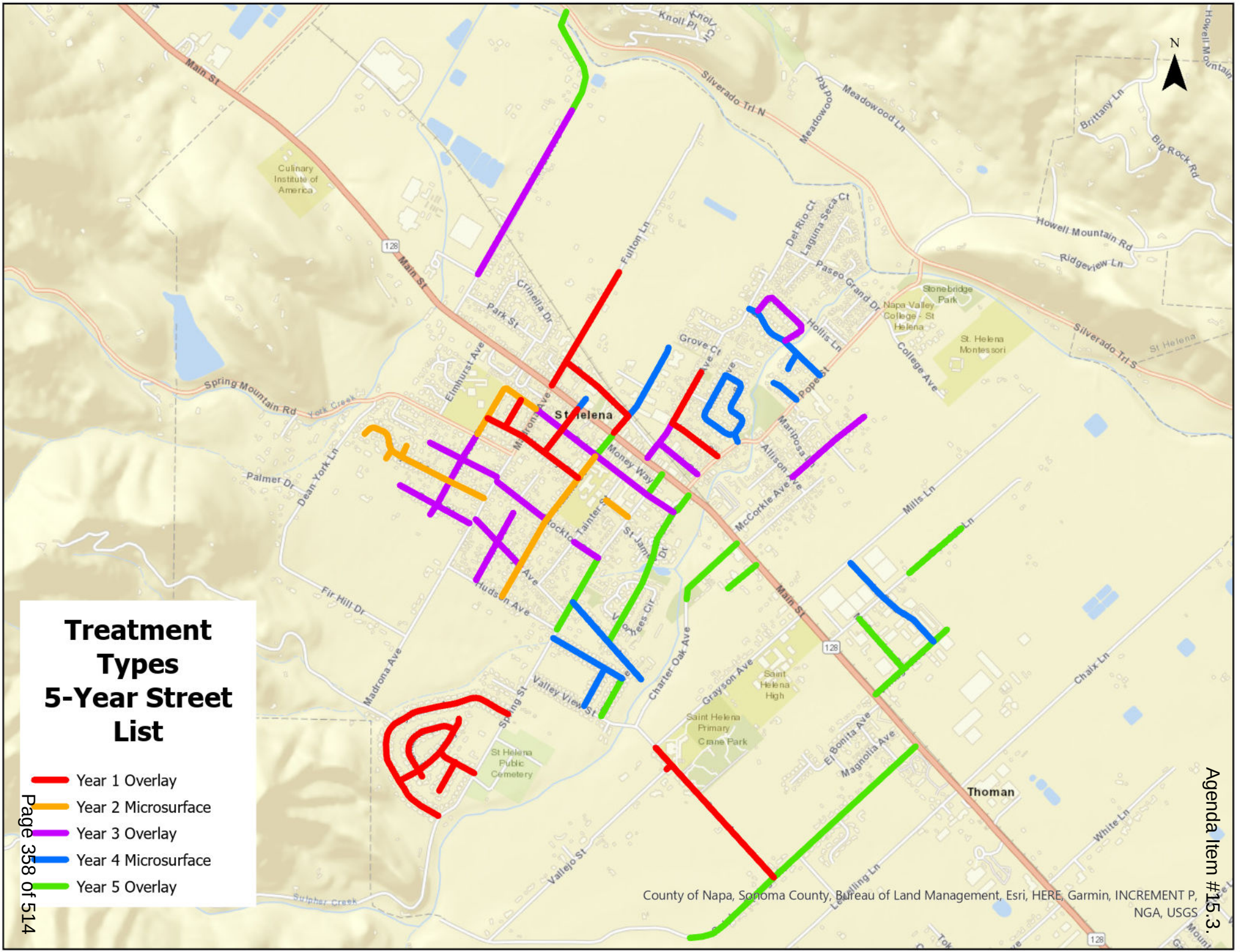
Hollis Ln
Paseo Grand Dr
Del Rio Ct
Laguna Seca Ct
Ridgeview Ln
Brittany Ln
Big Rock Rd
Howell Mountain
Knoll Pl
Knoll Ct
Elmhurst Ave
Myrtle Ave
Money Way
Adams St
Stockton St
Tainter St
St James Dr
Allison Ave
Mariposa Ave
McCorkle Ave
Mills Ln
Palmer Dr
Dean York Ln
York Creek
Fir Hill Dr
Madrona Ave
Hudson Ave
Valley View St
Spring St
Vine Rees Cir
Charter Oak Ave
Grayson Ave
Chaix Ln
White Ln
Vallejo St
Sulphur Creek
E Bonita Ave
Culinary Institute of America
Stonebridge Park
Napa Valley College - St Helena
St. Helena Montessori
Saint Helena High
Saint Helena Primary
Crane Park
St Helena Public Cemetery
128
County of Napa, Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS


Treatment Types 5-Year Street List
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Year 2 Microsurface
Year 3 Overlay
Year 4 Microsurface
Year 5 Overlay
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Silverado Trl S
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Park St
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Grove Ct
Hollis Ln
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Mariposa Ln
Allison Ave
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Mills Ln
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St James Dr
Hudson Ave
Fir Hill Dr
Madrona Ave
Palmer Dr
Dean York Ln
York Creek
Valley View St
Spring St
Charter Oak Ave
Grayson Ave
El Bonita Ave
Magnolia Ave
Chaix Ln
White Ln
Vallejo St
Sulphur Creek
Rees Cir
Del Rio Ct
Laguna Seca Ct
Paseo Grand Dr
Ridgeview Ln
Brittany Ln
Big Rock Rd
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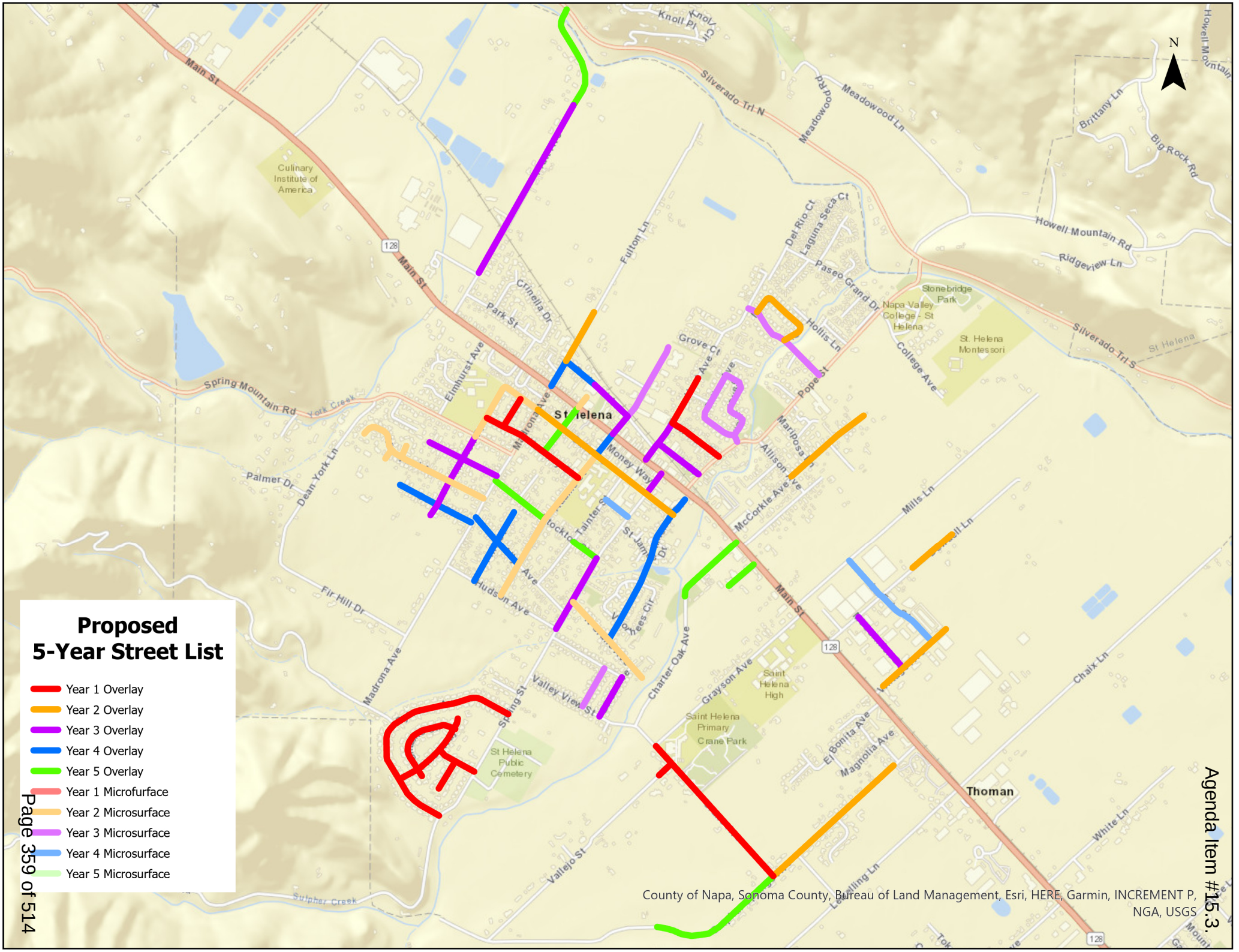
County of Napa, Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS


Proposed
5-Year Street List
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Year 3 Overlay
Year 4 Overlay
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Pope St
Mariposa Ln
Allison Ave
McCorkle Ave
Mills Ln
Chaix Ln
White Ln
Charter Oak Ave
Grayson Ave
Valley View St
Spring St
Vallejo St
Fir Hill Dr
Palmer Dr
Dean York Ln
York Creek
Sulphur Creek
Culinary Institute of America
Stonebridge Park
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128
County of Napa, Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

PTAP-24
City of St. Helena
Final Report

2023-24
Pavement Management
Program Update

September 21, 2023

Prepared by:

Harris & Associates

The preparation of this report has been financed in part by grants from the Federal Highway Administration, U.S. Department of Transportation. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

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ACRONYMS & ABBREVIATIONS

AC: Asphalt Concrete

CIP: Capital Improvement Plan

DBE: Disadvantage Business Enterprise

DM: Deferred Maintenance

FC: Functional Classification

GASB: Governmental Accounting Standards Board

GIS: Geographic Information System

MTC: Metropolitan Transmission Commission

OL: Overlay

PCC: Portland Cement Concrete

PCI: Pavement Condition Index

PM: Preventative Maintenance

PMP: Pavement Management Program

PTAP: Pavement Technical Assistance Program

ST: Surface Type

EXECUTIVE SUMMARY

From May to June of 2023, Harris & Associates updated the Pavement Management Program (PMP) for the City of St. Helena under a contract with the Metropolitan Transportation Commission (MTC) of the San Francisco Bay Area for their Pavement Technical Assistance Program (PTAP), Round 24. For this update, a total of 26 centerline miles were surveyed. The City also provided a list of recently completed projects that comprised of microsurfacing as well as 2" Grind, 3" Overlay, and Fabric. This information was updated in the database (approximately 2 centerline miles and 13 sections). The PMP provides a management tool to inventory street pavement, assess pavement condition, record historical maintenance, forecast budget needs, and view impacts of funding on Citywide pavement condition over time.

The PMP is also a software-based tool for analyzing pavement conditions and recommending rehabilitation strategies based on funding levels. The software focuses on providing cost effective recommendations that enhance the overall system Pavement Condition Index (PCI)*. In general, asphalt concrete pavement deteriorates over time by both traffic loading and weathering. The Metropolitan Transportation Commission (MTC) software recommends that 2% of the budget to be put towards preventive maintenance treatments† such as surface seals or crack seals. The remaining budget is allocated to more expensive asphalt concrete overlays and reconstructions. Preventive maintenance treatments are important because they can sustain a street's PCI at a high level at a relatively low cost. Preventive maintenance treatments can be applied to many streets (large pavement area) for a fraction of the cost to overlaying a single asphalt street (small pavement area).

The City currently uses MTC's Pavement Management System StreetSaver® online version. The City uses the software to help make cost-effective decisions related to the street network, maximizing the City's return on investment from available maintenance and rehabilitation funds; generating a prioritized plan and identifying specific areas in need of maintenance and rehabilitation.

For the City of St. Helena, the following five annual budget scenarios were generated with 2% of the annual budget applied towards preventative maintenance.

1. No Funds ($0)
2. Maintain PCI of 53 ($750 thousand)
3. Five Point Increase in PCI ($1.05 million)
4. Expected Annual Budget ($1.2 million)
5. Budget Needs Average ($3.1 million)

◊ "Pavement Condition Index Distress Identification Manual For Flexible Pavements" dated June 2016 and "Pavement Condition Index Distress Identification Manual For Rigid Pavements" dated March 2018

* Calculated by an algorithm developed by the Army Corps of Engineers.

† Preventive maintenance is a schedule of planned maintenance actions aimed at the prevention of failure of streets. These actions are designed to detect, preclude, or mitigate degradation of a streets segment. The goal of a preventive maintenance approach is to minimize degradation and thus sustain or extend the useful life of the street.

PURPOSE

The Pavement Management Program assists the City by providing current distress survey data used to evaluate current pavement conditions. This helps to maintain an agency-defined desirable level of pavement performance while optimizing the expenditure of limited fiscal resources. A PMP system is also required to be eligible to apply and obtain federal funds.

Specifically, the program provides administrators and maintenance personnel with:

- A current inventory of all public roadways
- The current pavement condition for all public roadways
- A project list of all pavement segments in need of maintenance, rehabilitation, or replacement
- The most cost effective level of maintenance or repair appropriate at the time of the survey
- A forecast of budget needs for maintenance, rehabilitation, or replacement of deficient pavement sections for a selected time period, at various alternative overall condition levels

NETWORK DESCRIPTION

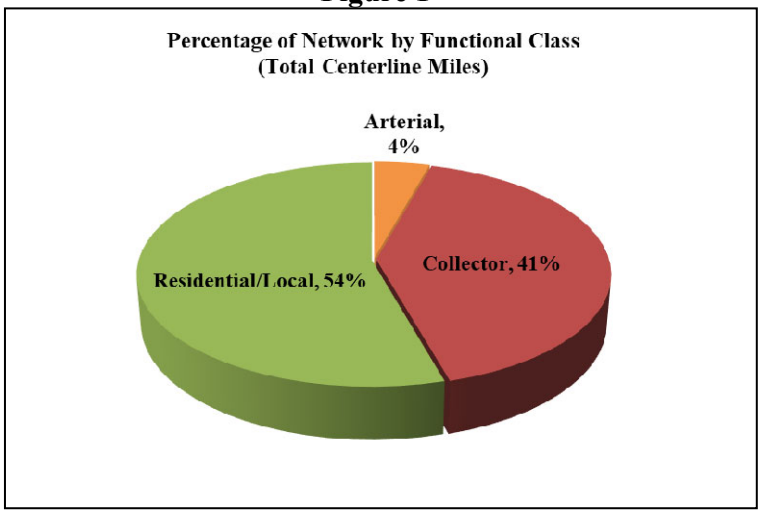
The City of St. Helena's pavement network is comprised of approximately 26 centerline miles and is divided into 223 pavement management segments. To assist in planning maintenance needs, the City's streets were grouped according to functional class. Table 1 (below) shows the City's pavement mileage by functional class.

Table 1

Pavement Mileage by Functional Class					
Classification	**Total Sections**	**Total Center Line Miles**	**Total Lane Miles**	**Total Area (sq. ft.)**	**Percentage of Street Network**
Arterial	11	1.13	2.25	215,968	4%
Collector	82	10.71	21.25	1,705,334	41%
Residential/Local	130	14.14	27.66	2,204,855	54%
Totals	**223**	**25.98**	**51.16**	**4,126,157**	**100%**

Figure 1 (below) displays the percentage of each functional class in the overall network.

Figure 1



The City's pavement network has a current reconstruction value of over $37 million. The current network reconstruction value (consisting of moderate base failure repair, removal of existing surface, and pavement overlay) by functional class is displayed in Table 2 (below):

Table 2

Network Reconstruction Value					
Functional Class	**Surface Type**	**Lane Miles**	**Unit Cost/ Square Foot**	**Pavement Area (in SF)**	**Cost to Replace**
Arterial	AC	0.2	$16.67	10,500	$174,999
	AC/AC	2.1	$16.67	205,468	$3,424,453
Collector	AC	1.2	$13.89	88,245	$1,225,617
	AC/AC	19.8	$13.89	1,593,939	$22,137,900
	AC/PCC	0.3	$13.89	21,350	$296,526
	PCC	0.0	$13.89	1,800	$25,000
Residential/Local	AC	4.7	$4.79	386,295	$1,848,615
	AC/AC	21.8	$4.79	1,721,944	$8,240,363
	AC/PCC	1.1	$4.79	96,616	$462,356
Grand Total		**51.2**		4,126,157	$37,835,829

Table 2 (above) provides network replacement costs sorted by Functional Class and Surface Type. For each combination of Functional Class and Surface Type, the number of Lane Miles, Unit Cost (sq.ft.), Pavement Area (sq.ft.), and the cost to replace (in thousands) is reported. The replacement cost is based on the Category V ("Very Poor") treatment cost provided in the Decision Tree for each functional class and surface type combination. Grand totals are provided at the bottom of applicable columns.

It is important to consider the overall investment the City has in its pavements. The unit cost to repair a street segment in very poor condition (consisting of moderate base failure repair, removal of existing surface, and pavement overlay to reconstruction) is from $4.79-$16.67 per square foot

or $95.63-$110.00 per square yard. The cost to reconstruct all streets (full replacement of the pavement, base, and structure of the Streets) is over $37 million.

EXISTING PAVEMENT CONDITION

The PCI is an overall measure of the condition of the street surface based on a scale of zero (0) (failed) to one hundred (100) (excellent). Table 3 (below) provides a brief description of the different distresses generally found in each PCI range.

Table 3

PCI Breakdown Descriptions		
PCI Range	**Condition**	**Description**
90-100	Excellent	Little or no distress.
70-89	Very Good	Little or no distress, with the exception of utility patches in good condition, or minor to moderate hairline cracks; typically lightly weathered.
50-69	Good	Light to moderate weathering, light load-related base failure, moderate linear cracking.
25-49	Poor	Moderate to severe weathering, moderate levels of base failure, moderate to heavy linear cracking.
0-24	Very Poor	Extensive weathering, moderate to heavy base failure, failed patches, extensive network of moderate to heavy linear cracking.

Upon completion of this survey, a Pavement Condition Index (PCI) was calculated for each PMP segment to reflect the overall pavement condition. A PCI of 0 would correspond to a badly deteriorated pavement with no remaining service life whereas a PCI of 100 would correspond to a pavement with no observed distresses. A summary of each segments representative PCI and remaining service life can be found in the Pavement Condition Index Report in Appendix I.

The Citywide average Pavement Condition Index (PCI) is 53. ‡PCI's for the City's pavement network were based on a visual distress rating system. The overall condition of City of St. Helena's street network rests in the "Good" range. MTC's State of Repair report states that "Approximately 75 percent of a pavement's serviceable life has been expended by the time its PCI rating falls to 60." City of St. Helena's average PCI condition by functional class can be found in Table 4 (below).

Table 4

PCI By Functional Class	
CLASSIFICATION	**PCI**
Arterial	61
Collector	50
Residential/Local	54
Overall Network	**53**

‡Note: PCI weighted by area.

Figure 2 (below) shows the City's total pavement mileage by condition category:

Figure 2

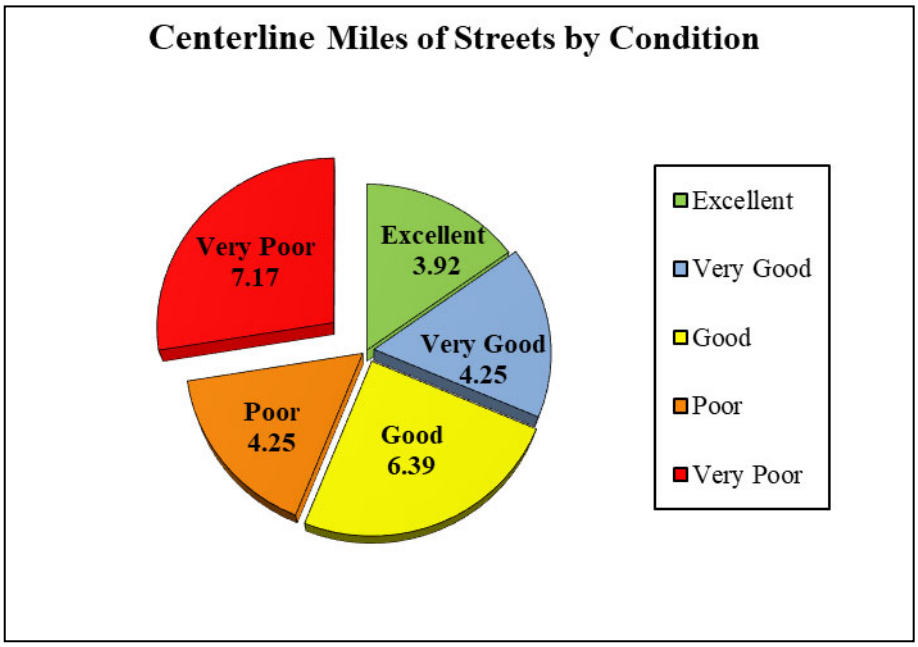


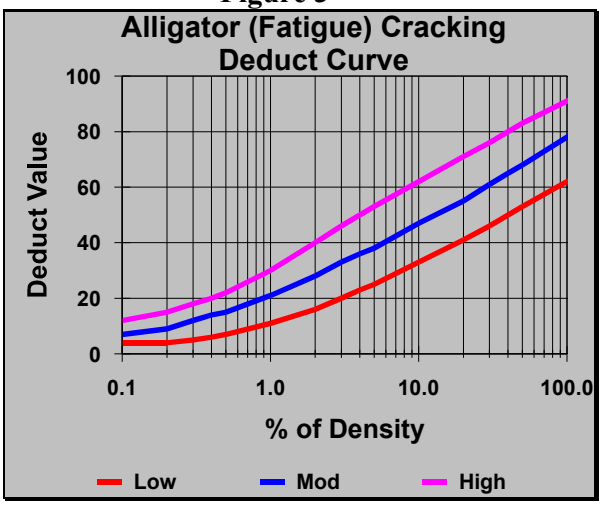
Table 5 (below) breaks down the percentage of the street network by functional class (by area) in each condition category. Approximately 16% of the City's network is in the "Excellent," approximately 18% in the "Very Good" condition category and approximately 23% is in the "Good" condition category. About 17% is in the "Poor" category and approximately 26% of streets are in the "Very Poor" condition category.

Table 5

Percentage of Network Area by Functional Class and Condition Category					
Condition Category	**PCI Range**	**Arterial**	**Collector**	**Residential**	**Total**
Excellent	90-100	0.39%	5.10%	10.30%	15.79%
Very Good	70-89	1.52%	5.05%	11.13%	17.70%
Good	50-69	1.53%	12.67%	8.85%	23.06%
Poor	25-49	1.79%	7.49%	7.70%	16.98%
Very Poor	0-24	0.00%	11.02%	15.45%	26.48%
Totals		**5.23%**	**41.33%**	**53.44%**	**100.00%**

After the survey distress data was entered into the program, a distress rating was calculated for each PMP segment. The distress rating was calculated using MTC's developed algorithms. The algorithms initially assign each pavement segment a score of 100 and then deducts point values based on the pavement distresses found within the segment weighted by the quantity of each distress. The algorithms assign deduct values based on the severity and the density of each distress. Figure 3 (below) is an example of the alligator cracking distress deduct curve:

Figure 3



The algorithms weigh the total deduct value within a segment and then calculate a total distress rating between 0 (failed) and 100 (excellent).

PAVEMENT MANAGEMENT STRATEGIES

A visual survey of approximately 26 centerline miles of the City's streets was conducted to assess the existing surface condition of each individual pavement segment within the street network. Data, including distress types and quantities, segment length and width, etc. were collected/verified for all surveyed streets. Data was categorized by street name and "pavement" segment. PMP segment limits were identified by determining the logical maintenance practices that would be applied to each street and may vary from street to street, i.e. intersection to intersection, change in pavement width, drainage conditions, crown of the roadway, etc. Pavement rating is conducted on inspection units. An inspection unit is a small segment of the pavement or management section selected of convenient size that is then assessed in detail.

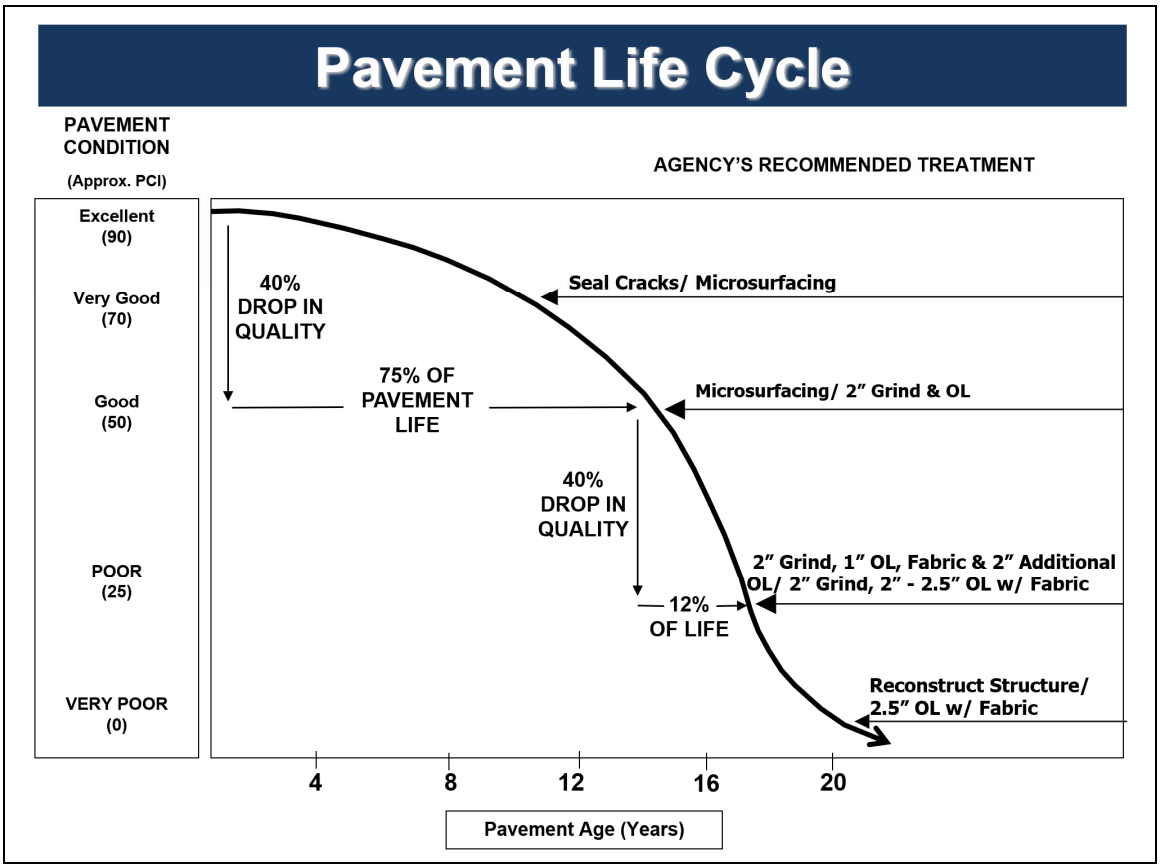
Once the PCI's have been calculated for all the PMP segments, budget analyses and workload predictions can commence. Predictions of future pavement performances were based on a pavement deterioration curve developed by MTC. As a pavement ages, the system predicts the PCI of the pavement based on the deterioration curves.

Studies have shown that the life cycle of a pavement falls in a particular pattern over time (See Figure 4 below). Please note that this figure is not to scale. A street's pavement begins its life in excellent condition and generally remains in excellent condition for a few years without the need of any maintenance. Over time, however, the condition of the street starts to worsen and the rate at which its pavement condition deteriorates* will increase dramatically as the street passes the midpoint of its life. As a result of this continued deterioration, the quantity and cost of the maintenance activities needed to rehabilitate the pavement will increase in both scope and costs. It is at this half way point that pavement repair options must be weighed.

* A typical pavement section will deteriorate 40% in the first 75% of its lifespan. However, that same pavement section, if untreated, will experience another 40% reduction in overall quality in only the next 12% of lifespan, effectively deteriorating an equivalent amount in only one-sixth (1/6) of the time.

Figure 4

PAVEMENT MANAGEMENT – APPLYING A COST EFFECTIVE TREATMENT



Questions must be asked such as: Will the investment related to a preventive maintenance treatment be offset by the opportunity cost of not doing such a repair? Is the pavement in such a state that it would be better to simply wait until the pavement completely deteriorates before making the repair? The answers (and, indeed, the questions themselves) depend upon the individual pavement segment. Figure 4 (above) illustrates the benefit of addressing pavement concerns before the pavement condition reaches a poor or failed state. Maintenance activities increase the PCI value as they are applied to the segment and thus extend the pavement's life. By allowing pavements to deteriorate, streets that once might cost $5.47/SY to microsurfae may soon cost $47.52/SY for a 2" Grind, 1" OL, Fabric & 2" Additional OL or $150/SY to reconstruct. In other words, delays in repairs can result in very large cost increases. It is not simply "pay today or pay tomorrow" but rather a "pay today or pay more tomorrow" proposition. Overall pavement maintenance costs are greatly reduced by the timely application of crack seals and microsurfacing before the subgrade fails and requires a total pavement reconstruction.

Table 6 (below) describes the condition categories, their equivalent PCI range, and typical prescribed maintenance treatments:

Table 6

Agency's Maintenance Treatments By Condition Category		
Condition	**PCI Range**	**Typical Maintenance Treatment**
Excellent	90-100	• Do Nothing.
Very Good	70-89	• Seal Cracks • Microsurfacing
Good	50-69	• Microsurfacing • 2" Grind & OL
Poor	25-49	• 2" Grind, 1" OL, Fabric & 2" Additional OL • 2" Grind, 2" - 2.5" OL w/ Fabric
Very Poor	0-24	• Reconstruction • 2.5" OL w/ Fabric

Table 6 created by Harris & Associates based on feedback from the City.

The maintenance strategy described above was based on PCI scores and the corresponding condition category. Streets with PCI scores from 90-100 are considered to be in "Excellent" condition and require no treatment. Streets with score from 70 to 89 are considered "Very Good" and may require seal cracks or microsurfacing. Streets with scores from 50 to 69 are considered "Good," but may require microsurfacing or 2" grind & overlay. Streets with scores from 25 to 49 are considered "Poor" and require 2" grind, 1" overlay, fabric & 2" additional overlay or 2" grind, 2"- 2.5" overlay with fabric. Streets with scores below 25 are "Very Poor" and are in need of structure reconstruction or 2.5" overlay with fabric. This survey showed that approximately 4 miles of the City's streets are in the "Excellent" condition category, approximately 4 miles are in the "Very Good" category, approximately 6 miles are in the "Good" condition category, about 4 miles are in the "Poor" condition category, and 7 miles in the "Very Poor" condition category.

BUDGET NEEDS

Following the treatment strategy described in Table 6 (above) the MTC PMP software generated a Budget Needs analysis. The Budget Needs analysis projects the total budget needed to bring the City's pavement system to a condition where most pavement sections require only preventive maintenance (i.e., PCI = 70 or higher). It is cost effective to keep pavement segments at or above a 70 PCI because the cost to maintain a high PCI is less than to bring a low PCI to a high PCI. The budget needs analysis work plan can be found in Appendix II-A.

The Budget Needs Average is defined as the cumulative budget needs (approximately $15.5 million) divided by the number of years in the analysis period (5 years). For this update, the Budget Needs Average was about $3.1 million per year. After the Budget Needs was calculated, Budget Scenarios were ran to determine the funding levels required to maintain and/or improve the current PCI level and generate a list of street maintenance for the next five (5) years. The software analyzed each pavement management segment and assigned each with a specific maintenance treatment (including do nothing) in order to maximize the improvement of the entire pavement network. Maintenance treatments were allocated to as many PMP segments as the annual budget would allow. The budget scenarios tested were calculated utilizing a 2% fixed preventative-maintenance-split. 5% interest, and 5% inflation were used. Citywide maintenance needs (over the five-year analysis) were calculated to be approximately $3.1 million. The results of the budget needs analysis are summarized in Table 7 (below).

Table 7

Budget Needs					
Year	**PCI (Treated)**	**Untreated PCI**	**Preventative Maintenance ($M)**	**Rehab ($M)**	**Total Needs ($M)**
2023	91	54	$ 78,414	$ 14,182,797	$ 14,261,211
2024	86	52	$ 66,494	$ 76,274	$ 142,768
2025	85	49	$ 17,178	$ 179,419	$ 196,597
2026	83	46	$ 49,686	$ 211,928	$ 261,614
2027	83	44	$ 162,759	$ 489,625	$ 652,384
Totals	**N/A**	**N/A**	**$ 374,531**	**$ 15,140,043**	**$ 15,514,574**

Preventative Maintenance (PM) is a schedule of planned maintenance actions aimed at preventing the failure of streets. These actions are designed to detect, preclude, or mitigate degradation of a street segment. The goal of preventative maintenance is to minimize degradation and thus sustain or extend the useful life of the street. To reach that level of preventive maintenance for the entire network within the next 5 years (2023-2027), the Budget Needs analysis determined a total need of approximately $3.1 million per year. See Appendix II -A for the Needs - Projected PCI/Cost Summary.

The MTC PMP software recommended spending 2% of the budget toward preventive maintenance because it was the optimum level according to the specific conditions of the City's network. This means that the program selected 2% of the annual budget towards seal cracks and microsurfacing while the remainder of the budget was spent towards microsurfacing, overlays, and reconstructions. These budgets do not account for stopgap maintenance repairs, such as emergency pothole repair.

BUDGET ANALYSIS/SCENARIOS

After the MTC PMP software analyzed the pavement system according to the specified annual budgets over the 5 year analysis period, trends were evident in the PCI and deferred maintenance backlog (the amount of necessary reconstruction and overlays not performed each year due to budget constraints). An increase in deferred maintenance showed that necessary rehabilitation is currently not being performed. The total deferred maintenance in 2023 was approximately $14.26 million.

Deferred maintenance consists of pavement maintenance that is needed but cannot be performed due to lack of funding. Shrinking budgets have forced many agencies to defer much needed street maintenance. Deferring maintenance not only increases the frequency of resident complaints about the network condition, but also increases the costs to repair the streets. It is cost effective to keep the pavement above a certain PCI because the cost to maintain a high PCI is less than the cost to bring a street segment with a low PCI to a high PCI.

For this update, the following five annual budget scenarios were generated:

1. No Funds ($0)
2. Maintain PCI of 53 ($750 thousand)
3. Five Point Increase in PCI ($1.05 million)
4. Expected Annual Budget ($1.2 million)
5. Budget Needs Average ($3.1 million)

The following terms are defined for each of the budget scenarios:

"Year" – Year of the program

"**Budget**" – The projected budget for the given year

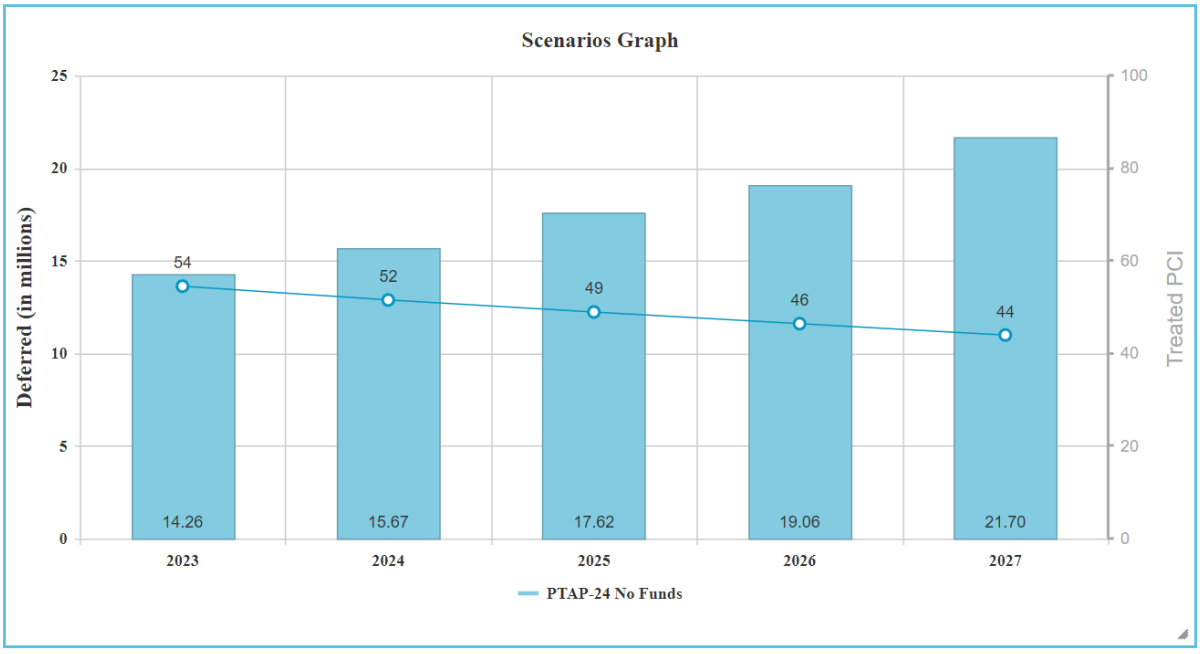
"**Work Program**" – The amount of money programmed to be expended, not to exceed the budget, based on the pavement maintenance needs as prioritized.

"**Deferred**" or "**Deferred Maintenance**" – The amount of money project for pavement maintenance that cannot be performed due to the lack of funding. The total pavement maintenance needs less the work program.

"**Average Condition**" – The projected average pavement Condition Index after completion of the Work Program.

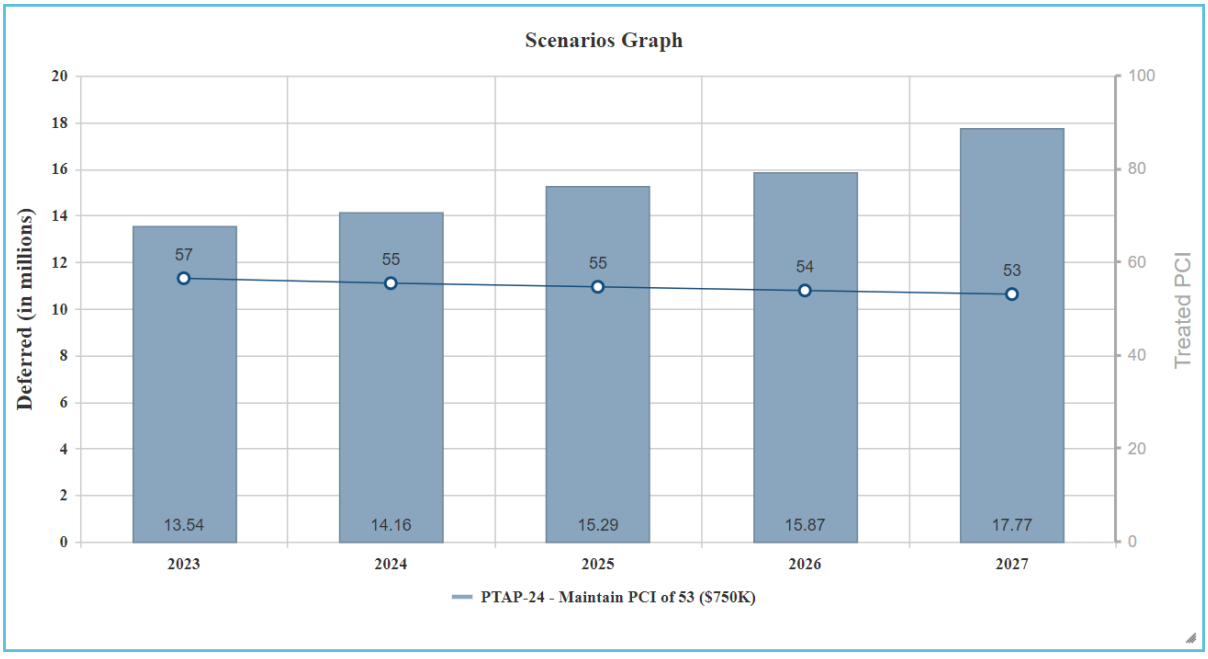
No Funds ($0) - If the City spent no money over the next 5 years on pavement maintenance needs, the amount of deferred maintenance (or "backlog") would increase from approximately $14.26 in 2023 million to approximately $21.70 million in 2027 and the average pavement condition index would decrease from 53 in 2023 to 44 in 2027.

No Funds ($0)				
Year	**Budget**	**Work Program**	**Deferred Maintenance**	**Average Network PCI**
2023 (Prior to Treatment)			$14,261,211	53
2023	$0	$0	$14,261,211	54
2024	$0	$0	$15,667,692	52
2025	$0	$0	$17,621,983	49
2026	$0	$0	$19,060,525	46
2027	$0	$0	$21,703,036	44



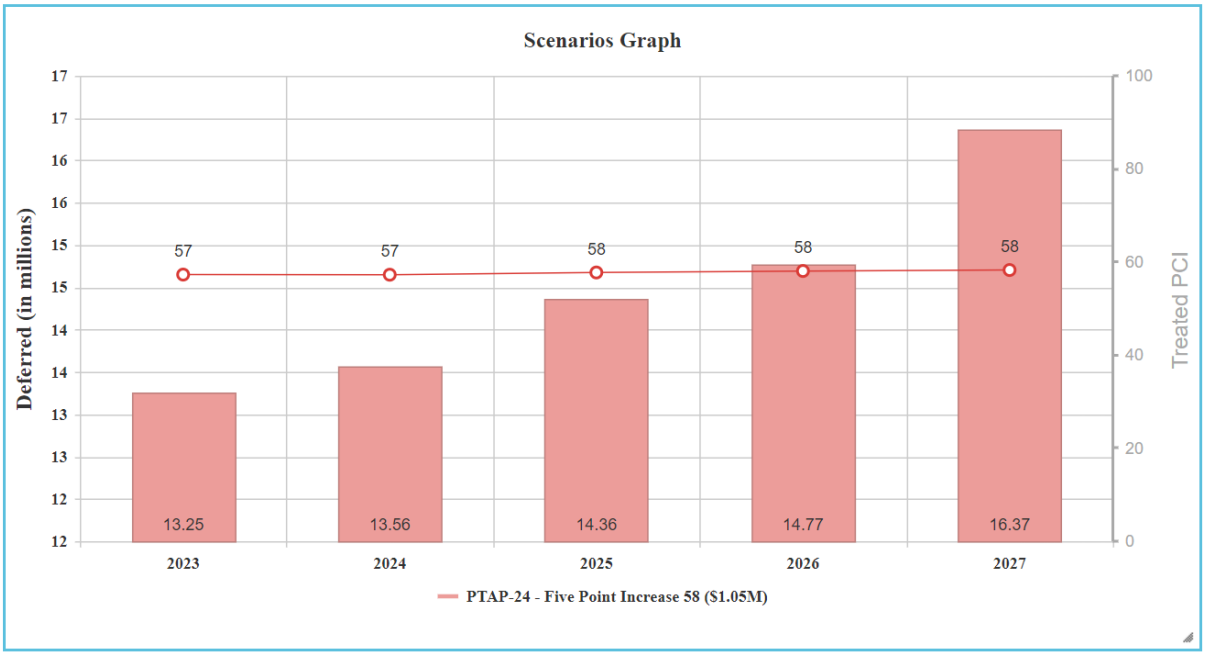
Maintain PCI of 53 ($750 thousand) – In order to maintain the network PCI of 53 over the next 5 years, approximately $750 thousand per year would need to be budgeted. Using this budget, the deferred maintenance would increase from approximately $14.26 million in 2023 to approximately $17.77 million in 2027.

Maintain PCI of 53 ($750 thousand)				
Year	**Budget**	**Work Program**	**Deferred Maintenance**	**Average Network PCI**
2023 (Prior to Treatment)			$14,261,211	53
2023	$750,000	$722,846	$13,538,364	57
2024	$750,000	$748,888	$14,159,815	55
2025	$750,000	$746,563	$15,292,149	55
2026	$750,000	$747,507	$15,866,692	54
2027	$750,000	$748,532	$17,766,271	53



Five Point Increase in PCI ($1.05 million) – In order to increase the network PCI by 5 points over the next 5 years, approximately $1.05 million per year would need to be budgeted. Using this budget, the deferred maintenance would increase from approximately $14.26 million in 2023 to approximately $16.37 million in 2027.

Five Point Increase in PCI ($1.05 million)				
Year	**Budget**	**Work Program**	**Deferred Maintenance**	**Average Network PCI**
2023 (Prior to Treatment)			$14,261,211	53
2023	$1,050,000	$1,012,681	$13,248,529	57
2024	$1,050,000	$1,048,526	$13,555,850	57
2025	$1,050,000	$1,048,231	$14,356,318	58
2026	$1,050,000	$1,048,675	$14,771,291	58
2027	$1,050,000	$1,048,732	$16,374,708	58



Expected Annual Budget ($1.2 million) – The City has estimated its expected annual budget over the next 5 years to be $1.2 million. The City also has a planned Measure T program for the next five years which were incorporated into the analysis for each year. For this scenario, the weighing factors for Arterial sections were adjusted from 1.00 to 0.72 in order for more residential sections to be selected for treatment. Using the budget allocation of $1.2 million, the deferred maintenance would decrease from $14.26 million in 2023 to approximately $12.86 million in 2027 and the network PCI would increase to 62. *The sections as part of the Measure T program are indicated with "**" in the EAB ($1.2 million) – Section Selected for Treatment report that can be found in Appendix II-E.*

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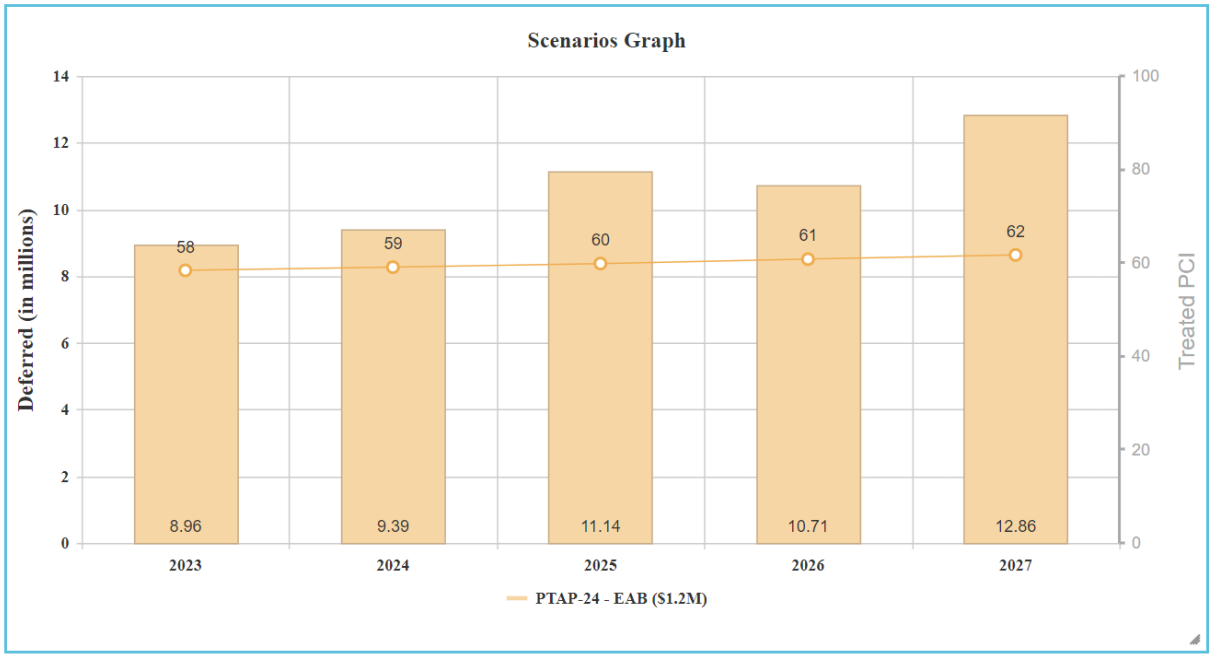
Expected Annual Budget ($1.2 million)				
Year	**Budget**	**Work Program**	**Deferred Maintenance**	**Average Network PCI**
2023 (Prior to Treatment)			$14,261,211	53
2023	$1,200,000	$1,170,286	$8,964,330	58
2024	$1,200,000	$1,189,742	$9,393,264	59
2025	$1,200,000	$1,197,779	$11,143,266	60
2026	$1,200,000	$1,183,720	$10,705,119	61
2027	$1,200,000	$1,190,509	$12,863,377	62



Budget Needs Average ($3.1 million) – In order to get the network to an optimal level in which only preventative maintenance is needed, approximately $3.1 million would need to be budgeted each year based on the budget needs calculation. This would increase the network PCI from a 53 to a 78 and decrease the deferred maintenance to $5.42 million by year 2027.

Budget Needs Average ($3.1 million)				
Year	**Budget**	**Work Program**	**Deferred Maintenance**	**Average Network PCI**
2023 (Prior to Treatment)			$14,261,211	53
2023	$3,100,000	$3,024,654	$11,236,557	65
2024	$3,100,000	$3,037,783	$9,454,023	71
2025	$3,100,000	$2,975,892	$8,121,738	73
2026	$3,100,000	$2,987,881	$6,285,777	75
2027	$3,100,000	$3,097,165	$5,416,485	78

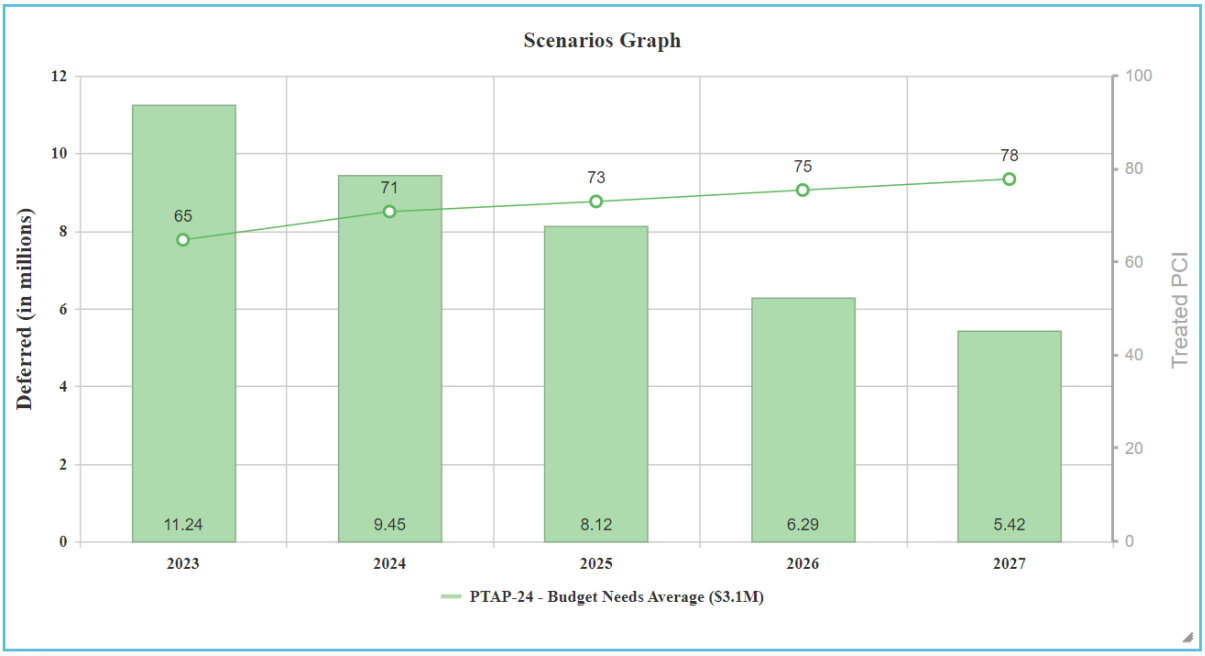


Figure 5 and 6 (below) show the impact each of the five budgets have on the PCI and deferred maintenance backlog. These charts can also be found in Appendix II-B & C. The Cost Summary Reports, which provide information on pavement funding distribution by pavement condition and the Network Condition Summary Reports, which project pavement condition trends, can be found in Appendix II-D.

Figure 5

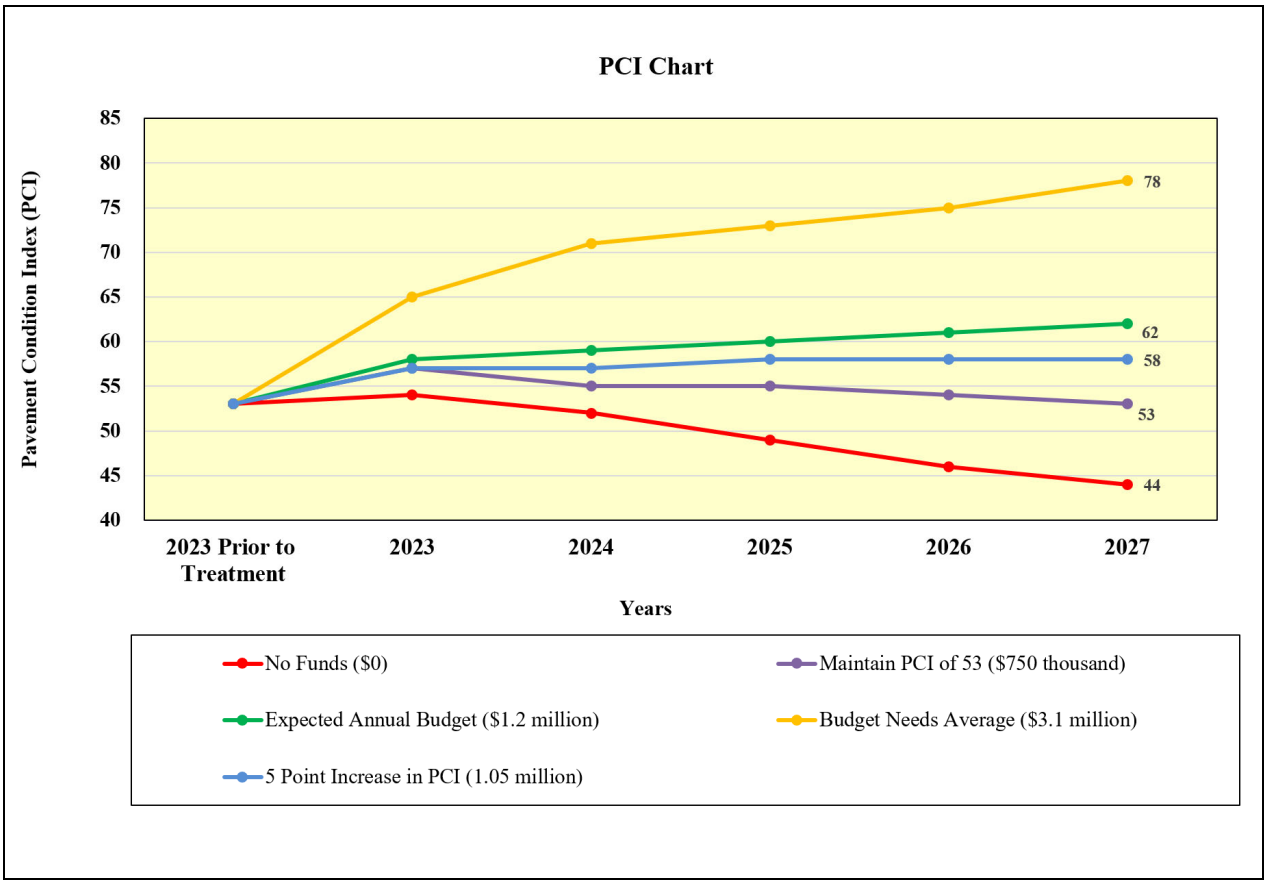


Figure 6

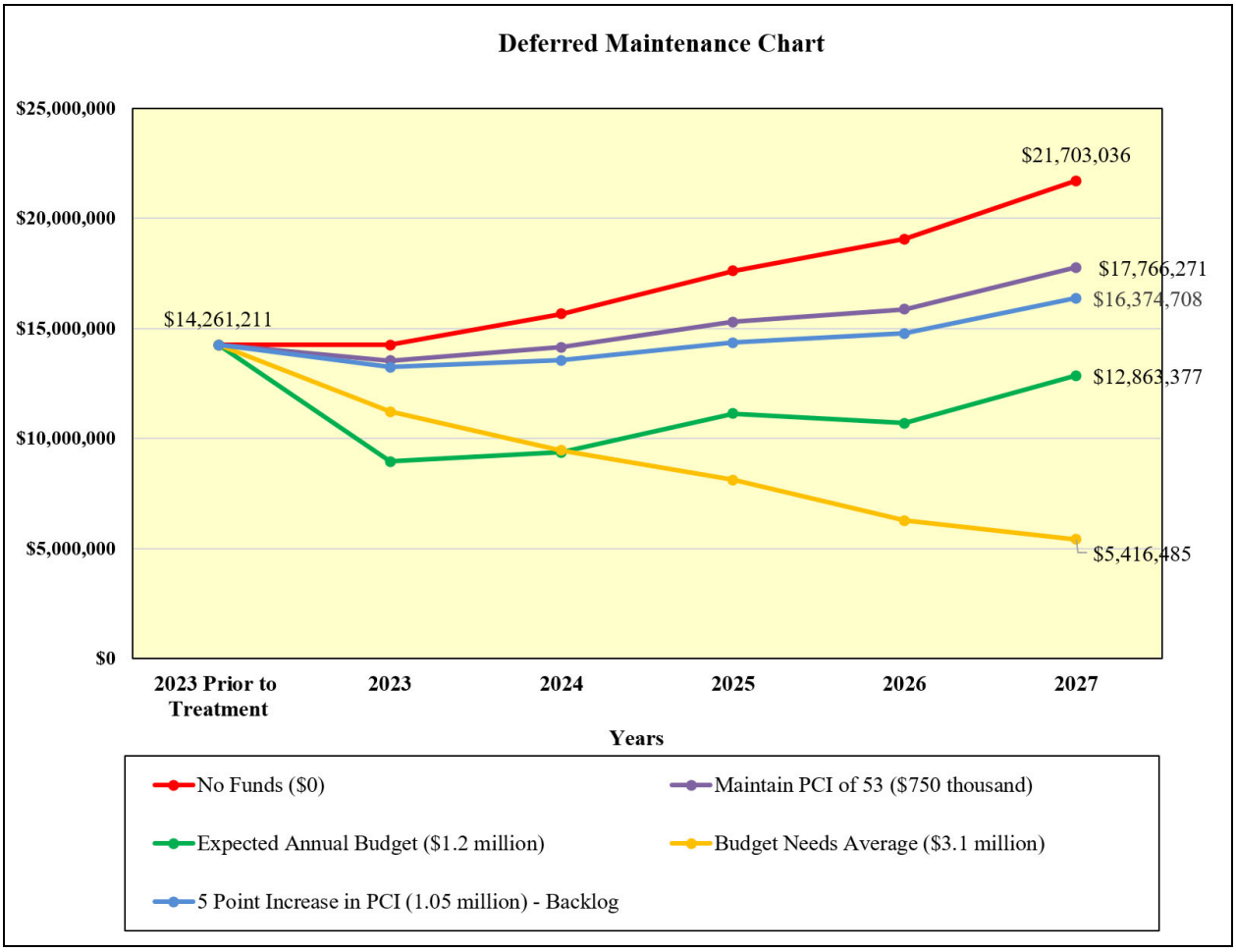

Deferred Maintenance Chart
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
$21,703,036
$17,766,271
$16,374,708
$14,261,211
$12,863,377
$5,416,485
2023 Prior to Treatment
2023
2024
2025
2026
2027
Years
No Funds ($0)
Maintain PCI of 53 ($750 thousand)
Expected Annual Budget ($1.2 million)
Budget Needs Average ($3.1 million)
5 Point Increase in PCI (1.05 million) - Backlog

Figure 7

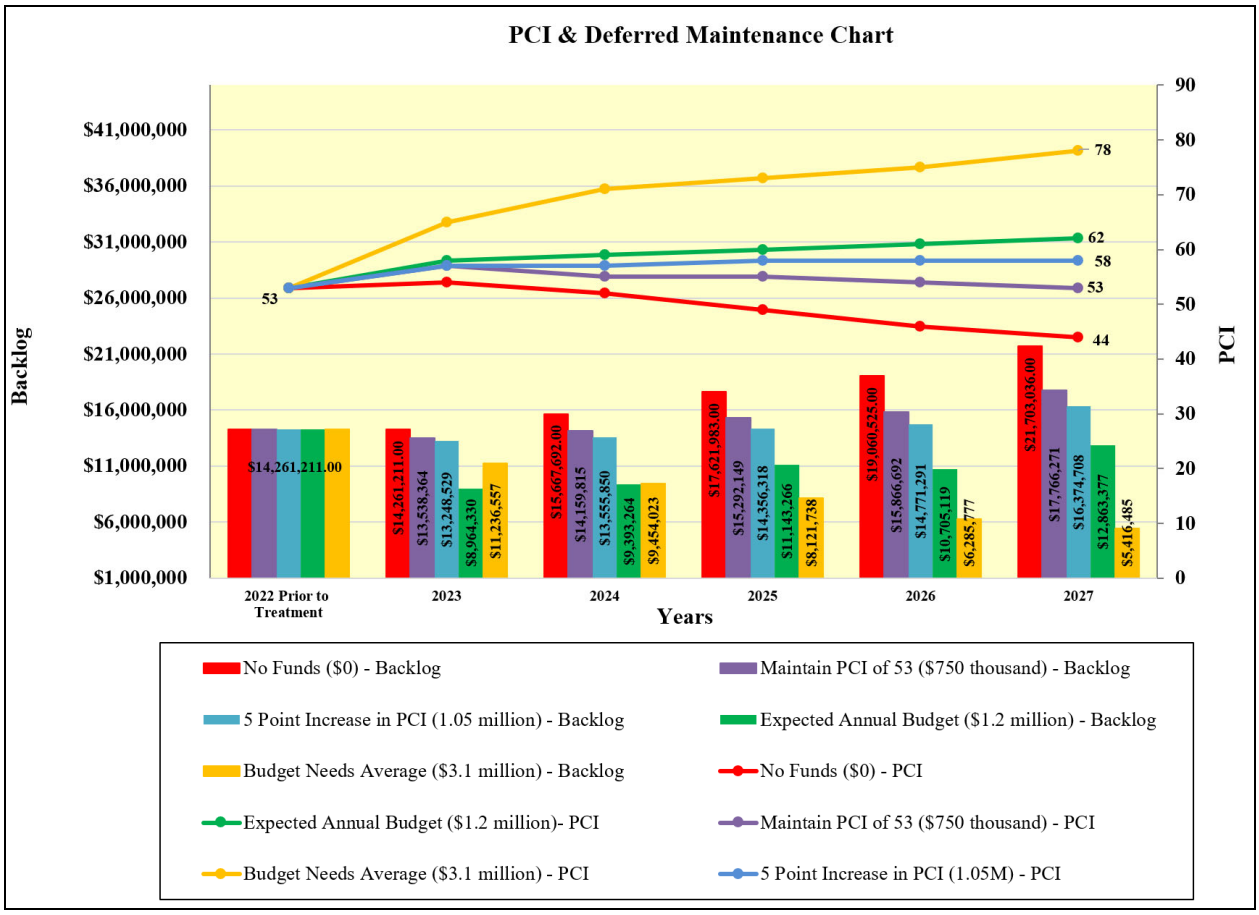


Figure 7 (above) shows the impacts of the City's network PCI and backlog for the five generated scenarios.

PROGRAM BUDGET OPTIONS AND PMP SUGGESTIONS

Harris & Associates recommends that the Agency spends their expected annual budget of $1.2 million. Spending this budget and incorporating the planned sections from the Measure T program increases the PCI from a 53 to a 62 after 5 years and at the same time slows the growth of the deferred maintenance backlog.

The City should continue to utilize cost effective treatments where appropriate, such as microsurfacing and crack seals and evaluate emerging cost effective techniques such as thin-bonded wearing courses and rubberized overlays. Any maintenance and rehabilitation treatments that are performed should always be input into the MTC PMP software (Harris can do this at the agency's request).

Harris & Associates commends the City for its active participation in the pavement management program and recommends that the City continue to maintain its pavement management program in order to be eligible for federal grants and funding. Harris recommends that all arterial and collector routes be re-surveyed every two years and all residential streets every four years. The costs for the

distress surveys should be included in the annual pavement management budget.

The City should also perform annual database updates that include:

- Reviewing and updating the decision tree (maintenance activities and unit costs)
- Updating the street network when streets are annexed or newly constructed
- Continuing to input maintenance and rehabilitation activities

The City should update its Finance Department with any changes or adjustments that have been made to the street network and subsystems (streets assets and pavement subsystems that have been acquired through annexation, deletion, etc.) for GASB-34 compliance.

The City should continue utilizing the StreetSaver Online GIS module or in-house GIS to assist in managing the streets within the City limits. GIS technology is very useful to spatially view tabular reports and data that are derived from the pavement management system, such as scenarios, identification of maintenance and rehabilitation treatments, planning, maintenance and rehabilitation history, pavement condition index, etc.

The City of St. Helena's street network is currently in the range of MTC's "Good" condition category. To help maintain and or improve the current condition, certain projects have been recommended within the context of this report. Annual work program reports for the expected annual budgets be found in Appendix II-E. These reports provide detailed listings of suggested maintenance projects for the City of St. Helena based on the overall PMP suggested needs funding and base annual budgets. The report also provides a first step in identifying segments to be treated under City of St. Helena's annual work programs.

LIMITS OF STUDY

It must be recognized that this report is limited to the existing pavement repairs. It does not include existing deficiencies for right-of-way concrete sidewalks, curb & gutter, drainage, trees, bus pads and non-structural improvements such as decorative crosswalks, medians, lighting and street furniture. Costs for these right-of-way repairs and improvements throughout the City would easily exceed the deferred maintenance costs (the cost of crucial maintenance work not performed in a specific year) identified in this report and can be identified and estimated separately in future reports.

The following recommendations generated by the Pavement Management Program are <u>for planning purposes only.</u> The resulting general recommendations are not intended to replace sound engineering judgment, which should dictate specific needs for an individual project. Final project recommendations should be weighed against the actual approach the City wishes to utilize in scheduling the workloads for contracting purposes. Once a street segment is identified for repair, a closer site visit and detailed project repair scope is required.

Maintenance and rehabilitation projects should be based on a combination of the system's recommendations weighed against the City's preferences, budget constraints, and other contributing factors. In addition, further refinements may be warranted from an engineering staff review of the pavement condition. For example, a particular pavement section may have been selected for a treatment in a given year but that work may need be postponed in order to coordinate activities with other planned work, such as utility replacement work.

MAINTENANCE STRATEGY DEVELOPMENT

Based on the results of the condition survey and input from the City, pavement maintenance/rehabilitation strategies were developed. A standard agreement at the outset was to identify the City's maintenance work program for the next five (5) years, showing resource alternatives that affect the maintenance backlog and increase the overall condition of the pavement network.

Strategies have been recommended to come up with the most cost-effective work programs. A listing of the maintenance activities utilized in the strategy development can be found in Appendix III-C. Each activity represents the type of work that has been recommended for the long-term maintenance recommendations of the City's streets.

ANNUAL BUDGET PROJECTIONS

The budgeting process was approached with the following in mind: generate a work program for the next five (5) years based upon actual street pavement conditions and determine the funding levels required to maintain and/or improve the current level (PCI) of overall condition.

Based on current and projected pavement maintenance needs, annual work plan program alternatives have been prepared. A detailed work plan program for the City's expected annual budget (2% applied towards PM) can be found in Appendix II-E.

The following section provides a description of the methodology and rationale utilized in determining the recommended actions identified in this report.

MAINTENANCE STRATEGY ASSIGNMENTS

The PCI is used by the program to schedule maintenance activities for each pavement segment. The program recommends a specific maintenance activity based on the PCI and budget constraints. The City has selected a series of maintenance activities to apply to the pavement network. The unit costs for each maintenance activity account for various construction costs including labor materials, design, for construction inspection and for contingency. Definitions of each maintenance activity are defined as below:

1. **Crack Seals - A surface treatment generally utilized to prevent entry of water or other non compressible substances into the pavement**.
   Crack seals are used to fill individual pavement cracks to prevent entry of water or other non-compressible substances such as sand, dirt, rocks or weeds. Crack sealant is typically used on early stage longitudinal cracks, transverse cracks and reflection cracks.

2. **Microsurfacing – A surface treatment generally utilized to provide new wearing surfaces and prevent water penetration of the pavement surface, thereby extending pavement life.**
   Microsurfacing is a polymer-modified cold-mix paving system that begins as a mixture of dense-graded aggregate, asphalt emulsion, water, and mineral fillers. While conventional slurry seal is widely used as an economical treatment for sealing and extends the service life, micro surfacing has added capabilities including advanced polymers and other modern additives.

3. Overlay with Fabric - are made from polypropylene or polyester fibers and are used in conjunction with asphalt resurfacing projects.
A liquid asphalt tack coat is sprayed on existing (or pre-leveled) pavement surface followed by the installation of the overlay fabric. A final aggregate asphalt surface course is then placed directly on the overlay fabric. The heat from the asphalt surface brings the underlying liquid tack coat through the fabric creating a fabric-saturated membrane that is bonded to the old and new pavement. It has been found that Pavement Overlay Fabric will delay reflective cracking in asphalt pavement overlays. The Pavement Overlay Fabric forms a waterproof barrier which prevents moisture from infiltrating the pavement and subgrade.

4. Reconstruction – The removal and replacement of either the pavement surface only or both the pavement and base.

When the pavement surface is severely distressed and has reached the end of its service life, reconstruction methods are recommended. Some of these methods include Full Depth Reclamation (FDR) in which the old asphalt and base materials are pulverized, mixed with cement and water, and compacted to produce a strong, durable base for either an asphalt or concrete surface. Cold in Place Recycling is another method used in which two to five inches of the current street surface are pulverized down to a specific aggregate size, mixed with a rejuvenating asphalt emulsion, and then reused to pave that same street. After a reconstruction, the pavement segment is considered new with a full life extension (typically 28 years).

MAINTENANCE DECISIONS

Once the City has selected the appropriate maintenance activities and calculated unit costs, the "Maintenance Decision Tree" (a StreetSaver application that lists all the treatments and corresponding unit costs; found in Appendix III-C) was updated. This decision tree assigns appropriate treatments by the specific needs of the streets.

The decision tree lists costs associated with treatments on specific types of pavement according to the jurisdiction. StreetSaver® uses a decision tree to model the decision-making process that agencies follow to select a maintenance or rehabilitation strategy. The decision tree contains "branches" for each functional classification, surface type, and condition category. Jurisdictions can outline their maintenance and rehabilitation strategy, choosing a treatment for each branch.

After the decision tree was established, selected budgets and work assignments were generated for each work program on an annual basis. Using the MTC recommended pavement deterioration curve for each pavement surface type and functional class, the program calculated the PCI based on the condition survey; then depending on what category the PCI was in, a preventative maintenance or rehab treatment was selected based on the weighted effectiveness and available budget. Both current and future work requirements for each pavement segment within the City were then determined.

PAVEMENT MANAGEMENT PROGRAM REPORTS

This report contains a comprehensive assemblage of pavement management reports ranging from summary reports to annual maintenance and rehabilitation scheduled reports. These reports represent reasonable projections of pavement maintenance needs and performance based on the visual

condition assessment, unit cost estimates, and pavement deterioration models.

It is important to note that pavement segment dimensions and surface area, along with the recommended treatment and repair costs presented in this report, are for initial planning purposes only and will be subject to project level evaluation, design, and cost estimation. This is noteworthy due to the "implied" accuracy of reporting length and width to the nearest foot, surface area to the nearest square foot, and treatment and repair unit costs and project estimates to the nearest penny and dollar, respectively.

SYSTEM MAINTENANCE

Harris & Associates recommends that the City continue developing annual maintenance plans while also working towards reducing the present backlog of rehabilitation projects.

In order to ensure that report outputs are accurate and credible, it is essential that the integrity of all data files be maintained. Prior to generating scenarios, all necessary updates to unit cost information and treatment data should be complete. In addition, the entire pavement network will have to be re-surveyed at regular intervals, as noted earlier in this report. This not only allows future work to be scheduled based on the most current condition data available, but it also provides City personnel with a means to more accurately monitor rates of pavement deterioration.

APPENDIX I

PAVEMENT CONDITION INDEX (PCI) REPORT / REMAINING SERVICE LIFE (RSL) REPORT

Section PCI Listing Report

This report lists the Pavement Condition Index (PCI) for each pavement management section.

Street Name:	Street Name
Street ID:	Street Identifier - 6 characters
Section ID:	Section Identifier – 6 characters
From:	Beginning of Section
To:	End of Section
Length:	Length of Section (LF)
Width:	Width of Section (LF)
Functional Class:	Type of Functional Class for Section
Surface Type:	Type of surface for Section
PCI:	Pavement Condition Index (PCI) number at time of calculation
PCI Date:	Date of Inspection or PCI calculation

Section PCI/RSL Listing

Printed: 8/7/2023

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
ADAMS	10	ADAMS ST	HUDSON AV	ALLYN AV	475	34	16,150	R - Residential/Local	O - AC/AC	64	18.63
ADAMS	20	ADAMS ST	ALLYN AV	STOCKTON ST	730	34	24,820	R - Residential/Local	O - AC/AC	70	22.45
ADAMS	30	ADAMS ST	STOCKTON ST	KEARNEY ST	710	38	26,980	R - Residential/Local	C - AC/PCC	73	24.46
ADAMS	40	ADAMS ST	KEARNEY ST	OAK AV	400	40	16,000	R - Residential/Local	C - AC/PCC	69	21.79
ADAMS	50	ADAMS ST	OAK AV	MAIN ST	355	32	11,360	C - Collector	O - AC/AC	68	16.01
ADAMS	60	ADAMS ST	60' E/O MAIN ST	MAIN ST	60	30	1,800	C - Collector	P - PCC	34	4.35
ADAMS	70	ADAMS ST	COP BEFORE RAILROAD AV	60' E/O MAIN ST	406	27	10,962	C - Collector	O - AC/AC	55	9.12
ADAMS	75	ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD AV	324	37	11,988	R - Residential/Local	O - AC/AC	79	28.77
ADAMS	80	ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	300	37	11,100	R - Residential/Local	O - AC/AC	88	44.90
ADAMS	90	ADAMS ST	END (E)	COP @ BUSINESS CENTER DWY	280	37	10,360	R - Residential/Local	O - AC/AC	84	36.56
ALEXAN	10	ALEXANDER CT	MAIN ST	MAIN ST	510	20	10,200	NCR - Proposed; Private; Non-County	O - AC/AC	39	5.55
ALLISO	10	ALLISON AV	CHARTER OAK AV	POPE ST	890	35	31,150	C - Collector	O - AC/AC	92	29.49
ALLYN	10	ALLYN AV	MADRONA ST	PINE ST	430	37	15,910	C - Collector	O - AC/AC	44	5.52
ALLYN	20	ALLYN AV	PINE ST	ADAMS ST	440	39	17,160	C - Collector	O - AC/AC	39	4.17
ALLYN	30	ALLYN AV	ADAMS ST	TAINTER ST	340	37	12,580	C - Collector	O - AC/AC	57	10.20
ALLYN	40	ALLYN AV	TAINTER ST	SPRING ST	560	37	20,720	C - Collector	O - AC/AC	43	5.17
ANDREA	10	ANDREA AV	KEARNEY ST	OAK AV	410	42	17,220	R - Residential/Local	O - AC/AC	27	0.57
ARROWH	10	ARROWHEAD DR	BCR @ SULPHUR SPRINGS RD	END (S)	750	33	24,750	R - Residential/Local	A - AC	54	11.82
BIRCH	10	BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	780	33	25,740	R - Residential/Local	O - AC/AC	42	6.90
BROWN	10	BROWN ST	ALLISON AV	END (W)	490	33	16,170	R - Residential/Local	O - AC/AC	93	47.59
CHABLI	10 A	CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	500	33	16,500	R - Residential/Local	A - AC	29	1.19
CHABLI	10 B	CHABLIS CIR	PINOT WAY	END	102	65	6,630	R - Residential/Local	A - AC	35	3.37
CHABLI	20	CHABLIS CIR	PINOT WY	500' NE/O PINOT WY (E)	490	33	16,170	R - Residential/Local	O - AC/AC	47	9.83
CHARDO	10	CHARDONNAY WY	SPRING ST	PINOT WY	610	37	22,570	R - Residential/Local	O - AC/AC	20	0.00
CTROAK	10	CHARTER OAK AV	CARWASH	END (E)	640	22	14,080	R - Residential/Local	O - AC/AC	18	0.00
CTROAK	20	CHARTER OAK AV	MAIN ST	CARWASH	230	37	8,510	R - Residential/Local	O - AC/AC	7	0.00
CTROAK	30	CHARTER OAK AV	MAIN ST	ALLISON AV	1,130	35	39,550	C - Collector	O - AC/AC	92	29.89
CHILES	10	CHILES AV	POPE ST	SIGNORELLI CIR	1,220	35	42,700	R - Residential/Local	A - AC	61	15.47
CHILES	20	CHILES AV	SIGNORELLI CIR	END (E)	530	35	18,550	R - Residential/Local	A - AC	74	24.47
CHRIST	10	CHRISTINE CT	PARK ST	END (E)	210	33	6,930	R - Residential/Local	O - AC/AC	94	38.80
CHURCH	10	CHURCH ST	HUNT AV	POPE ST	650	29	18,850	R - Residential/Local	O - AC/AC	76	26.53

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
COLLEG	10 A	COLLEGE AV	POPE ST	PVMNT CHG	874	34	29,716	C - Collector	O - AC/AC	94	29.90
COLLEG	10 B	COLLEGE AV	PVMNT CHG	END (S)	356	34	12,104	C - Collector	O - AC/AC	94	29.90
COLUMB	10	COLUMBARD CT	CHARDONNAY WY	END (W)	430	33	14,190	R - Residential/Local	O - AC/AC	47	9.83
CRINEL	10	CRINELLA DR	MAIN ST	PARK ST	340	38	12,920	R - Residential/Local	O - AC/AC	94	51.94
CRINEL	20	CRINELLA DR	PARK ST	PUMP STATION	775	34	26,350	R - Residential/Local	O - AC/AC	94	38.00
CRINEL	30	CRINELLA DR	PUMP STATION	PARK ST	740	33	24,420	R - Residential/Local	O - AC/AC	94	38.00
DAHLIA	10	DAHLIA ST	MAGNOLIA AVE	EL BONITA AV (N)	266	26	6,916	R - Residential/Local	O - AC/AC	93	37.42
DORIS	10	DORIS AV	VINEYARD AV	END (W)	120	34	4,080	R - Residential/Local	O - AC/AC	81	30.03
DORISC	10	DORIS CT	VINEYARD AV	END (E)	190	35	6,650	R - Residential/Local	O - AC/AC	73	24.44
DOWDEL	10	DOWDELL LN	MAIN ST	FOUNTAIN ST	220	37	8,140	C - Collector	O - AC/AC	25	0.09
DOWDEL	20	DOWDELL LN	FOUNTAIN ST	MONTESSORI @ COP	930	37	34,410	C - Collector	O - AC/AC	16	0.00
DOWDEL	30	DOWDELL LN	MONTESSORI @ COP	HOUSE 867	260	30	7,800	R - Residential/Local	O - AC/AC	16	0.00
DOWDEL	40	DOWDELL LN	HOUSE 867	HOUSE 759	450	12	5,400	R - Residential/Local	O - AC/AC	23	0.00
DOWDEL	50	DOWDELL LN	HOUSE 759	HOUSE 679	350	11	3,850	R - Residential/Local	A - AC	12	0.00
EDWARD	10	EDWARDS ST	HUNT AV	POPE ST	750	31	23,250	R - Residential/Local	A - AC	19	0.00
ELBONI	10	EL BONITA AV	LA QUINTA WY	COP (CHANGE OF PAVEMENT)	150	33	4,950	R - Residential/Local	O - AC/AC	94	37.76
ELBONI	20	EL BONITA AV	COP (CHANGE OF PAVEMENT)	DAHLIA ST	108	33	3,564	R - Residential/Local	O - AC/AC	94	37.76
ELBONI	30	EL BONITA AV	DAHLIA ST	BCR @ MAIN ST	1,036	34	35,224	R - Residential/Local	O - AC/AC	94	37.76
ELBONICT	10	EL BONITA CT	EL BONITA AVE	END	120	35	8,313	R - Residential/Local	O - AC/AC	93	53.28
ELMHUR	10	ELMHURST AV	GRANGER WY	SPRING MOUNTAIN RD	470	33	15,510	C - Collector	O - AC/AC	73	19.15
ELMHUR	20	ELMHURST AV	MAIN ST	GRANGER WY	775	33	25,575	C - Collector	O - AC/AC	77	21.14
FOUNT	10	FOUNTAIN ST	DOWDELL LN	END (N)	380	37	14,060	R - Residential/Local	O - AC/AC	17	0.00
FULTON	10	FULTON LN	MAIN ST	RAILROAD AV	380	31	11,780	C - Collector	C - AC/PCC	45	5.55
FULTON	20	FULTON LN	RAILROAD AV	RR TRACKS	300	22	6,600	R - Residential/Local	O - AC/AC	33	2.89
FULTON	30	FULTON LN	RR TRACKS	25 MPH SIGN	925	14	12,950	R - Residential/Local	O - AC/AC	28	1.01
FULTON	40	FULTON LN	25 MPH SIGN	END (E)/CITY LIMITS	1,420	13	18,460	R - Residential/Local	O - AC/AC	54	12.88
GRAYSN	10	GRAYSON AV	SOUTH CRANE AV	1120' E/O SOUTH CRANE AV	1,120	33	36,960	C - Collector	O - AC/AC	11	0.00
GRAYSN	20	GRAYSON AV	1120' E/O SOUTH CRANE AV	1940' E/O SOUTH CRANE AV	820	33	27,060	C - Collector	O - AC/AC	14	0.00
GRAYSN	30	GRAYSON AV	1940' E/O SOUTH CRANE AV	MAIN ST	670	37	24,790	C - Collector	O - AC/AC	20	0.00
GROVE	10	GROVE CT	HUNT AV	END (N)	420	34	14,280	R - Residential/Local	O - AC/AC	90	40.75
HARVES	10	HARVEST LN	STARR AV	END (W)	220	33	7,260	R - Residential/Local	O - AC/AC	65	19.25
HENRY	10	HENRY CT	PARK ST	END (E)	140	34	4,760	R - Residential/Local	O - AC/AC	94	38.33
HILLVW	05	HILLVIEW PL	END (W)	SCOTT ST	160	27	4,320	R - Residential/Local	A - AC	19	0.00

Section PCI/RSL Listing

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Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
HILLVW	10	HILLVIEW PL	SCOTT ST	VINEYARD AV	350	30	10,500	R - Residential/Local	O - AC/AC	17	0.00
HILLVW	20	HILLVIEW PL	VINEYARD AV	STOCKTON ST	350	28	9,800	R - Residential/Local	O - AC/AC	16	0.00
HILLVW	30	HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	360	30	10,800	R - Residential/Local	A - AC	16	0.00
HILLVW	40	HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	770	34	26,180	R - Residential/Local	O - AC/AC	74	25.15
HOWMTN	10	HOWELL MOUNTAIN RD	SILVERADO TRAIL	MEADOWWOOD LN	910	21	19,110	C - Collector	O - AC/AC	66	14.93
HOWMTN	20	HOWELL MOUNTAIN RD	MEADOWWOOD LN	OAKWOOD LN	1,080	19	20,520	C - Collector	O - AC/AC	65	14.41
HOWMTN	30	HOWELL MOUNTAIN RD	OAKWOOD LN	RIDGEVIEW LN	1,260	20	25,200	C - Collector	O - AC/AC	67	15.45
HOWMTN	40	HOWELL MOUNTAIN RD	RIDGEVIEW LN	CITY LIMITS	2,310	23	53,130	C - Collector	A - AC	62	8.74
HOWMTN	50	HOWELL MOUNTAIN RD	CITY LIMITS (N)	CITY LIMITS (S)	720	22	15,840	C - Collector	O - AC/AC	69	16.52
HUDSON	10	HUDSON AV	MADRONA ST	ADAMS ST	845	32	27,040	R - Residential/Local	O - AC/AC	58	15.09
HUDSON	20	HUDSON AV	ADAMS ST	SPRING ST	870	32	27,840	R - Residential/Local	O - AC/AC	79	28.64
HUDSON	30	HUDSON AV	SPRING ST	BIRCH ST	1,080	34	36,720	R - Residential/Local	O - AC/AC	76	26.53
HUNT	10	HUNT AV	MAIN ST	CHURCH ST	276	40	11,040	C - Collector	O - AC/AC	71	17.66
HUNT	20	HUNT AV	CHURCH ST	EDWARDS ST	325	36	11,700	C - Collector	O - AC/AC	65	14.44
HUNT	30	HUNT AV	EDWARDS ST	JUNE LN	485	35	16,975	C - Collector	O - AC/AC	32	2.02
HUNT	40	HUNT AV	JUNE LN	GROVE CT	670	32	21,440	C - Collector	O - AC/AC	79	23.22
HUNT	50	HUNT AV	GROVE CT	MONTE VISTA	240	35	8,400	C - Collector	O - AC/AC	75	19.91
HUNT	60	HUNT AV	MONTE VISTA	STARR AV	530	30	15,900	C - Collector	O - AC/AC	92	29.49
JUNELN	10	JUNE LN	HUNT AV	CHILES AV	245	35	8,575	R - Residential/Local	A - AC	59	13.72
KEARN	10	KEARNEY ST	HILLVIEW PL	MADRONA ST	540	42	22,680	R - Residential/Local	O - AC/AC	38	5.24
KEARN	20	KEARNEY ST	MADRONA ST	PINE ST	370	29	10,730	R - Residential/Local	C - AC/PCC	55	14.48
KEARN	30	KEARNEY ST	PINE ST	ADAMS ST	590	28	16,520	R - Residential/Local	C - AC/PCC	50	11.42
KEARN	40	KEARNEY ST	TAINTER ST	SPRING ST	390	24	9,360	R - Residential/Local	O - AC/AC	70	22.45
KENNED	10	KENNEDY CT	LA QUINTA WY	END (W)	390	33	12,870	R - Residential/Local	O - AC/AC	94	37.77
KIDDRD	10	KIDD RANCH RD	MCCORKLE AV	END (S)	485	25	12,125	R - Residential/Local	A - AC	43	6.28
LAFATA	10	LA FATA ST	DOWDELL LN	MILLS LN	550	37	20,350	C - Collector	O - AC/AC	24	0.00
LAFATA	20	LA FATA ST	DOWDELL LN	VINTAGE AV	890	38	33,820	C - Collector	O - AC/AC	60	11.98
LAQUIN	10	LA QUINTA WY	END (N)	END (S)	360	33	11,880	R - Residential/Local	O - AC/AC	91	46.43
LIBRAR	10	LIBRARY LN	ADAMS ST	END (N)	460	37	17,020	R - Residential/Local	A - AC	75	22.88
MADRON	10	MADRONA ST	REISLING WY	FIR HILL DR	1,040	20	20,800	C - Collector	O - AC/AC	52	8.92
MADRON	20	MADRONA ST	FIR HILL DR	SPOTSWOOD (ROAD WIDENS)	770	17	13,090	C - Collector	O - AC/AC	28	0.00
MADRON	25	MADRONA ST	SPOTSWOOD (ROAD	HUDSON AV	330	29	9,570	C - Collector	O - AC/AC	86	26.24

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
			WIDENS)								
MADRON	30	MADRONA ST	HUDSON AV	SCOTT ST	660	40	26,400	C - Collector	O - AC/AC	65	14.22
MADRON	40	MADRONA ST	SCOTT ST	VINEYARD AV	355	40	14,200	C - Collector	O - AC/AC	62	12.61
MADRON	50	MADRONA ST	VINEYARD AV	SPRING MOUNTAIN RD	725	40	29,000	C - Collector	O - AC/AC	63	13.13
MADRON	60	MADRONA ST	SPRING MOUNTAIN RD	OAK AV	690	32	22,080	C - Collector	O - AC/AC	73	18.77
MADRON	70	MADRONA ST	OAK AV	MAIN ST	350	30	10,500	C - Collector	O - AC/AC	66	14.95
MAGNO	10	MAGNOLIA AVE	ROSEBUD LN	E END	181	26	4,706	R - Residential/Local	A - AC	93	33.22
MAGNO	20	MAGNOLIA AVE	ROSEBUD LN	DAHLIA ST	539	26	14,014	R - Residential/Local	A - AC	93	33.22
MARIPO	10	MARIPOSA LN	MCCORKLE AV	POPE ST	695	33	22,935	R - Residential/Local	O - AC/AC	17	0.00
MCCORK	10	MCCORKLE AV	END (W)	ALLISON AV	300	27	8,100	R - Residential/Local	O - AC/AC	59	15.66
MCCORK	20	MCCORKLE AV	ALLISON AV	MARIPOSA LN	320	24	7,680	R - Residential/Local	O - AC/AC	10	0.00
MCCORK	30	MCCORKLE AV	MARIPOSA LN	END (E)	760	29	22,040	R - Residential/Local	O - AC/AC	15	0.00
MCCORM	10	MCCORMICK ST	DOWDELL LN	VINTAGE AV	915	37	33,855	R - Residential/Local	O - AC/AC	12	0.00
MEADCK	10	MEADOWCREEK CIR	STARR AV (N)	STARR AV (S)	1,110	34	37,740	R - Residential/Local	A - AC	22	0.00
MILLS	10	MILLS LN	MAIN ST	LA FATA ST	870	14	12,180	C - Collector	O - AC/AC	65	14.41
MILLS	20	MILLS LN	LA FATA ST	MAILBOX 458 (COP)	2,110	14	29,540	R - Residential/Local	O - AC/AC	60	16.24
MILLS	30	MILLS LN	MAILBOX 458 (COP)	END (E)	1,170	14	16,380	R - Residential/Local	O - AC/AC	68	21.15
MITCH	10	MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	300	29	8,700	R - Residential/Local	O - AC/AC	23	0.00
MITCH	20	MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	585	29	16,965	R - Residential/Local	A - AC	15	0.00
MITCH	30	MITCHELL DR	VOORHEES CIR	ST JAMES DR	580	29	16,820	R - Residential/Local	O - AC/AC	16	0.00
MITCH	40	MITCHELL DR	ST JAMES DR	OAK AV	490	36	17,640	R - Residential/Local	O - AC/AC	4	0.00
MITCH	50	MITCHELL DR	OAK AV	BCR @ MAIN ST	335	40	13,400	C - Collector	O - AC/AC	42	4.84
MONEY	10	MONEY WY	SPRING ST	ADAMS ST	820	20	16,400	R - Residential/Local	A - AC	73	21.57
MONVIS	10	MONTE VISTA	HUNT AV	END (N)	375	33	12,375	R - Residential/Local	O - AC/AC	94	37.77
NCRANE	10	NORTH CRANE AV	SPRING ST	MITCHELL DR	715	30	21,450	R - Residential/Local	O - AC/AC	86	33.52
NCRANE	20	NORTH CRANE AV	MITCHELL DR	END (S)	717	35	25,095	R - Residential/Local	O - AC/AC	79	28.64
OAK	10	OAK AV	HILLVIEW pL	MADRONA ST	550	37	20,350	R - Residential/Local	O - AC/AC	70	25.82
OAK	20	OAK AV	MADRONA ST	PINE ST	415	34	14,110	C - Collector	O - AC/AC	9	0.00
OAK	30	OAK AV	PINE ST	ADAMS ST	590	34	20,060	C - Collector	O - AC/AC	15	0.00
OAK	40	OAK AV	ADAMS ST	TAINTER ST	460	37	17,020	C - Collector	A - AC	47	4.76
OAK	50	OAK AV	TAINTER ST	SPRING ST	390	40	15,600	C - Collector	O - AC/AC	32	1.73
OAK	60	OAK AV	SPRING ST	MITCHELL DR	460	36	16,560	C - Collector	O - AC/AC	51	7.66
OLIVE	10	OLIVE AV	HUDSON ST	VALLEYVIEW ST	610	34	20,740	R - Residential/Local	O - AC/AC	90	36.90
PARK	10	PARK ST	PRATT AV	CHRISTINE CT	670	37	24,790	R - Residential/Local	O - AC/AC	93	47.61
PARK	20	PARK ST	CHRISTINE CT	CRINELLA DR	445	37	16,465	R - Residential/Local	O - AC/AC	94	38.83
PAULSN	10	PAULSON CT	POPE ST	END (N)	415	35	14,525	R - Residential/Local	A - AC	79	25.44

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
PINE	10	PINE ST	HUDSON AV	ALLYN AV	610	33	20,130	R - Residential/Local	O - AC/AC	11	0.00
PINE	20	PINE ST	ALLYN AV	END (E)	480	33	15,840	R - Residential/Local	O - AC/AC	24	0.00
PINE	30	PINE ST	STOCKTON ST	END (E)	430	36	15,480	R - Residential/Local	A - AC	75	24.87
PINE	40	PINE ST	KEARNEY ST	OAK AV	400	25	10,000	R - Residential/Local	C - AC/PCC	41	6.40
PINE	50	PINE ST	OAK AV	MAIN ST	314	36	11,304	R - Residential/Local	C - AC/PCC	54	12.91
PINE	60	PINE ST	MAIN ST	FIRE STATION	154	33	5,082	R - Residential/Local	C - AC/PCC	86	33.53
PINOT	10	PINOT WY	SYLVANER AV	CHABLIS CIR	290	33	9,570	R - Residential/Local	O - AC/AC	20	0.00
PINOT	20	PINOT WY	CHABLIS CIR	CHARDONNAY WY	370	33	12,210	R - Residential/Local	O - AC/AC	13	0.00
PINOT	30	PINOT WY	CHARDONNAY WY	END (E)	575	33	18,975	R - Residential/Local	O - AC/AC	33	3.06
POPE	10	POPE ST	MAIN ST	CHURCH ST	230	39	8,970	A - Arterial	O - AC/AC	37	3.22
POPE	20	POPE ST	CHURCH ST	EDWARDS ST	350	42	14,700	A - Arterial	O - AC/AC	60	11.20
POPE	25	POPE ST	EDWARDS ST	CHILES AV	320	42	13,440	A - Arterial	O - AC/AC	77	20.46
POPE	30	POPE ST	CHILES AV	ALLISON AV	266	23	6,118	A - Arterial	O - AC/AC	79	22.00
POPE	40	POPE ST	ALLISON AV	MARIPOSA LN	450	38	17,100	A - Arterial	O - AC/AC	78	21.22
POPE	50	POPE ST	MARIPOSA LN	STARR AV	750	37	27,750	A - Arterial	O - AC/AC	69	15.65
POPE	60	POPE ST	STARR AV	PEPPERTREE CIR	575	28	16,100	A - Arterial	O - AC/AC	94	29.22
POPE	70	POPE ST	PEPPERTREE CIR	COLLEGE AV	630	33	20,790	A - Arterial	O - AC/AC	66	14.07
POPE	80	POPE ST	COLLEGE AV	BEGIN BRIDGE	400	39	15,600	A - Arterial	O - AC/AC	75	19.07
POPE	90	POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	500	21	10,500	A - Arterial	A - AC	79	22.10
PRATT	10	PRATT AV	MAIN ST	RR TRACKS	1,300	35	45,500	C - Collector	O - AC/AC	54	9.34
PRATT	20	PRATT AV	RR TRACKS	END OF CURB	360	41	14,760	C - Collector	O - AC/AC	8	0.00
PRATT	30	PRATT AV	END OF CURB	2000' FROM BRIDGE (35 MPH SIGN	760	24	18,240	C - Collector	O - AC/AC	7	0.00
PRATT	40	PRATT AV	2000' FROM BRIDGE (35 MPH SIGN	BRIDGE	2,080	24	49,920	C - Collector	O - AC/AC	10	0.00
PRATT	50	PRATT AV	BRIDGE	BRIDGE	1,000	24	24,000	C - Collector	O - AC/AC	0	0.00
QUAIL	10	QUAIL CT	ELMHURST AV	END (N)	440	33	14,520	R - Residential/Local	A - AC	61	15.78
RAILRD	10	RAILROAD AV	FIRE STATION	FULTON LN	615	30	18,450	C - Collector	O - AC/AC	27	0.63
RAILRD	20	RAILROAD AV	ADAMS ST	FIRE STATION	490	32	15,680	C - Collector	O - AC/AC	54	9.36
RAILRD	30	RAILROAD AV	HUNT AV	ADAMS ST	530	33	17,490	C - Collector	O - AC/AC	94	29.80
RIESL	10	RIESLING WY	SYLVANER AV	MADRONA ST	470	37	17,390	R - Residential/Local	O - AC/AC	19	0.00
ROSE	10	ROSEBUD LN	EL BONITA AV	SULPHER SPRINGS	718	28	20,104	R - Residential/Local	O - AC/AC	84	32.56
SCOTT	10	SCOTT ST	HILLVIEW PL	END (N)	525	32	16,800	R - Residential/Local	O - AC/AC	23	0.00
SCOTT	20	SCOTT ST	MADRONA ST	HILLVIEW PL	540	32	17,280	R - Residential/Local	O - AC/AC	21	0.00
SIGNOR	10	SIGNORELLI CIR	CHILES AV	CHILES AV	1,055	35	36,925	R - Residential/Local	A - AC	56	12.21
SILVER	10	SILVERADO TR	175' N/O HOWELL MOUNTAIN RD	CITY LIMITS (S)	1,475	44	64,900	A - Arterial	O - AC/AC	37	2.82

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
SCRANE	10	SOUTH CRANE AV	SE END OF BRIDGE	GRAYSON AV	475	24	11,400	C - Collector	O - AC/AC	94	29.89
SCRANE	15	SOUTH CRANE AV	GRAYSON AV	VALLEJO ST	410	31	12,710	C - Collector	O - AC/AC	22	0.00
SCRANE	20	SOUTH CRANE AV	VALLEJO ST	SULPHUR SPRINGS AV	2,015	24	48,360	C - Collector	O - AC/AC	16	0.00
SPGMTC	10	SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	1,000	33	33,000	R - Residential/Local	O - AC/AC	47	9.89
SPGMTN	10	SPRING MOUNTAIN RD	CITY LIMIT (N)	800' S/O CITY LIMIT	800	22	17,600	C - Collector	O - AC/AC	47	6.60
SPGMTN	20	SPRING MOUNTAIN RD	800' S/O CITY LIMIT	1600' S/O CITY LIMIT	800	22	17,600	C - Collector	O - AC/AC	20	0.00
SPGMTN	30	SPRING MOUNTAIN RD	1600' S/O CITY LIMIT	2400' S/O CITY LIMIT	800	22	17,600	C - Collector	O - AC/AC	26	0.36
SPGMTN	40	SPRING MOUNTAIN RD	2400' W/O CITY LIMIT	SPRING MOUNTAIN CT	810	27	21,870	C - Collector	O - AC/AC	94	29.80
SPGMTN	50	SPRING MOUNTAIN RD	SPRING MOUNTAIN CT	ELMHURST AV	570	36	20,520	C - Collector	O - AC/AC	80	24.13
SPGMTN	60	SPRING MOUNTAIN RD	ELMHURST AV	HILLVIEW PL	560	31	17,360	C - Collector	O - AC/AC	89	28.08
SPGMTN	70	SPRING MOUNTAIN RD	HILLVIEW PL	MADRONA ST	540	31	16,740	C - Collector	O - AC/AC	73	18.77
SPRING	05	SPRING ST	CITY LIMITS	639' W/O SYLVANER AV	1,215	21	25,515	R - Residential/Local	O - AC/AC	94	37.77
SPRING	10	SPRING ST	639' W/O SYLVANER AV	SYLVANER AV (W)	639	18	11,502	R - Residential/Local	O - AC/AC	94	37.77
SPRING	15	SPRING ST	SYLVANER AV (W)	CHARDONNAY WY	760	35	26,600	R - Residential/Local	O - AC/AC	93	50.80
SPRING	20	SPRING ST	CHARDONNAY WY	SYLVANER AV (E)	910	35	31,850	R - Residential/Local	O - AC/AC	93	50.80
SPRING	25	SPRING ST	SYLVANER AV (E)	VALLEYVIEW ST	580	36	20,880	C - Collector	O - AC/AC	92	29.49
SPRING	30	SPRING ST	VALLEYVIEW ST	HUDSON AV (W)	610	39	23,790	C - Collector	O - AC/AC	68	15.95
SPRING	35	SPRING ST	HUDSON AV (W)	ALLYN AV	370	33	12,210	C - Collector	O - AC/AC	47	6.60
SPRING	40	SPRING ST	ALLYN AV	STOCKTON ST	870	37	32,190	C - Collector	O - AC/AC	54	8.88
SPRING	45	SPRING ST	STOCKTON ST	KEARNEY ST	690	37	25,530	C - Collector	O - AC/AC	71	17.63
SPRING	50	SPRING ST	KEARNEY ST	OAK AV	390	37	14,430	C - Collector	O - AC/AC	71	17.63
SPRING	55	SPRING ST	OAK AV	BCR @ MAIN ST	330	29	9,570	C - Collector	C - AC/PCC	56	10.21
SPRBRK	10	SPRINGBROOK CT	SPRING ST	END (N)	470	33	15,510	R - Residential/Local	O - AC/AC	25	0.00
STARR	10	STARR AV	HUNT AV	HARVEST LN	935	47	43,945	C - Collector	O - AC/AC	30	1.20
STARR	20	STARR AV	HARVEST LN	POPE ST	385	47	18,095	C - Collector	A - AC	28	0.59
STOCKT	10	STOCKTON ST	HILLVIEW PL	END (N)	480	31	14,880	R - Residential/Local	O - AC/AC	22	0.00
STOCKT	20	STOCKTON ST	HILLVIEW PL	MADRONA ST	540	29	15,660	R - Residential/Local	O - AC/AC	14	0.00
STOCKT	30	STOCKTON ST	MADRONA ST	PINE ST	395	25	9,875	R - Residential/Local	O - AC/AC	51	11.30
STOCKT	40	STOCKTON ST	PINE ST	ADAMS ST	460	25	11,500	R - Residential/Local	O - AC/AC	34	3.40
STOCKT	50	STOCKTON ST	ADAMS ST	TAINTER ST	447	25	11,175	R - Residential/Local	O - AC/AC	96	38.45
STOCKT	60	STOCKTON ST	TAINTER ST	BCR @ SPRING ST	410	25	10,250	R - Residential/Local	O - AC/AC	41	6.45

Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
STRALL	10	STRALLA CT	POPE ST	END (S)	90	24	2,160	R - Residential/Local	A - AC	48	8.71
SULSPR	10	SULPHUR SPRINGS AV	END (NW)	VALLEJO EXTENSION	576	18	10,368	R - Residential/Local	O - AC/AC	23	0.00
SULSPR	20	SULPHUR SPRINGS AV	VALLEJO EXTENSION	2401 SULPHER SPRINGS AVE	1,480	18	14,800	R - Residential/Local	O - AC/AC	37	4.92
SULSPR	30	SULPHUR SPRINGS AV	2401 SULPHER SPRINGS AVE	2,410' E/O VALLEJO EXTENSION	930	21	19,530	R - Residential/Local	O - AC/AC	18	0.00
SULSPR	40	SULPHUR SPRINGS AV	2,410' E/O VALLEJO EXTENSION	3,180' E/O VALLEJO EXTENSION	770	21	16,170	R - Residential/Local	O - AC/AC	13	0.00
SULSPR	50	SULPHUR SPRINGS AV	3,180' E/O VALLEJO EXTENSION	SOUTH CRANE AV	1,160	18	20,880	R - Residential/Local	O - AC/AC	19	0.00
SULSPR	60	SULPHUR SPRINGS AV	SOUTH CRANE AV	ARROWHEAD DR	1,175	24	28,200	C - Collector	O - AC/AC	18	0.00
SULSPR	70	SULPHUR SPRINGS AV	ARROWHEAD DR	1,035' S/O ARROWHEAD DR	1,035	24	24,840	C - Collector	O - AC/AC	18	0.00
SULSPR	80	SULPHUR SPRINGS AV	1,035' S/O ARROWHEAD DR	MAIN ST	440	38	16,720	C - Collector	O - AC/AC	52	7.91
SYLVAN	10	SYLVANER AV	SPRING ST (E)	900' N/O SPRING ST (E)	900	37	33,300	R - Residential/Local	O - AC/AC	16	0.00
SYLVAN	20	SYLVANER AV	900' N/O SPRING ST (E)	RIESLING WY	780	37	28,860	R - Residential/Local	O - AC/AC	18	0.00
SYLVAN	30	SYLVANER AV	RIESLING WY	PINOT WY	840	37	31,080	R - Residential/Local	O - AC/AC	21	0.00
SYLVAN	40	SYLVANER AV	PINOT WY	SPRING ST (W)	730	37	27,010	R - Residential/Local	O - AC/AC	34	3.49
TAINT	10	TAINTER ST	ALLYN AV	STOCKTON ST	740	30	22,200	R - Residential/Local	O - AC/AC	78	33.16
TAINT	20	TAINTER ST	STOCKTON ST	KEARNEY ST	710	29	20,590	R - Residential/Local	O - AC/AC	76	31.05
TAINT	30	TAINTER ST	KEARNEY ST	OAK AV	390	29	11,310	R - Residential/Local	O - AC/AC	78	33.16
VALLEJ	30	VALLEJO ST	SOUTH CRANE AV	1,270' W/O SOUTH CRANE AV	1,270	15	19,050	C - Collector	O - AC/AC	15	0.00
VAVIEW	10	VALLEYVIEW ST	SPRING ST	BIRCH AV	1,043	34	35,462	C - Collector	O - AC/AC	67	15.86
VAVIEW	20	VALLEYVIEW ST	BIRCHE AV	SE END OF BRIDGE	305	34	10,370	C - Collector	O - AC/AC	94	29.90
VIDOV	10	VIDOVICH AV	MAIN ST	END (W)	460	40	18,400	R - Residential/Local	O - AC/AC	20	0.00
VINEYD	10	VINEYARD AV	END (N)	ROAD WIDENS	1,030	34	35,020	R - Residential/Local	O - AC/AC	59	15.67
VINEYD	20	VINEYARD AV	ROAD WIDENS	HILLVIEW PL	515	30	15,450	R - Residential/Local	O - AC/AC	67	20.52
VINEYD	30	VINEYARD AV	HILLVIEW PL	MADRONA ST	540	30	16,200	R - Residential/Local	O - AC/AC	81	30.07
VINTAG	10	VINTAGE AV	MCCORMICK ST	MAIN ST	510	38	19,380	C - Collector	O - AC/AC	16	0.00
VINTAG	20	VINTAGE AV	MCCORMICK ST	END (E)	780	38	29,640	C - Collector	O - AC/AC	43	4.24
VOELKR	10	VOLKER CT	CRINELLA DR	END (E)	210	33	6,930	R - Residential/Local	O - AC/AC	94	38.94
VORHEE	10	VORHEES CIR	MITCHELL DR (W)	MITCHELL DR (E)	1,100	26	28,600	R - Residential/Local	O - AC/AC	96	38.96
VORHEE	20	VORHEES CIR	MITCHELL DR (E)	MITCHELL DR (W)	915	26	23,790	R - Residential/Local	A - AC	28	0.00

Total Section Length: 137,672

Total Section Area:	4,136,357

APPENDIX II

BUDGET ANALYSIS REPORTS

A. **Budget Needs Report and Treatment Cost Details- Five Year**
B. **Average PCI by Annual Funding Chart**
C. **Deferred Maintenance Cost Trend by Annual Funding Chart**
D. **Budget Scenario Cost and Network Summaries**
E. **Annual Work Program - $1.2 million**

A. NEEDS – PROJECTED PCI/COST SUMMARY – FIVE YEAR

NEEDS - PROJECTED PCI/COST SUMMARY

This report highlights the impact of projected needs funding (and lack thereof) on pavement system condition. The report also provides a cost estimate of the funding needed to bring the streets to an optimal preventive maintenance level. Finally, an "Untreated PCI" is listed. This value is an accurate portrayal of average street condition.

Year:	Year of Projection
PCI Treated:	Average Street PCI with suggested treatments applied
PCI Untreated:	Present average untreated street PCI for year. This value is most accurate reflection of present PCI
Cost:	Cost per year to apply suggested treatments
PM Cost:	Total cost over the period of analysis spent on preventative maintenance
% PM:	Percent of total cost over the period of analysis spent on preventative maintenance
Total Cost:	Total cost over the period of analysis to bring streets to optimal maintenance level.

City of St. Helena

Needs - Projected PCI/Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Year	PCI Treated	PCI Untreated	PM Cost	Rehab Cost	Cost
2023	91	54	$78,414	$14,182,797	$14,261,211
2024	86	52	$66,494	$76,274	$142,767
2025	85	49	$17,178	$179,419	$196,597
2026	83	46	$49,686	$211,928	$261,615
2027	83	44	$162,759	$489,625	$652,385

	% PM	PM Total Cost	Rehab Total Cost	Total Cost
	2.41%	$374,532	$15,140,043	$15,514,575

Needs - Treatment / Cost Details

Interest: 5.00% Inflation: 5.00% Printed: 9/7/2023

St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
ADAMS	10	ADAMS ST	HUDSON AV	ALLYN AV	74	AC/AC	Residential/Local	2023	MICROSURFACING	$9,816
ADAMS	30	ADAMS ST	STOCKTON ST	KEARNEY ST	82	AC/PCC	Residential/Local	2023	MICROSURFACING	$16,398
ADAMS	40	ADAMS ST	KEARNEY ST	OAK AV	78	AC/PCC	Residential/Local	2023	MICROSURFACING	$9,724
ADAMS	75	ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD AV	87	AC/AC	Residential/Local	2023	MICROSURFACING	$7,286
ADAMS	80	ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	94	AC/AC	Residential/Local	2023	MICROSURFACING	$6,746
ADAMS	90	ADAMS ST	END (E)	COP @ BUSINESS CENTER DWY	91	AC/AC	Residential/Local	2023	MICROSURFACING	$6,297
ALLYN	10	ALLYN AV	MADRONA ST	PINE ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$80,434
ALLYN	20	ALLYN AV	PINE ST	ADAMS ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$86,753
ALLYN	40	ALLYN AV	TAINTER ST	SPRING ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$104,751
ANDREA	10	ANDREA AV	KEARNEY ST	OAK AV	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$70,927
ARROWH	10	ARROWHEAD DR	BCR @ SULPHUR SPRINGS RD	END (S)	100	AC	Residential/Local	2023	2" GRIND & OL	$88,193
BIRCH	10	BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$106,020
CHABLI	10 A	CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	100	AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$67,962
CHABLI	10 B	CHABLIS CIR	PINOT WAY	END	100	AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$27,308
CHABLI	20	CHABLIS CIR	PINOT WY	500' NE/O PINOT WY (E)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$66,602
CHARDO	10	CHARDONNAY WY	SPRING ST	PINOT WY	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$108,010
CHILES	10	CHILES AV	POPE ST	SIGNORELLI CIR	72	AC	Residential/Local	2023	MICROSURFACING	$25,952
COLUMB	10	COLUMBARD CT	CHARDONNAY WY	END (W)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$58,447
CTROAK	10	CHARTER OAK AV	CARWASH	END (E)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$67,381
CTROAK	20	CHARTER OAK AV	MAIN ST	CARWASH	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$40,725
DORIS	10	DORIS AV	VINEYARD AV	END (W)	83	AC/AC	Residential/Local	2023	SEAL CRACKS	$33
DORISC	10	DORIS CT	VINEYARD AV	END (E)	76	AC/AC	Residential/Local	2023	SEAL CRACKS	$85

Needs - Treatment / Cost Details

Interest: 5.00% Inflation: 5.00% Printed: 9/7/2023

St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
DOWDEL	10	DOWDELL LN	MAIN ST	FOUNTAIN ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$41,152
DOWDEL	20	DOWDELL LN	FOUNTAIN ST	MONTESSORI @ COP	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$477,917
DOWDEL	30	DOWDELL LN	MONTESSORI @ COP	HOUSE 867	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$37,327
DOWDEL	40	DOWDELL LN	HOUSE 867	HOUSE 759	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$25,842
DOWDEL	50	DOWDELL LN	HOUSE 759	HOUSE 679	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$18,424
EDWARD	10	EDWARDS ST	HUNT AV	POPE ST	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$111,264
FOUNT	10	FOUNTAIN ST	DOWDELL LN	END (N)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$67,285
FULTON	10	FULTON LN	MAIN ST	RAILROAD AV	100	AC/PCC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$59,554
FULTON	20	FULTON LN	RAILROAD AV	RR TRACKS	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$27,185
FULTON	30	FULTON LN	RR TRACKS	25 MPH SIGN	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$53,340
FULTON	40	FULTON LN	25 MPH SIGN	END (E)/CITY LIMITS	66	AC/AC	Residential/Local	2023	MICROSURFACING	$11,220
GRAYSN	10	GRAYSON AV	SOUTH CRANE AV	1120' E/O SOUTH CRANE AV	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$513,333
GRAYSN	20	GRAYSON AV	1120' E/O SOUTH CRANE AV	1940' E/O SOUTH CRANE AV	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$375,833
GRAYSN	30	GRAYSON AV	1940' E/O SOUTH CRANE AV	MAIN ST	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$344,306
HARVES	10	HARVEST LN	STARR AV	END (W)	100	AC/AC	Residential/Local	2023	2" GRIND & OL	$25,870
HILLVW	05	HILLVIEW PL	END (W)	SCOTT ST	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$20,674
HILLVW	10	HILLVIEW PL	SCOTT ST	VINEYARD AV	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$50,248
HILLVW	20	HILLVIEW PL	VINEYARD AV	STOCKTON ST	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$46,898
HILLVW	30	HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$51,684
HILLVW	40	HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	76	AC/AC	Residential/Local	2023	SEAL CRACKS	$326
HOWMTN	10	HOWELL MOUNTAIN RD	SILVERADO TRAIL	MEADOWWOOD LN	100	AC/AC	Collector	2023	2" GRIND & OL	$91,452

Needs - Treatment / Cost Details

Interest: 5.00% Inflation: 5.00% Printed: 9/7/2023

St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
HOWMTN	20	HOWELL MOUNTAIN RD	MEADOWWOOD LN	OAKWOOD LN	100	AC/AC	Collector	2023	2" GRIND & OL	$98,200
HOWMTN	30	HOWELL MOUNTAIN RD	OAKWOOD LN	RIDGEVIEW LN	100	AC/AC	Collector	2023	2" GRIND & OL	$120,596
HUDSON	10	HUDSON AV	MADRONA ST	ADAMS ST	100	AC/AC	Residential/Local	2023	2" GRIND & OL	$96,353
HUNT	20	HUNT AV	CHURCH ST	EDWARDS ST	100	AC/AC	Collector	2023	2" GRIND & OL	$55,991
HUNT	30	HUNT AV	EDWARDS ST	JUNE LN	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$85,818
KEARN	10	KEARNEY ST	HILLVIEW PL	MADRONA ST	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$93,416
KEARN	20	KEARNEY ST	MADRONA ST	PINE ST	67	AC/PCC	Residential/Local	2023	MICROSURFACING	$6,521
KEARN	30	KEARNEY ST	PINE ST	ADAMS ST	64	AC/PCC	Residential/Local	2023	MICROSURFACING	$10,040
KIDDRD	10	KIDD RANCH RD	MCCORKLE AV	END (S)	100	AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$49,942
LAFATA	10	LA FATA ST	DOWDELL LN	MILLS LN	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$102,881
MADRON	10	MADRONA ST	REISLING WY	FIR HILL DR	100	AC/AC	Collector	2023	2" GRIND & OL	$99,540
MADRON	20	MADRONA ST	FIR HILL DR	SPOTSWOOD (ROAD WIDENS)	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$66,177
MARIPO	10	MARIPOSA LN	MCCORKLE AV	POPE ST	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$109,757
MCCORK	10	MCCORKLE AV	END (W)	ALLISON AV	100	AC/AC	Residential/Local	2023	2" GRIND & OL	$28,863
MCCORK	20	MCCORKLE AV	ALLISON AV	MARIPOSA LN	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$36,753
MCCORK	30	MCCORKLE AV	MARIPOSA LN	END (E)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$105,474
MCCORM	10	MCCORMICK ST	DOWDELL LN	VINTAGE AV	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$162,015
MEADCK	10	MEADOWCREEK CIR	STARR AV (N)	STARR AV (S)	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$180,607
MILLS	10	MILLS LN	MAIN ST	LA FATA ST	100	AC/AC	Collector	2023	2" GRIND & OL	$58,288
MILLS	20	MILLS LN	LA FATA ST	MAILBOX 458 (COP)	100	AC/AC	Residential/Local	2023	2" GRIND & OL	$105,261
MILLS	30	MILLS LN	MAILBOX 458 (COP)	END (E)	100	AC/AC	Residential/Local	2023	2" GRIND & OL	$58,367
MITCH	10	MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$41,634
MITCH	20	MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	100	AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$81,187
MITCH	30	MITCHELL DR	VOORHEES CIR	ST JAMES DR	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$80,493

Needs - Treatment / Cost Details

Interest: 5.00% Inflation: 5.00% Printed: 9/7/2023

St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
MITCH	40	MITCHELL DR	ST JAMES DR	OAK AV	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$84,417
MITCH	50	MITCHELL DR	OAK AV	BCR @ MAIN ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$67,744
NCRANE	10	NORTH CRANE AV	SPRING ST	MITCHELL DR	87	AC/AC	Residential/Local	2023	SEAL CRACKS	$60
NCRANE	20	NORTH CRANE AV	MITCHELL DR	END (S)	81	AC/AC	Residential/Local	2023	SEAL CRACKS	$243
OAK	20	OAK AV	MADRONA ST	PINE ST	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$195,972
OAK	30	OAK AV	PINE ST	ADAMS ST	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$278,611
OAK	40	OAK AV	ADAMS ST	TAINTER ST	100	AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$86,046
OAK	50	OAK AV	TAINTER ST	SPRING ST	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$78,867
OAK	60	OAK AV	SPRING ST	MITCHELL DR	100	AC/AC	Collector	2023	2" GRIND & OL	$79,249
PINE	10	PINE ST	HUDSON AV	ALLYN AV	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$96,333
PINE	20	PINE ST	ALLYN AV	END (E)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$65,243
PINE	30	PINE ST	STOCKTON ST	END (E)	84	AC	Residential/Local	2023	MICROSURFACING	$9,408
PINE	40	PINE ST	KEARNEY ST	OAK AV	100	AC/PCC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$41,189
PINE	50	PINE ST	OAK AV	MAIN ST	66	AC/PCC	Residential/Local	2023	MICROSURFACING	$6,870
PINE	60	PINE ST	MAIN ST	FIRE STATION	92	AC/PCC	Residential/Local	2023	MICROSURFACING	$3,089
PINOT	10	PINOT WY	SYLVANER AV	CHABLIS CIR	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$45,798
PINOT	20	PINOT WY	CHABLIS CIR	CHARDONNAY WY	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$58,432
PINOT	30	PINOT WY	CHARDONNAY WY	END (E)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$78,156
POPE	10	POPE ST	MAIN ST	CHURCH ST	100	AC/AC	Arterial	2023	2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL	$47,362
POPE	20	POPE ST	CHURCH ST	EDWARDS ST	100	AC/AC	Arterial	2023	2" GRIND & OL	$70,348
POPE	70	POPE ST	PEPPERTREE CIR	COLLEGE AV	100	AC/AC	Arterial	2023	2" GRIND & OL	$99,492
POPE	90	POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	87	AC	Arterial	2023	MICROSURFACING	$6,382
PRATT	10	PRATT AV	MAIN ST	RR TRACKS	100	AC/AC	Collector	2023	2" GRIND & OL	$217,743
PRATT	20	PRATT AV	RR TRACKS	END OF CURB	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$205,000

Needs - Treatment / Cost Details

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PRATT	30	PRATT AV	END OF CURB	2000' FROM BRIDGE (35 MPH SIGN	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$253,333
PRATT	40	PRATT AV	2000' FROM BRIDGE (35 MPH SIGN	BRIDGE	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$693,333
PRATT	50	PRATT AV	BRIDGE	BRIDGE	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$333,333
RAILRD	10	RAILROAD AV	FIRE STATION	FULTON LN	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$93,275
RIESL	10	RIESLING WY	SYLVANER AV	MADRONA ST	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$83,221
ROSE	10	ROSEBUD LN	EL BONITA AV	SULPHER SPRINGS	91	AC/AC	Residential/Local	2023	MICROSURFACING	$12,219
SCOTT	10	SCOTT ST	HILLVIEW PL	END (N)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$80,397
SCOTT	20	SCOTT ST	MADRONA ST	HILLVIEW PL	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$82,694
SCRANE	15	SOUTH CRANE AV	GRAYSON AV	VALLEJO ST	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$176,528
SCRANE	20	SOUTH CRANE AV	VALLEJO ST	SULPHUR SPRINGS AV	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$671,667
SIGNOR	10	SIGNORELLI CIR	CHILES AV	CHILES AV	68	AC	Residential/Local	2023	MICROSURFACING	$22,442
SILVER	10	SILVERADO TR	175' N/O HOWELL MOUNTAIN RD	CITY LIMITS (S)	100	AC/AC	Arterial	2023	2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL	$342,672
SPGMTC	10	SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$135,923
SPGMTN	10	SPRING MOUNTAIN RD	CITY LIMIT (N)	800' S/O CITY LIMIT	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$88,978
SPGMTN	20	SPRING MOUNTAIN RD	800' S/O CITY LIMIT	1600' S/O CITY LIMIT	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$244,444
SPGMTN	30	SPRING MOUNTAIN RD	1600' S/O CITY LIMIT	2400' S/O CITY LIMIT	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$88,978
SPRBRK	10	SPRINGBROOK CT	SPRING ST	END (N)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$63,884
SPRING	35	SPRING ST	HUDSON AV (W)	ALLYN AV	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$61,728
STARR	10	STARR AV	HUNT AV	HARVEST LN	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$222,166
STARR	20	STARR AV	HARVEST LN	POPE ST	100	AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$91,480

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STOCKT	10	STOCKTON ST	HILLVIEW PL	END (N)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$71,209
STOCKT	20	STOCKTON ST	HILLVIEW PL	MADRONA ST	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$74,942
STOCKT	30	STOCKTON ST	MADRONA ST	PINE ST	64	AC/AC	Residential/Local	2023	MICROSURFACING	$6,002
STOCKT	40	STOCKTON ST	PINE ST	ADAMS ST	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$47,367
STOCKT	60	STOCKTON ST	TAINTER ST	BCR @ SPRING ST	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$42,219
STRALL	10	STRALLA CT	POPE ST	END (S)	100	AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$8,897
SULSPR	10	SULPHUR SPRINGS AV	END (NW)	VALLEJO EXTENSION	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$49,617
SULSPR	20	SULPHUR SPRINGS AV	VALLEJO EXTENSION	2401 SULPHER SPRINGS AVE	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$60,960
SULSPR	30	SULPHUR SPRINGS AV	2401 SULPHER SPRINGS AVE	2,410' E/O VALLEJO EXTENSION	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$93,462
SULSPR	40	SULPHUR SPRINGS AV	2,410' E/O VALLEJO EXTENSION	3,180' E/O VALLEJO EXTENSION	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$77,382
SULSPR	50	SULPHUR SPRINGS AV	3,180' E/O VALLEJO EXTENSION	SOUTH CRANE AV	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$99,922
SULSPR	60	SULPHUR SPRINGS AV	SOUTH CRANE AV	ARROWHEAD DR	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$391,667
SULSPR	70	SULPHUR SPRINGS AV	ARROWHEAD DR	1,035' S/O ARROWHEAD DR	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$345,000
SULSPR	80	SULPHUR SPRINGS AV	1,035' S/O ARROWHEAD DR	MAIN ST	100	AC/AC	Collector	2023	2" GRIND & OL	$80,014
SYLVAN	10	SYLVANER AV	SPRING ST (E)	900' N/O SPRING ST (E)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$159,359
SYLVAN	20	SYLVANER AV	900' N/O SPRING ST (E)	RIESLING WY	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$138,111
SYLVAN	30	SYLVANER AV	RIESLING WY	PINOT WY	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$148,735
SYLVAN	40	SYLVANER AV	PINOT WY	SPRING ST (W)	100	AC/AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$111,251
VALLEJ	30	VALLEJO ST	SOUTH CRANE AV	1,270' W/O SOUTH CRANE AV	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$264,583
VAVIEW	10	VALLEYVIEW ST	SPRING ST	BIRCH AV	100	AC/AC	Collector	2023	2" GRIND & OL	$169,705

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VIDOV	10	VIDOVICH AV	MAIN ST	END (W)	100	AC/AC	Residential/Local	2023	2.5" GRIND & OL W/ FABRIC	$88,054
VINEYD	30	VINEYARD AV	HILLVIEW PL	MADRONA ST	88	AC/AC	Residential/Local	2023	MICROSURFACING	$9,846
VINTAG	10	VINTAGE AV	MCCORMICK ST	MAIN ST	100	AC/AC	Collector	2023	RECONSTRUCT STRUCTURE (AC)	$269,167
VINTAG	20	VINTAGE AV	MCCORMICK ST	END (E)	100	AC/AC	Collector	2023	2" GRIND, 2.5" OL W/ FABRIC	$149,847
VORHEE	20	VORHEES CIR	MITCHELL DR (E)	MITCHELL DR (W)	100	AC	Residential/Local	2023	2" GRIND & OL W/ FABRIC	$97,988
ADAMS	20	ADAMS ST	ALLYN AV	STOCKTON ST	78	AC/AC	Residential/Local	2024	MICROSURFACING	$15,839
DORIS	10	DORIS AV	VINEYARD AV	END (W)	89	AC/AC	Residential/Local	2024	MICROSURFACING	$2,604
DORISC	10	DORIS CT	VINEYARD AV	END (E)	82	AC/AC	Residential/Local	2024	MICROSURFACING	$4,244
HILLVW	40	HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	84	AC/AC	Residential/Local	2024	MICROSURFACING	$16,707
KEARN	40	KEARNEY ST	TAINTER ST	SPRING ST	78	AC/AC	Residential/Local	2024	MICROSURFACING	$5,973
NCRANE	10	NORTH CRANE AV	SPRING ST	MITCHELL DR	92	AC/AC	Residential/Local	2024	MICROSURFACING	$13,689
NCRANE	20	NORTH CRANE AV	MITCHELL DR	END (S)	87	AC/AC	Residential/Local	2024	MICROSURFACING	$16,015
OAK	10	OAK AV	HILLVIEW pL	MADRONA ST	78	AC/AC	Residential/Local	2024	MICROSURFACING	$12,987
OLIVE	10	OLIVE AV	HUDSON ST	VALLEYVIEW ST	94	AC/AC	Residential/Local	2024	MICROSURFACING	$13,236
QUAIL	10	QUAIL CT	ELMHURST AV	END (N)	70	AC	Residential/Local	2024	MICROSURFACING	$9,266
VINEYD	10	VINEYARD AV	END (N)	ROAD WIDENS	69	AC/AC	Residential/Local	2024	MICROSURFACING	$22,349
VINEYD	20	VINEYARD AV	ROAD WIDENS	HILLVIEW PL	75	AC/AC	Residential/Local	2024	MICROSURFACING	$9,860
ADAMS	70	ADAMS ST	COP BEFORE RAILROAD AV	60' E/O MAIN ST	100	AC/AC	Collector	2026	2" GRIND, 2.5" OL W/ FABRIC	$64,154
CHURCH	10	CHURCH ST	HUNT AV	POPE ST	75	AC/AC	Residential/Local	2026	SEAL CRACKS	$287
ELBONI	10	EL BONITA AV	LA QUINTA WY	COP (CHANGE OF PAVEMENT)	94	AC/AC	Residential/Local	2026	MICROSURFACING	$3,483
ELBONI	20	EL BONITA AV	COP (CHANGE OF PAVEMENT)	DAHLIA ST	94	AC/AC	Residential/Local	2026	MICROSURFACING	$2,508
ELBONI	30	EL BONITA AV	DAHLIA ST	BCR @ MAIN ST	94	AC/AC	Residential/Local	2026	MICROSURFACING	$24,783
GROVE	10	GROVE CT	HUNT AV	END (N)	87	AC/AC	Residential/Local	2026	SEAL CRACKS	$41
HUDSON	20	HUDSON AV	ADAMS ST	SPRING ST	76	AC/AC	Residential/Local	2026	SEAL CRACKS	$401
HUDSON	30	HUDSON AV	SPRING ST	BIRCH ST	73	AC/AC	Residential/Local	2026	SEAL CRACKS	$578
KENNED	10	KENNEDY CT	LA QUINTA WY	END (W)	94	AC/AC	Residential/Local	2026	MICROSURFACING	$9,055
LAQUIN	10	LA QUINTA WY	END (N)	END (S)	94	AC/AC	Residential/Local	2026	MICROSURFACING	$8,359
LIBRAR	10	LIBRARY LN	ADAMS ST	END (N)	100	AC	Residential/Local	2026	2" GRIND & OL	$70,208
MONVIS	10	MONTE VISTA	HUNT AV	END (N)	89	AC/AC	Residential/Local	2026	SEAL CRACKS	$3

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PAULSN	10	PAULSON CT	POPE ST	END (N)	77	AC	Residential/Local	2026	SEAL CRACKS	$203
RAILRD	20	RAILROAD AV	ADAMS ST	FIRE STATION	100	AC/AC	Collector	2026	2" GRIND, 2.5" OL W/ FABRIC	$91,766
SPRING	05	SPRING ST	CITY LIMITS	639' W/O SYLVANER AV	89	AC/AC	Residential/Local	2026	SEAL CRACKS	$5
SPRING	10	SPRING ST	639' W/O SYLVANER AV	SYLVANER AV (W)	89	AC/AC	Residential/Local	2026	SEAL CRACKS	$2
SPRING	40	SPRING ST	ALLYN AV	STOCKTON ST	100	AC/AC	Collector	2026	2" GRIND, 2.5" OL W/ FABRIC	$188,390
SPRING	55	SPRING ST	OAK AV	BCR @ MAIN ST	100	AC/PCC	Collector	2026	2" GRIND, 2.5" OL W/ FABRIC	$56,008
ALLYN	30	ALLYN AV	ADAMS ST	TAINTER ST	100	AC/AC	Collector	2027	2" GRIND, 2.5" OL W/ FABRIC	$77,305
CHRIST	10	CHRISTINE CT	PARK ST	END (E)	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$16
CHURCH	10	CHURCH ST	HUNT AV	POPE ST	82	AC/AC	Residential/Local	2027	MICROSURFACING	$13,926
CRINEL	20	CRINELLA DR	PARK ST	PUMP STATION	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$59
CRINEL	30	CRINELLA DR	PUMP STATION	PARK ST	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$55
DAHLIA	10	DAHLIA ST	MAGNOLIA AVE	EL BONITA AV (N)	94	AC/AC	Residential/Local	2027	MICROSURFACING	$5,109
GROVE	10	GROVE CT	HUNT AV	END (N)	92	AC/AC	Residential/Local	2027	MICROSURFACING	$10,549
HENRY	10	HENRY CT	PARK ST	END (E)	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$10
HOWMTN	40	HOWELL MOUNTAIN RD	RIDGEVIEW LN	CITY LIMITS	100	AC	Collector	2027	2" GRIND, 2.5" OL W/ FABRIC	$326,487
HUDSON	20	HUDSON AV	ADAMS ST	SPRING ST	83	AC/AC	Residential/Local	2027	MICROSURFACING	$20,567
HUDSON	30	HUDSON AV	SPRING ST	BIRCH ST	80	AC/AC	Residential/Local	2027	MICROSURFACING	$27,127
MONEY	10	MONEY WY	SPRING ST	ADAMS ST	77	AC	Residential/Local	2027	MICROSURFACING	$12,116
MONVIS	10	MONTE VISTA	HUNT AV	END (N)	93	AC/AC	Residential/Local	2027	MICROSURFACING	$9,142
PARK	20	PARK ST	CHRISTINE CT	CRINELLA DR	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$36
PAULSN	10	PAULSON CT	POPE ST	END (N)	84	AC	Residential/Local	2027	MICROSURFACING	$10,730
SPRING	05	SPRING ST	CITY LIMITS	639' W/O SYLVANER AV	93	AC/AC	Residential/Local	2027	MICROSURFACING	$18,849
SPRING	10	SPRING ST	639' W/O SYLVANER AV	SYLVANER AV (W)	93	AC/AC	Residential/Local	2027	MICROSURFACING	$8,497
SPRING	15	SPRING ST	SYLVANER AV (W)	CHARDONNAY WY	95	AC/AC	Residential/Local	2027	MICROSURFACING	$19,651
SPRING	20	SPRING ST	CHARDONNAY WY	SYLVANER AV (E)	95	AC/AC	Residential/Local	2027	MICROSURFACING	$23,529
VOELKR	10	VOLKER CT	CRINELLA DR	END (E)	88	AC/AC	Residential/Local	2027	SEAL CRACKS	$15

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ADAMS	60	ADAMS ST	60' E/O MAIN ST	MAIN ST	100	PCC	Collector	2028	RECONSTRUCT STRUCTURE (AC)	$31,907
BROWN	10	BROWN ST	ALLISON AV	END (W)	94	AC/AC	Residential/Local	2028	MICROSURFACING	$12,543
CHRIST	10	CHRISTINE CT	PARK ST	END (E)	92	AC/AC	Residential/Local	2028	MICROSURFACING	$5,376
CRINEL	20	CRINELLA DR	PARK ST	PUMP STATION	92	AC/AC	Residential/Local	2028	MICROSURFACING	$20,440
CRINEL	30	CRINELLA DR	PUMP STATION	PARK ST	92	AC/AC	Residential/Local	2028	MICROSURFACING	$18,942
ELBONICT	10	EL BONITA CT	EL BONITA AVE	END	94	AC/AC	Residential/Local	2028	MICROSURFACING	$6,448
HENRY	10	HENRY CT	PARK ST	END (E)	92	AC/AC	Residential/Local	2028	MICROSURFACING	$3,692
LAFATA	20	LA FATA ST	DOWDELL LN	VINTAGE AV	100	AC/AC	Collector	2028	2" GRIND, 2.5" OL W/ FABRIC	$218,217
MAGNO	10	MAGNOLIA AVE	ROSEBUD LN	E END	94	AC	Residential/Local	2028	MICROSURFACING	$3,650
MAGNO	20	MAGNOLIA AVE	ROSEBUD LN	DAHLIA ST	94	AC	Residential/Local	2028	MICROSURFACING	$10,871
PARK	10	PARK ST	PRATT AV	CHRISTINE CT	94	AC/AC	Residential/Local	2028	MICROSURFACING	$19,229
PARK	20	PARK ST	CHRISTINE CT	CRINELLA DR	92	AC/AC	Residential/Local	2028	MICROSURFACING	$12,772
VOELKR	10	VOLKER CT	CRINELLA DR	END (E)	92	AC/AC	Residential/Local	2028	MICROSURFACING	$5,376
CRINEL	10	CRINELLA DR	MAIN ST	PARK ST	94	AC/AC	Residential/Local	2029	MICROSURFACING	$10,523
JUNELN	10	JUNE LN	HUNT AV	CHILES AV	100	AC	Residential/Local	2029	2" GRIND & OL W/ FABRIC	$47,331
MADRON	40	MADRONA ST	SCOTT ST	VINEYARD AV	100	AC/AC	Collector	2029	2" GRIND, 2.5" OL W/ FABRIC	$96,204
MADRON	50	MADRONA ST	VINEYARD AV	SPRING MOUNTAIN RD	100	AC/AC	Collector	2029	2" GRIND, 2.5" OL W/ FABRIC	$196,473
POPE	90	POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	75	AC	Arterial	2029	SEAL CRACKS	$183
ADAMS	30	ADAMS ST	STOCKTON ST	KEARNEY ST	75	AC/PCC	Residential/Local	2030	SEAL CRACKS	$491
ADAMS	75	ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD AV	79	AC/AC	Residential/Local	2030	SEAL CRACKS	$189
ADAMS	80	ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	89	AC/AC	Residential/Local	2030	SEAL CRACKS	$8
ADAMS	90	ADAMS ST	END (E)	COP @ BUSINESS CENTER DWY	86	AC/AC	Residential/Local	2030	SEAL CRACKS	$72
ANDREA	10	ANDREA AV	KEARNEY ST	OAK AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$169
ARROWH	10	ARROWHEAD DR	BCR @ SULPHUR SPRINGS RD	END (S)	84	AC	Residential/Local	2030	SEAL CRACKS	$242
BIRCH	10	BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$252

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CHABLI	10 A	CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	84	AC	Residential/Local	2030	SEAL CRACKS	$162
CHABLI	10 B	CHABLIS CIR	PINOT WAY	END	84	AC	Residential/Local	2030	SEAL CRACKS	$65
CHABLI	20	CHABLIS CIR	PINOT WY	500' NE/O PINOT WY (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$158
CHARDO	10	CHARDONNAY WY	SPRING ST	PINOT WY	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$221
COLUMB	10	COLUMBARD CT	CHARDONNAY WY	END (W)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$139
CTROAK	10	CHARTER OAK AV	CARWASH	END (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$138
CTROAK	20	CHARTER OAK AV	MAIN ST	CARWASH	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$83
DOWDEL	30	DOWDELL LN	MONTESSORI @ COP	HOUSE 867	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$76
DOWDEL	40	DOWDELL LN	HOUSE 867	HOUSE 759	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$53
DOWDEL	50	DOWDELL LN	HOUSE 759	HOUSE 679	84	AC	Residential/Local	2030	SEAL CRACKS	$38
EDWARD	10	EDWARDS ST	HUNT AV	POPE ST	84	AC	Residential/Local	2030	SEAL CRACKS	$228
FOUNT	10	FOUNTAIN ST	DOWDELL LN	END (N)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$138
FULTON	20	FULTON LN	RAILROAD AV	RR TRACKS	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$65
FULTON	30	FULTON LN	RR TRACKS	25 MPH SIGN	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$127
HARVES	10	HARVEST LN	STARR AV	END (W)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$71
HILLVW	05	HILLVIEW PL	END (W)	SCOTT ST	84	AC	Residential/Local	2030	SEAL CRACKS	$42
HILLVW	10	HILLVIEW PL	SCOTT ST	VINEYARD AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$103
HILLVW	20	HILLVIEW PL	VINEYARD AV	STOCKTON ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$96
HILLVW	30	HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	84	AC	Residential/Local	2030	SEAL CRACKS	$106
HUDSON	10	HUDSON AV	MADRONA ST	ADAMS ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$265
KEARN	10	KEARNEY ST	HILLVIEW PL	MADRONA ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$222
KIDDRD	10	KIDD RANCH RD	MCCORKLE AV	END (S)	84	AC	Residential/Local	2030	SEAL CRACKS	$119
MADRON	30	MADRONA ST	HUDSON AV	SCOTT ST	100	AC/AC	Collector	2030	2" GRIND, 2.5" OL W/ FABRIC	$187,801
MARIPO	10	MARIPOSA LN	MCCORKLE AV	POPE ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$225
MCCORK	10	MCCORKLE AV	END (W)	ALLISON AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$79
MCCORK	20	MCCORKLE AV	ALLISON AV	MARIPOSA LN	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$75
MCCORK	30	MCCORKLE AV	MARIPOSA LN	END (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$216
MCCORM	10	MCCORMICK ST	DOWDELL LN	VINTAGE AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$332
MEADCK	10	MEADOWCREEK CIR	STARR AV (N)	STARR AV (S)	84	AC	Residential/Local	2030	SEAL CRACKS	$370

Needs - Treatment / Cost Details

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St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
MILLS	20	MILLS LN	LA FATA ST	MAILBOX 458 (COP)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$289
MILLS	30	MILLS LN	MAILBOX 458 (COP)	END (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$160
MITCH	10	MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$85
MITCH	20	MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	84	AC	Residential/Local	2030	SEAL CRACKS	$166
MITCH	30	MITCHELL DR	VOORHEES CIR	ST JAMES DR	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$165
MITCH	40	MITCHELL DR	ST JAMES DR	OAK AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$173
PINE	10	PINE ST	HUDSON AV	ALLYN AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$197
PINE	20	PINE ST	ALLYN AV	END (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$155
PINE	30	PINE ST	STOCKTON ST	END (E)	74	AC	Residential/Local	2030	SEAL CRACKS	$299
PINE	40	PINE ST	KEARNEY ST	OAK AV	84	AC/PCC	Residential/Local	2030	SEAL CRACKS	$98
PINE	60	PINE ST	MAIN ST	FIRE STATION	85	AC/PCC	Residential/Local	2030	SEAL CRACKS	$42
PINOT	10	PINOT WY	SYLVANER AV	CHABLIS CIR	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$94
PINOT	20	PINOT WY	CHABLIS CIR	CHARDONNAY WY	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$120
PINOT	30	PINOT WY	CHARDONNAY WY	END (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$186
POPE	90	POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	82	AC	Arterial	2030	MICROSURFACING	$8,980
RIESL	10	RIESLING WY	SYLVANER AV	MADRONA ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$170
ROSE	10	ROSEBUD LN	EL BONITA AV	SULPHER SPRINGS	83	AC/AC	Residential/Local	2030	SEAL CRACKS	$206
SCOTT	10	SCOTT ST	HILLVIEW PL	END (N)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$165
SCOTT	20	SCOTT ST	MADRONA ST	HILLVIEW PL	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$169
SPGMTC	10	SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$323
SPRBRK	10	SPRINGBROOK CT	SPRING ST	END (N)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$152
STOCKT	10	STOCKTON ST	HILLVIEW PL	END (N)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$146
STOCKT	20	STOCKTON ST	HILLVIEW PL	MADRONA ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$153
STOCKT	40	STOCKTON ST	PINE ST	ADAMS ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$113
STOCKT	50	STOCKTON ST	ADAMS ST	TAINTER ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$100
STOCKT	60	STOCKTON ST	TAINTER ST	BCR @ SPRING ST	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$100
STRALL	10	STRALLA CT	POPE ST	END (S)	84	AC	Residential/Local	2030	SEAL CRACKS	$21

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St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
SULSPR	10	SULPHUR SPRINGS AV	END (NW)	VALLEJO EXTENSION	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$102
SULSPR	20	SULPHUR SPRINGS AV	VALLEJO EXTENSION	2401 SULPHER SPRINGS AVE	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$145
SULSPR	30	SULPHUR SPRINGS AV	2401 SULPHER SPRINGS AVE	2,410' E/O VALLEJO EXTENSION	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$191
SULSPR	40	SULPHUR SPRINGS AV	2,410' E/O VALLEJO EXTENSION	3,180' E/O VALLEJO EXTENSION	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$158
SULSPR	50	SULPHUR SPRINGS AV	3,180' E/O VALLEJO EXTENSION	SOUTH CRANE AV	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$204
SYLVAN	10	SYLVANER AV	SPRING ST (E)	900' N/O SPRING ST (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$326
SYLVAN	20	SYLVANER AV	900' N/O SPRING ST (E)	RIESLING WY	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$283
SYLVAN	30	SYLVANER AV	RIESLING WY	PINOT WY	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$304
SYLVAN	40	SYLVANER AV	PINOT WY	SPRING ST (W)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$265
VIDOV	10	VIDOVICH AV	MAIN ST	END (W)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$180
VINEYD	30	VINEYARD AV	HILLVIEW PL	MADRONA ST	83	AC/AC	Residential/Local	2030	SEAL CRACKS	$173
VORHEE	10	VORHEES CIR	MITCHELL DR (W)	MITCHELL DR (E)	84	AC/AC	Residential/Local	2030	SEAL CRACKS	$255
VORHEE	20	VORHEES CIR	MITCHELL DR (E)	MITCHELL DR (W)	84	AC	Residential/Local	2030	SEAL CRACKS	$233
ADAMS	10	ADAMS ST	HUDSON AV	ALLYN AV	74	AC/AC	Residential/Local	2031	MICROSURFACING	$14,502
ADAMS	30	ADAMS ST	STOCKTON ST	KEARNEY ST	82	AC/PCC	Residential/Local	2031	MICROSURFACING	$24,227
ADAMS	40	ADAMS ST	KEARNEY ST	OAK AV	76	AC/PCC	Residential/Local	2031	MICROSURFACING	$14,367
ADAMS	75	ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD AV	85	AC/AC	Residential/Local	2031	MICROSURFACING	$10,765
ADAMS	80	ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	94	AC/AC	Residential/Local	2031	MICROSURFACING	$9,967
ADAMS	90	ADAMS ST	END (E)	COP @ BUSINESS CENTER DWY	91	AC/AC	Residential/Local	2031	MICROSURFACING	$9,303
ANDREA	10	ANDREA AV	KEARNEY ST	OAK AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,463
ARROWH	10	ARROWHEAD DR	BCR @ SULPHUR SPRINGS RD	END (S)	89	AC	Residential/Local	2031	MICROSURFACING	$22,225
BIRCH	10	BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$23,114

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St ID	Sec ID	Street Name	Beg Loc	End Loc	Treated PCI	Surface	Functional Class	Year	Treatment	Cost
CHABLI	10 A	CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	89	AC	Residential/Local	2031	MICROSURFACING	$14,816
CHABLI	10 B	CHABLIS CIR	PINOT WAY	END	89	AC	Residential/Local	2031	MICROSURFACING	$5,954
CHABLI	20	CHABLIS CIR	PINOT WY	500' NE/O PINOT WY (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,520
CHARDO	10	CHARDONNAY WY	SPRING ST	PINOT WY	89	AC/AC	Residential/Local	2031	MICROSURFACING	$20,267
CHILES	10	CHILES AV	POPE ST	SIGNORELLI CIR	69	AC	Residential/Local	2031	MICROSURFACING	$38,343
CHILES	20	CHILES AV	SIGNORELLI CIR	END (E)	71	AC	Residential/Local	2031	MICROSURFACING	$16,657
COLUMB	10	COLUMBARD CT	CHARDONNAY WY	END (W)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$12,742
CTROAK	10	CHARTER OAK AV	CARWASH	END (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$12,643
CTROAK	20	CHARTER OAK AV	MAIN ST	CARWASH	89	AC/AC	Residential/Local	2031	MICROSURFACING	$7,642
DORIS	10	DORIS AV	VINEYARD AV	END (W)	83	AC/AC	Residential/Local	2031	SEAL CRACKS	$48
DOWDEL	30	DOWDELL LN	MONTESSORI @ COP	HOUSE 867	89	AC/AC	Residential/Local	2031	MICROSURFACING	$7,004
DOWDEL	40	DOWDELL LN	HOUSE 867	HOUSE 759	89	AC/AC	Residential/Local	2031	MICROSURFACING	$4,849
DOWDEL	50	DOWDELL LN	HOUSE 759	HOUSE 679	89	AC	Residential/Local	2031	MICROSURFACING	$3,457
EDWARD	10	EDWARDS ST	HUNT AV	POPE ST	89	AC	Residential/Local	2031	MICROSURFACING	$20,878
FOUNT	10	FOUNTAIN ST	DOWDELL LN	END (N)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$12,625
FULTON	20	FULTON LN	RAILROAD AV	RR TRACKS	89	AC/AC	Residential/Local	2031	MICROSURFACING	$5,927
FULTON	30	FULTON LN	RR TRACKS	25 MPH SIGN	89	AC/AC	Residential/Local	2031	MICROSURFACING	$11,629
FULTON	40	FULTON LN	25 MPH SIGN	END (E)/CITY LIMITS	100	AC/AC	Residential/Local	2031	2" GRIND & OL W/ FABRIC	$112,338
HARVES	10	HARVEST LN	STARR AV	END (W)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$6,519
HILLVW	05	HILLVIEW PL	END (W)	SCOTT ST	89	AC	Residential/Local	2031	MICROSURFACING	$3,879
HILLVW	10	HILLVIEW PL	SCOTT ST	VINEYARD AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$9,429
HILLVW	20	HILLVIEW PL	VINEYARD AV	STOCKTON ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$8,800
HILLVW	30	HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	89	AC	Residential/Local	2031	MICROSURFACING	$9,698
HILLVW	40	HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	78	AC/AC	Residential/Local	2031	SEAL CRACKS	$442
HUDSON	10	HUDSON AV	MADRONA ST	ADAMS ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$24,281
KEARN	10	KEARNEY ST	HILLVIEW PL	MADRONA ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$20,366
KEARN	20	KEARNEY ST	MADRONA ST	PINE ST	67	AC/PCC	Residential/Local	2031	MICROSURFACING	$9,635
KEARN	30	KEARNEY ST	PINE ST	ADAMS ST	64	AC/PCC	Residential/Local	2031	MICROSURFACING	$14,834
KIDDRD	10	KIDD RANCH RD	MCCORKLE AV	END (S)	89	AC	Residential/Local	2031	MICROSURFACING	$10,888

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MADRON	70	MADRONA ST	OAK AV	MAIN ST	100	AC/AC	Collector	2031	2" GRIND, 2.5" OL W/ FABRIC	$78,428
MARIPO	10	MARIPOSA LN	MCCORKLE AV	POPE ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$20,595
MCCORK	10	MCCORKLE AV	END (W)	ALLISON AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$7,274
MCCORK	20	MCCORKLE AV	ALLISON AV	MARIPOSA LN	89	AC/AC	Residential/Local	2031	MICROSURFACING	$6,896
MCCORK	30	MCCORKLE AV	MARIPOSA LN	END (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$19,791
MCCORM	10	MCCORMICK ST	DOWDELL LN	VINTAGE AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$30,401
MEADCK	10	MEADOWCREEK CIR	STARR AV (N)	STARR AV (S)	89	AC	Residential/Local	2031	MICROSURFACING	$33,889
MILLS	20	MILLS LN	LA FATA ST	MAILBOX 458 (COP)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$26,526
MILLS	30	MILLS LN	MAILBOX 458 (COP)	END (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,709
MITCH	10	MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	89	AC/AC	Residential/Local	2031	MICROSURFACING	$7,812
MITCH	20	MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	89	AC	Residential/Local	2031	MICROSURFACING	$15,234
MITCH	30	MITCHELL DR	VOORHEES CIR	ST JAMES DR	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,104
MITCH	40	MITCHELL DR	ST JAMES DR	OAK AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,840
NCRANE	10	NORTH CRANE AV	SPRING ST	MITCHELL DR	83	AC/AC	Residential/Local	2031	SEAL CRACKS	$257
NCRANE	20	NORTH CRANE AV	MITCHELL DR	END (S)	81	AC/AC	Residential/Local	2031	SEAL CRACKS	$353
PINE	10	PINE ST	HUDSON AV	ALLYN AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$18,076
PINE	20	PINE ST	ALLYN AV	END (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,224
PINE	30	PINE ST	STOCKTON ST	END (E)	81	AC	Residential/Local	2031	MICROSURFACING	$13,900
PINE	40	PINE ST	KEARNEY ST	OAK AV	89	AC/PCC	Residential/Local	2031	MICROSURFACING	$8,980
PINE	50	PINE ST	OAK AV	MAIN ST	65	AC/PCC	Residential/Local	2031	MICROSURFACING	$10,151
PINE	60	PINE ST	MAIN ST	FIRE STATION	90	AC/PCC	Residential/Local	2031	MICROSURFACING	$4,563
PINOT	10	PINOT WY	SYLVANER AV	CHABLIS CIR	89	AC/AC	Residential/Local	2031	MICROSURFACING	$8,594
PINOT	20	PINOT WY	CHABLIS CIR	CHARDONNAY WY	89	AC/AC	Residential/Local	2031	MICROSURFACING	$10,964
PINOT	30	PINOT WY	CHARDONNAY WY	END (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$17,039
RIESL	10	RIESLING WY	SYLVANER AV	MADRONA ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,616
ROSE	10	ROSEBUD LN	EL BONITA AV	SULPHER SPRINGS	89	AC/AC	Residential/Local	2031	MICROSURFACING	$18,053
SCOTT	10	SCOTT ST	HILLVIEW PL	END (N)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,086
SCOTT	20	SCOTT ST	MADRONA ST	HILLVIEW PL	89	AC/AC	Residential/Local	2031	MICROSURFACING	$15,517
SIGNOR	10	SIGNORELLI CIR	CHILES AV	CHILES AV	66	AC	Residential/Local	2031	MICROSURFACING	$33,157

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SPGMTC	10	SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$29,633
SPRBRK	10	SPRINGBROOK CT	SPRING ST	END (N)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$13,927
SPRING	30	SPRING ST	VALLEYVIEW ST	HUDSON AV (W)	100	AC/AC	Collector	2031	2" GRIND, 2.5" OL W/ FABRIC	$177,696
STOCKT	10	STOCKTON ST	HILLVIEW PL	END (N)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$13,362
STOCKT	20	STOCKTON ST	HILLVIEW PL	MADRONA ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,062
STOCKT	30	STOCKTON ST	MADRONA ST	PINE ST	100	AC/AC	Residential/Local	2031	2" GRIND & OL W/ FABRIC	$60,094
STOCKT	40	STOCKTON ST	PINE ST	ADAMS ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$10,327
STOCKT	50	STOCKTON ST	ADAMS ST	TAINTER ST	90	AC/AC	Residential/Local	2031	MICROSURFACING	$10,035
STOCKT	60	STOCKTON ST	TAINTER ST	BCR @ SPRING ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$9,204
STRALL	10	STRALLA CT	POPE ST	END (S)	89	AC	Residential/Local	2031	MICROSURFACING	$1,940
SULSPR	10	SULPHUR SPRINGS AV	END (NW)	VALLEJO EXTENSION	89	AC/AC	Residential/Local	2031	MICROSURFACING	$9,310
SULSPR	20	SULPHUR SPRINGS AV	VALLEJO EXTENSION	2401 SULPHER SPRINGS AVE	89	AC/AC	Residential/Local	2031	MICROSURFACING	$13,290
SULSPR	30	SULPHUR SPRINGS AV	2401 SULPHER SPRINGS AVE	2,410' E/O VALLEJO EXTENSION	89	AC/AC	Residential/Local	2031	MICROSURFACING	$17,537
SULSPR	40	SULPHUR SPRINGS AV	2,410' E/O VALLEJO EXTENSION	3,180' E/O VALLEJO EXTENSION	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,520
SULSPR	50	SULPHUR SPRINGS AV	3,180' E/O VALLEJO EXTENSION	SOUTH CRANE AV	89	AC/AC	Residential/Local	2031	MICROSURFACING	$18,750
SYLVAN	10	SYLVANER AV	SPRING ST (E)	900' N/O SPRING ST (E)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$29,902
SYLVAN	20	SYLVANER AV	900' N/O SPRING ST (E)	RIESLING WY	89	AC/AC	Residential/Local	2031	MICROSURFACING	$25,915
SYLVAN	30	SYLVANER AV	RIESLING WY	PINOT WY	89	AC/AC	Residential/Local	2031	MICROSURFACING	$27,909
SYLVAN	40	SYLVANER AV	PINOT WY	SPRING ST (W)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$24,254
TAINT	10	TAINTER ST	ALLYN AV	STOCKTON ST	76	AC/AC	Residential/Local	2031	MICROSURFACING	$19,935
TAINT	20	TAINTER ST	STOCKTON ST	KEARNEY ST	75	AC/AC	Residential/Local	2031	MICROSURFACING	$18,489
TAINT	30	TAINTER ST	KEARNEY ST	OAK AV	77	AC/AC	Residential/Local	2031	MICROSURFACING	$10,156
VIDOV	10	VIDOVICH AV	MAIN ST	END (W)	89	AC/AC	Residential/Local	2031	MICROSURFACING	$16,523
VINEYD	30	VINEYARD AV	HILLVIEW PL	MADRONA ST	89	AC/AC	Residential/Local	2031	MICROSURFACING	$14,547
VORHEE	10	VORHEES CIR	MITCHELL DR (W)	MITCHELL DR (E)	90	AC/AC	Residential/Local	2031	MICROSURFACING	$25,682

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VORHEE	20	VORHEES CIR	MITCHELL DR (E)	MITCHELL DR (W)	89	AC	Residential/Local	2031	MICROSURFACING	$21,363
ADAMS	20	ADAMS ST	ALLYN AV	STOCKTON ST	77	AC/AC	Residential/Local	2032	MICROSURFACING	$23,402
DORIS	10	DORIS AV	VINEYARD AV	END (W)	89	AC/AC	Residential/Local	2032	MICROSURFACING	$3,847
DORISC	10	DORIS CT	VINEYARD AV	END (E)	77	AC/AC	Residential/Local	2032	MICROSURFACING	$6,270
HILLVW	40	HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	85	AC/AC	Residential/Local	2032	MICROSURFACING	$24,684
HOWMTN	50	HOWELL MOUNTAIN RD	CITY LIMITS (N)	CITY LIMITS (S)	100	AC/AC	Collector	2032	2" GRIND, 2.5" OL W/ FABRIC	$124,230
KEARN	40	KEARNEY ST	TAINTER ST	SPRING ST	76	AC/AC	Residential/Local	2032	MICROSURFACING	$8,825
NCRANE	10	NORTH CRANE AV	SPRING ST	MITCHELL DR	89	AC/AC	Residential/Local	2032	MICROSURFACING	$20,224
NCRANE	20	NORTH CRANE AV	MITCHELL DR	END (S)	87	AC/AC	Residential/Local	2032	MICROSURFACING	$23,661
OAK	10	OAK AV	HILLVIEW pL	MADRONA ST	77	AC/AC	Residential/Local	2032	MICROSURFACING	$19,187
OLIVE	10	OLIVE AV	HUDSON ST	VALLEYVIEW ST	94	AC/AC	Residential/Local	2032	MICROSURFACING	$19,555
POPE	50	POPE ST	MARIPOSA LN	STARR AV	100	AC/AC	Arterial	2032	2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL	$227,301
QUAIL	10	QUAIL CT	ELMHURST AV	END (N)	69	AC	Residential/Local	2032	MICROSURFACING	$13,690
VINEYD	10	VINEYARD AV	END (N)	ROAD WIDENS	67	AC/AC	Residential/Local	2032	MICROSURFACING	$33,019
VINEYD	20	VINEYARD AV	ROAD WIDENS	HILLVIEW PL	75	AC/AC	Residential/Local	2032	MICROSURFACING	$14,567

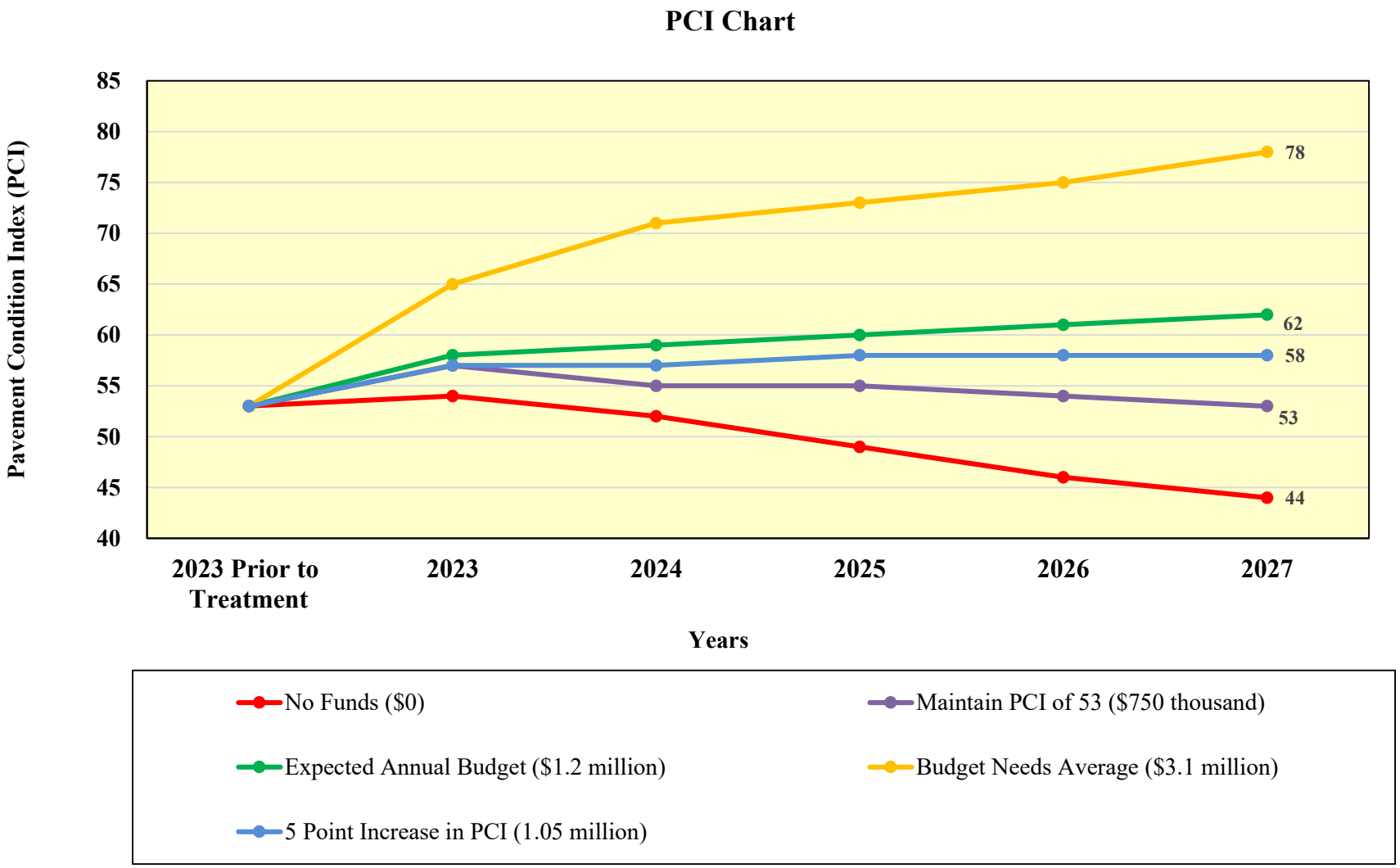
Assumptions:

- It is assumed that the costs in the Decision Tree are current at the beginning of the analysis for the starting year. Because of this consideration, treatment costs reported at the starting year (January 1st) for the budget needs analysis are not affected by inflation.
- The inflation rate percentage is cumulative through the year, and consequently the treatment costs projected at the beginning of the next year of analysis (January 1st) are affected by the annual inflation rate.

B. AVERAGE PCI BY ANNUAL FUNDING CHART

AVERAGE PAVEMENT CONDITION INDEX (PCI) BY ANNUAL FUNDING LEVEL

This graph compares 4 different annual budget scenarios and their impact over a five year budget analysis period.

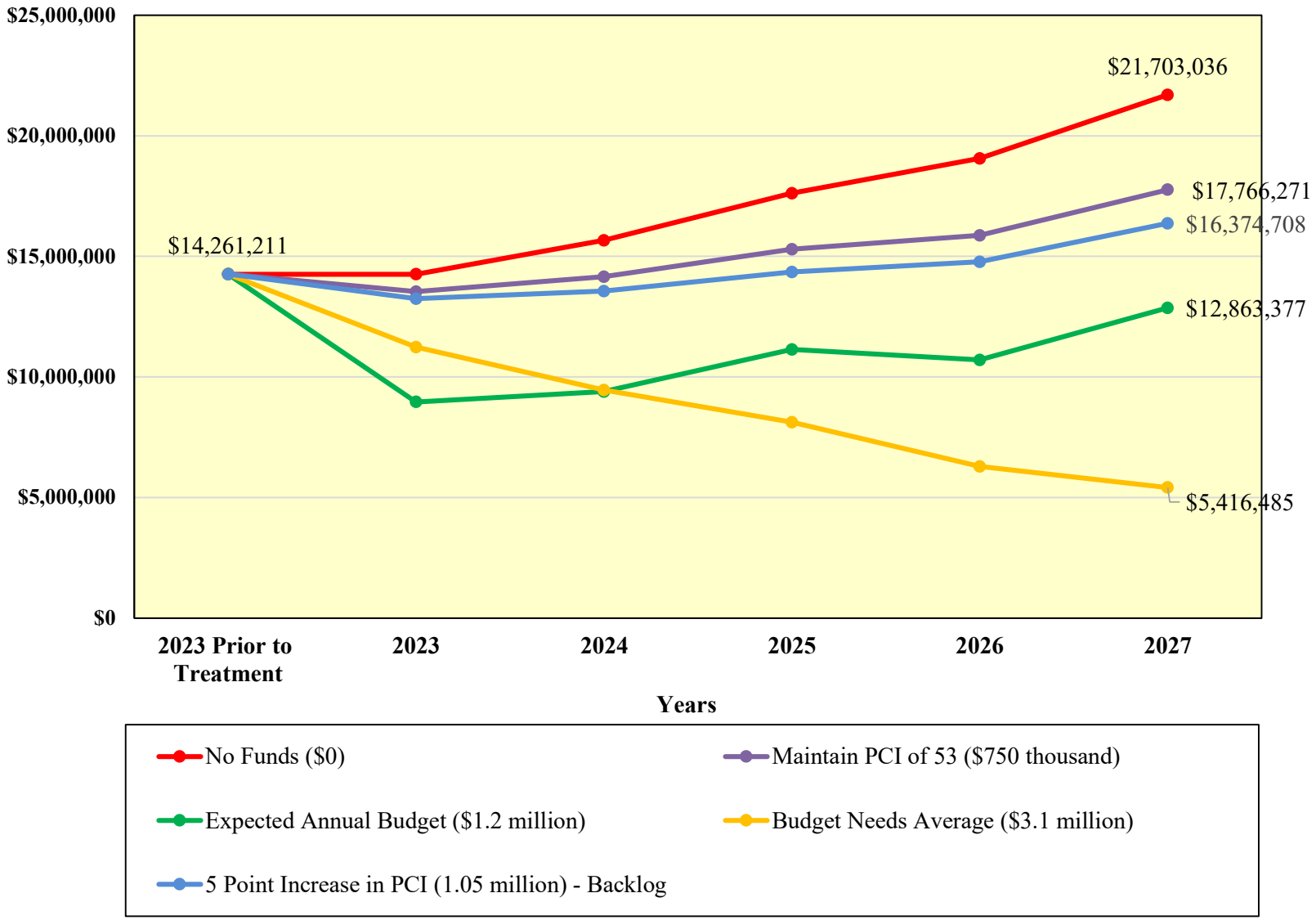

PCI Chart
Pavement Condition Index (PCI)
85
80
75
70
65
60
55
50
45
40
78
62
58
53
44
2023 Prior to Treatment
2023
2024
2025
2026
2027
Years
No Funds ($0)
Maintain PCI of 53 ($750 thousand)
Expected Annual Budget ($1.2 million)
Budget Needs Average ($3.1 million)
5 Point Increase in PCI (1.05 million)

C. DEFERRED MAINTENANCE COST TREND BY ANNUAL FUNDING CHART

DEFERRED MAINTENANCE COST TREND VS. ANNUAL FUNDING LEVEL

This graph compares 4 different annual budget scenarios and their impact on deferred maintenance costs (maintenance backlog) over each year of the five-year budget analysis period. Deferred maintenance is the amount of necessary rehabilitation not performed each year due to budget shortfalls

Deferred Maintenance Chart



D. BUDGET SCENARIO COST AND NETWORK SUMMARIES

SCENARIOS – COST SUMMARY REPORT

A Cost Summary report is provided in this section for each annual budget level analyzed. This specific report indicates the distribution of pavement funding between various condition levels of streets. The top portion of this report shows the interest and inflation assumptions.

The central part of the report lists the analysis year, percentage of that budget that is assigned to preventive maintenance, annual budget, activities distribution of the budget between rehabilitation (by condition category within rehabilitation, preventative maintenance, stop gap, and deferred maintenance costs. Condition Category refers to the MTC defined pavement conditions –Excellent (I), Very Good (II), Good (III), Poor (IV), and Very Poor (V). "Stop Gap" is a factored cost applied for emergency repairs (i.e. pothole repair) needed to minimally maintain a section where a section's suggested rehabilitation maintenance is deferred. "Funded Stop Gap" refers to the budget amount allocated for stop gap and "Unmet Stop Gap" refers to any deferred stop gap costs. "Deferred" refers to the dollar cost of backlogged rehabilitation. "Surplus PM" values appear if the budget percentage split between rehabilitation and preventive maintenance is too heavily weighted to preventive maintenance. In such a case, the percentage of funding to rehabilitation would be increased.

The bottom part of the report shows a summary of the total costs spent on rehabilitation, preventative maintenance, and stop gap (funded and unmet) according to functional class.

SCENARIOS – NETWORK CONDITION SUMMARY REPORT

This report details present and projected network condition trends based on the annual budget set for an individual scenario. Perhaps the most important piece of information from this report is found on the first page of the report. The table under "Project Network Average PCI by Year" shows what the overall network condition trend is when the suggested treatments are applied in comparison to when the treatments are not applied.

THESE REPORTS ARE PROVIDED FOR EACH OF THE COMPARISON SCENARIOS

Scenarios - Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 No Funds

Year	PM	Budget		Rehabilitation		Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2023	0%	$0	II	$0	Non-Project	$0	$0	$14,261,211	Funded	$0
			III	$0					Unmet	$115,723
			IV	$0	Project	$0				
			V	$0						
			Total	$0						
			Project	$0						
2024	0%	$0	II	$0	Non-Project	$0	$0	$15,667,692	Funded	$0
			III	$0					Unmet	$1,936
			IV	$0	Project	$0				
			V	$0						
			Total	$0						
			Project	$0						
2025	0%	$0	II	$0	Non-Project	$0	$0	$17,621,983	Funded	$0
			III	$0					Unmet	$789
			IV	$0	Project	$0				
			V	$0						
			Total	$0						
			Project	$0						
2026	0%	$0	II	$0	Non-Project	$0	$0	$19,060,525	Funded	$0
			III	$0					Unmet	$1,494
			IV	$0	Project	$0				
			V	$0						
			Total	$0						
			Project	$0						
2027	0%	$0	II	$0	Non-Project	$0	$0	$21,703,036	Funded	$0
			III	$0					Unmet	$2,821
			IV	$0	Project	$0				
			V	$0						
			Total	$0						
			Project	$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$0	$0	$0	$2,154
Collector	$0	$0	$0	$51,661
Residential/Local	$0	$0	$0	$68,947
Grand Total:	$0	$0	$0	$122,762

Scenarios Criteria:

Criteria:

City of St. Helena

Scenarios - Network Condition Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 No Funds

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	$0	0%	2025	$0	0%	2027	$0	0%
2024	$0	0%	2026	$0	0%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	54	54	0	0
2024	52	52	0	0
2025	49	49	0	0
2026	46	46	0	0
2027	44	44	0	0

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.5%	7.4%	17.4%	0.0%	26.3%
II / III	1.9%	9.8%	9.8%	0.0%	21.4%
IV	0.0%	9.5%	7.7%	0.0%	17.1%
V	1.8%	14.7%	18.6%	0.0%	35.1%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Scenarios Criteria:

Criteria:

Scenarios - Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Maintain PCI of 53 ($750K)

Year	PM	Budget	Rehabilitation			Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2023	2%	$750,000	II	$45,492	Non-Project	$0	$0	$13,538,364	Funded	$27,154
			III	$169,839					Unmet	$84,497
			IV	$507,515	Project	$0				
			V	$0						
			Total	$722,846						
			Project	$0						
2024	2%	$750,000	II	$53,925	Non-Project	$26,267	$0	$14,159,815	Funded	$654
			III	$0					Unmet	$0
			IV	$668,696	Project	$0				
			V	$0						
			Total	$722,621						
			Project	$0						
2025	2%	$750,000	II	$0	Non-Project	$19,431	$0	$15,292,149	Funded	$789
			III	$28,521					Unmet	$0
			IV	$587,444	Project	$0				
			V	$111,167						
			Total	$727,132						
			Project	$0						
2026	2%	$750,000	II	$18,983	Non-Project	$16,473	$0	$15,866,692	Funded	$246
			III	$0					Unmet	$0
			IV	$682,136	Project	$0				
			V	$29,915						
			Total	$731,034						
			Project	$0						
2027	2%	$750,000	II	$31,456	Non-Project	$36,132	$0	$17,766,271	Funded	$299
			III	$0					Unmet	$0
			IV	$642,378	Project	$0				
			V	$38,566						
			Total	$712,400						
			Project	$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$169,839	$6,701	$1,642	$0
Collector	$1,947,505	$0	$8,616	$39,446
Residential/Local	$1,498,692	$91,602	$18,884	$45,051
Grand Total:	$3,616,036	$98,303	$29,141	$84,497

Scenarios Criteria:

Criteria:

City of St. Helena

Scenarios - Network Condition Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Maintain PCI of 53 ($750K)

Year	Budget	PM
2023	$750,000	2%
2024	$750,000	2%

Year	Budget	PM
2025	$750,000	2%
2026	$750,000	2%

Year	Budget	PM
2027	$750,000	2%

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	54	57	1.25	2.49
2024	52	55	1.50	3.01
2025	49	55	1.11	2.22
2026	46	54	2.31	4.62
2027	44	53	1.86	3.73

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	2.8%	11.4%	24.7%	0.0%	38.9%
II / III	0.7%	12.7%	7.0%	0.0%	20.4%
IV	1.8%	6.7%	6.6%	0.0%	15.2%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	2.4%	15.8%	28.4%	0.0%	46.6%
II / III	1.1%	9.8%	5.7%	0.0%	16.5%
IV	0.0%	1.1%	1.6%	0.0%	2.6%
V	1.8%	14.7%	17.8%	0.0%	34.3%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Scenarios Criteria:

Criteria:

Scenarios - Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Five Point Increase 58 ($1.05M)

Year	PM	Budget		Rehabilitation		Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2023	2%	$1,050,000	II	$45,492	Non-Project	$0	$0	$13,248,529	Funded	$37,319
			III	$169,839					Unmet	$73,058
			IV	$797,350	Project	$0				
			V	$0						
			Total	$1,012,681						
			Project	$0						
2024	2%	$1,050,000	II	$53,925	Non-Project	$23,663	$0	$13,555,850	Funded	$654
			III	$0					Unmet	$0
			IV	$724,671	Project	$0				
			V	$246,267						
			Total	$1,024,863						
			Project	$0						
2025	2%	$1,050,000	II	$0	Non-Project	$40,243	$0	$14,356,318	Funded	$0
			III	$28,521					Unmet	$0
			IV	$388,546	Project	$0				
			V	$590,920						
			Total	$1,007,988						
			Project	$0						
2026	2%	$1,050,000	II	$0	Non-Project	$26,806	$0	$14,771,291	Funded	$0
			III	$0					Unmet	$0
			IV	$738,144	Project	$0				
			V	$283,725						
			Total	$1,021,869						
			Project	$0						
2027	2%	$1,050,000	II	$12,116	Non-Project	$67,525	$0	$16,374,708	Funded	$299
			III	$70,946					Unmet	$0
			IV	$642,378	Project	$0				
			V	$255,768						
			Total	$981,208						
			Project	$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$169,839	$6,701	$1,642	$0
Collector	$2,156,131	$0	$6,603	$39,150
Residential/Local	$2,722,639	$151,536	$30,027	$33,908
Grand Total:	$5,048,609	$158,237	$38,271	$73,058

Scenarios Criteria:

Criteria:

City of St. Helena

Scenarios - Network Condition Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Five Point Increase 58 ($1.05M)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	$1,050,000	2%	2025	$1,050,000	2%	2027	$1,050,000	2%
2024	$1,050,000	2%	2026	$1,050,000	2%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	54	57	1.55	3.09
2024	52	57	2.02	4.05
2025	49	58	1.59	3.17
2026	46	58	2.56	5.12
2027	44	58	2.44	4.65

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	2.8%	12.8%	24.7%	0.0%	40.3%
II / III	0.7%	12.7%	7.0%	0.0%	20.4%
IV	1.8%	5.4%	6.6%	0.0%	13.8%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	2.4%	16.8%	34.2%	0.0%	53.4%
II / III	1.1%	9.8%	5.3%	0.0%	16.1%
IV	0.0%	0.0%	1.6%	0.0%	1.6%
V	1.8%	14.7%	12.4%	0.0%	28.9%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Scenarios Criteria:

Criteria:

Scenarios - Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year	PM	Budget	Rehabilitation		Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2023	2%	$1,200,000	II $45,492	Non-Project	$0	$0	$8,964,330	Funded	$29,714
			III $105,261					Unmet	$41,780
			IV $385,395	Project	$0				
			V $536,820						
			Total $1,072,968						
			Project $97,318						
2024	2%	$1,200,000	II $0	Non-Project	$35,944	$0	$9,393,264	Funded	$0
			III $0					Unmet	$0
			IV $87,906	Project	$100,297				
			V $362,793						
			Total $450,699						
			Project $602,802						
2025	2%	$1,200,000	II $0	Non-Project	$4,634	$0	$11,143,266	Funded	$0
			III $0					Unmet	$0
			IV $0	Project	$7,405				
			V $0						
			Total $0						
			Project $1,185,740						
2026	2%	$1,200,000	II $0	Non-Project	$11,360	$0	$10,705,119	Funded	$282
			III $0					Unmet	$0
			IV $189,619	Project	$32,822				
			V $0						
			Total $189,619						
			Project $949,920						
2027	2%	$1,200,000	II $12,116	Non-Project	$24,847	$0	$12,863,377	Funded	$1,734
			III $0					Unmet	$0
			IV $77,305	Project	$23,542				
			V $0						
			Total $89,420						
			Project $1,052,700						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$417,374	$6,701	$513	$0
Collector	$2,099,652	$0	$5,353	$30,550
Residential/Local	$3,174,161	$234,149	$25,864	$11,230
Grand Total:	$5,691,187	$240,850	$31,730	$41,780

Scenarios Criteria:

Criteria:

City of St. Helena

Scenarios - Network Condition Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	$1,200,000	2%	2025	$1,200,000	2%	2027	$1,200,000	2%
2024	$1,200,000	2%	2026	$1,200,000	2%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	54	58	2.11	3.83
2024	52	59	2.04	4.07
2025	49	60	2.25	4.51
2026	46	61	2.82	5.64
2027	44	62	2.56	5.12

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	11.3%	27.6%	0.0%	40.8%
II / III	1.5%	12.7%	6.3%	0.0%	20.5%
IV	1.8%	6.8%	7.2%	0.0%	15.8%
V	0.0%	10.5%	12.4%	0.0%	22.9%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	3.3%	15.4%	36.3%	0.0%	55.1%
II / III	1.9%	9.5%	5.5%	0.0%	16.9%
IV	0.0%	3.6%	2.2%	0.0%	5.8%
V	0.0%	12.8%	9.4%	0.0%	22.2%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Scenarios Criteria:

Criteria:

Scenarios - Cost Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Budget Needs Average ($3.1M)

Year	PM	Budget		Rehabilitation		Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2023	2%	$3,100,000	II	$45,492	Non-Project	$0	$0	$11,236,557	Funded	$75,346
			III	$275,100					Unmet	$6,638
			IV	$1,295,074	Project	$0				
			V	$1,408,987						
			Total	$3,024,654						
			Project	$0						
2024	2%	$3,100,000	II	$53,925	Non-Project	$148,048	$0	$9,454,023	Funded	$654
			III	$712,393					Unmet	$0
			IV	$202,060	Project	$0				
			V	$1,921,357						
			Total	$2,889,735						
			Project	$0						
2025	2%	$3,100,000	II	$0	Non-Project	$17,178	$44,822	$8,121,738	Funded	$0
			III	$0					Unmet	$0
			IV	$388,546	Project	$0				
			V	$2,570,168						
			Total	$2,958,714						
			Project	$0						
2026	2%	$3,100,000	II	$0	Non-Project	$49,686	$12,314	$6,285,777	Funded	$0
			III	$0					Unmet	$0
			IV	$738,144	Project	$0				
			V	$2,200,050						
			Total	$2,938,194						
			Project	$0						
2027	2%	$3,100,000	II	$12,116	Non-Project	$92,192	$0	$5,416,485	Funded	$0
			III	$73,718					Unmet	$0
			IV	$642,378	Project	$0				
			V	$2,276,761						
			Total	$3,004,973						
			Project	$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$1,666,330	$6,701	$1,642	$0
Collector	$7,811,457	$0	$38,074	$6,638
Residential/Local	$5,338,484	$300,403	$36,284	$0
Grand Total:	$14,816,271	$307,104	$76,000	$6,638

Scenarios Criteria:

Criteria:

City of St. Helena

Scenarios - Network Condition Summary

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - Budget Needs Average ($3.1M)

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2023	$3,100,000	2%	2025	$3,100,000	2%	2027	$3,100,000	2%
2024	$3,100,000	2%	2026	$3,100,000	2%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2023	54	65	4.49	8.57
2024	52	71	5.72	11.06
2025	49	73	1.93	3.85
2026	46	75	3.31	6.62
2027	44	78	3.00	5.99

Percent Network Area by Functional Class and Condition Category

Condition in base year 2023, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	1.9%	10.1%	21.4%	0.0%	33.5%
II / III	1.5%	12.7%	8.9%	0.0%	23.1%
IV	1.8%	8.0%	8.1%	0.0%	17.9%
V	0.0%	10.5%	15.1%	0.0%	25.6%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2023 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	2.8%	13.9%	34.1%	0.0%	50.8%
II / III	0.7%	12.7%	6.3%	0.0%	19.7%
IV	1.8%	4.2%	5.1%	0.0%	11.1%
V	0.0%	10.5%	7.9%	0.0%	18.5%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Condition in year 2027 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	4.2%	27.6%	47.7%	0.0%	79.5%
II / III	1.1%	6.8%	4.1%	0.0%	11.9%
IV	0.0%	0.0%	1.6%	0.0%	1.6%
V	0.0%	7.0%	0.0%	0.0%	7.0%
Total	5.2%	41.3%	53.4%	0.0%	100.0%

Scenarios Criteria:

Criteria:

E. ANNUAL WORK PROGRAM – $1.2 million

SECTIONS SELECTED FOR TREATMENT

This list is generated from the budget scenario that reflects the most likely annual budget to be achieved. It basically tells you which sections can be treated each year given a constrained budget.

The header portion of the report tells you interest rate, inflation rate, budget level, and preventive maintenance allocation assumptions.

In the top left in bold on the first page you will find the following: **Year: 2023**
A similar type header will be found at the start of each year's suggested treatments for each year of the analysis.

The following are descriptions of fields in this report:

Street Name:	Street Name
Beginning Location:	Beginning location of section
Ending Location:	End location of section
Street ID:	Street Identifier
Section ID:	Section Identifier
FC:	Functional Class (A-Arterial, C-Collector, R-Residential, O - Other)
Surface:	Surface Type - Original Pavement (AC), Overlay (AC/AC), Surface Treatment (ST), and Portland Cement Concrete (PCC)
PCI:	An approximation of what the PCI would be if the recommended treatment was done
Cost:	Cost for entire treatment (based on unit costs defined in decision tree)
Rating:	This number is a ranking of cost-effectiveness by treatment. The number is for ranking purposes only
Treatment:	Suggested treatment for each section with total cost for the type of treatment
Year Total:	At the end of each year's section you will find a total of the treatment costs for that year.

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year	Budget	PM
2023	$1,200,000	2%
2024	$1,200,000	2%

Year	Budget	PM
2025	$1,200,000	2%
2026	$1,200,000	2%

Year	Budget	PM
2027	$1,200,000	2%

Year: 2023

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
ADAMS ST	HUDSON AV	ALLYN AV	ADAMS	10	475	34	16,150	R	AC/AC		64	65	75	$9,816	16,176	MICROSURFACING
ADAMS ST	KEARNEY ST	OAK AV	ADAMS	40	400	40	16,000	R	AC/PCC		69	70	79	$9,724	16,285	MICROSURFACING
CHILES AV	POPE ST	SIGNORELLI CIR	CHILES	10	1,220	35	42,700	R	AC		61	62	72	$25,952	16,386	MICROSURFACING
												Treatment Total		$45,492		
ALLYN AV	MADRONA ST	PINE ST	ALLYN	10	430	37	15,910	C	AC/AC		44	45	100	$80,434	8,863	2" GRIND, 2.5" OL W/ FABRIC
MITCHELL DR	OAK AV	BCR @ MAIN ST	MITCH	50	335	40	13,400	C	AC/AC		42	43	100	$67,744	8,967	2" GRIND, 2.5" OL W/ FABRIC
**RAILROAD AV	HUNT AV	ADAMS ST	RAILRD	30	530	33	17,490	C	AC/AC		94	100	100	$88,422	0	2" GRIND, 2.5" OL W/ FABRIC
SPRING MOUNTAIN RD	CITY LIMIT (N)	800' S/O CITY LIMIT	SPGMTN	10	800	22	17,600	C	AC/AC		47	48	100	$88,978	8,673	2" GRIND, 2.5" OL W/ FABRIC
												Treatment Total		$325,578		
MILLS LN	LA FATA ST	MAILBOX 458 (COP)	MILLS	20	2,110	14	29,540	R	AC/AC		60	61	100	$105,261	8,584	2" GRIND & OL
												Treatment Total		$105,261		
BIRCH ST	VALLEYVIEW ST	NORTH CRANE AV	BIRCH	10	780	33	25,740	R	AC/AC		42	43	100	$106,020	9,083	2" GRIND & OL W/ FABRIC
STOCKTON ST	TAINTER ST	BCR @ SPRING ST	STOCKT	60	410	25	10,250	R	AC/AC		41	42	100	$42,219	9,136	2" GRIND & OL W/ FABRIC
**STRALLA CT	POPE ST	END (S)	STRALL	10	90	24	2,160	R	AC		48	49	100	$8,897	8,767	2" GRIND & OL W/ FABRIC
												Treatment Total		$157,136		
MARIPOSA LN	MCCORKLE AV	POPE ST	MARIPO	10	695	33	22,935	R	AC/AC		17	18	100	$109,757	8,210	2.5" GRIND & OL W/ FABRIC
MCCORKLE AV	ALLISON AV	MARIPOSA LN	MCCORK	20	320	24	7,680	R	AC/AC		10	12	100	$36,753	8,210	2.5" GRIND & OL W/ FABRIC
MCCORKLE AV	MARIPOSA LN	END (E)	MCCORK	30	760	29	22,040	R	AC/AC		15	16	100	$105,474	8,210	2.5" GRIND & OL W/ FABRIC
MCCORMICK ST	DOWDELL LN	VINTAGE AV	MCCORM	10	915	37	33,855	R	AC/AC		12	14	100	$162,015	8,210	2.5" GRIND & OL W/ FABRIC
MITCHELL DR	NORTH CRANE AV	VOORHEES CIR	MITCH	10	300	29	8,700	R	AC/AC		23	24	100	$41,634	8,210	2.5" GRIND & OL W/ FABRIC
MITCHELL DR	VOORHEES CIR (W)	VOORHEES CIR (E)	MITCH	20	585	29	16,965	R	AC		15	18	100	$81,187	8,210	2.5" GRIND & OL W/ FABRIC
												Treatment Total		$536,820		

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year 2023 Area Total 319,115 Year 2023 Total $1,170,286

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Treatment Current PCI	Treatment PCI Before	Treatment PCI After	Treatment Cost	Treatment Rating	Treatment
**ANDREA AV	KEARNEY ST	OAK AV	ANDREA	10	410	42	17,220	R	AC/AC		27	25	100	$86,528	7,817	2.5" AC OL w/Fabric
											Treatment Total			$86,528		
**ADAMS ST	ALLYN AV	STOCKTON ST	ADAMS	20	730	34	24,820	R	AC/AC		70	69	78	$15,839	15,522	MICROSURFACING
**ADAMS ST	STOCKTON ST	KEARNEY ST	ADAMS	30	710	38	26,980	R	AC/PCC		73	72	81	$17,218	15,449	MICROSURFACING
**ADAMS ST	COP @ LIBRARY LN	COP BEFORE RAILROAD AV	ADAMS	75	324	37	11,988	R	AC/AC		79	78	86	$7,650	14,763	MICROSURFACING
**ADAMS ST	COP @ BUSINESS CENTER DWY	COP @ LIBRARY LN	ADAMS	80	300	37	11,100	R	AC/AC		88	88	94	$7,084	16,281	MICROSURFACING
**ADAMS ST	END (E)	COP @ BUSINESS CENTER DWY	ADAMS	90	280	37	10,360	R	AC/AC		84	83	90	$6,611	15,838	MICROSURFACING
OLIVE AV	HUDSON ST	VALLEYVIEW ST	OLIVE	10	610	34	20,740	R	AC/AC		90	89	95	$13,236	7,080	MICROSURFACING
PINE ST	STOCKTON ST	END (E)	PINE	30	430	36	15,480	R	AC		75	74	83	$9,879	17,513	MICROSURFACING
**POPE ST	BEGIN BRIDGE	SILVERADO TRAIL	POPE	90	500	21	10,500	A	AC		79	78	86	$6,701	22,623	MICROSURFACING
ROSEBUD LN	EL BONITA AV	SULPHER SPRINGS	ROSE	10	718	28	20,104	R	AC/AC		84	83	90	$12,830	12,234	MICROSURFACING
											Treatment Total			$97,047		
**SILVERADO TR	175' N/O HOWELL MOUNTAIN RD	CITY LIMITS (S)	SILVER	10	1,475	44	64,900	A	AC/AC		37	36	100	$359,806	8,532	2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL
											Treatment Total			$359,806		
**ALLYN AV	TAINTER ST	SPRING ST	ALLYN	40	560	37	20,720	C	AC/AC		43	41	100	$109,989	8,630	2" GRIND, 2.5" OL W/ FABRIC
OAK AV	SPRING ST	MITCHELL DR	OAK	60	460	36	16,560	C	AC/AC		51	50	100	$87,906	8,200	2" GRIND, 2.5" OL W/ FABRIC
											Treatment Total			$197,895		
**DOWDELL LN	MONTESSORI @ COP	HOUSE 867	DOWDEL	30	260	30	7,800	R	AC/AC		16	14	100	$39,194	7,820	2.5" GRIND & OL W/ FABRIC
**DOWDELL LN	HOUSE 867	HOUSE 759	DOWDEL	40	450	12	5,400	R	AC/AC		23	21	100	$27,134	7,820	2.5" GRIND & OL W/ FABRIC
**DOWDELL LN	HOUSE 759	HOUSE 679	DOWDEL	50	350	11	3,850	R	AC		12	11	100	$19,346	7,820	2.5" GRIND & OL W/ FABRIC
MEADOWCREEK CIR	STARR AV (N)	STARR AV (S)	MEADCK	10	1,110	34	37,740	R	AC		22	20	100	$189,637	7,820	2.5" GRIND & OL W/ FABRIC
MITCHELL DR	VOORHEES CIR	ST JAMES DR	MITCH	30	580	29	16,820	R	AC/AC		16	14	100	$84,518	7,820	2.5" GRIND & OL W/ FABRIC
MITCHELL DR	ST JAMES DR	OAK AV	MITCH	40	490	36	17,640	R	AC/AC		4	3	100	$88,638	7,820	2.5" GRIND & OL W/ FABRIC

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

														Treatment Total			$448,466
							Year 2024 Area Total		360,722					Year 2024 Total			$1,189,742

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
DAHLIA ST	MAGNOLIA AVE	EL BONITA AV (N)	DAHLIA	10	266	26	6,916	R	AC/AC		93	90	95	$4,634	5,913	MICROSURFACING
**MAGNOLIA AVE	ROSEBUD LN	E END	MAGNO	10	181	26	4,706	R	AC		93	89	95	$3,153	5,941	MICROSURFACING
**PINE ST	MAIN ST	FIRE STATION	PINE	60	154	33	5,082	R	AC/PCC		86	84	91	$3,405	11,327	MICROSURFACING
														Treatment Total		$11,193
**HUNT AV	CHURCH ST	EDWARDS ST	HUNT	20	325	36	11,700	C	AC/AC		65	62	100	$61,730	6,937	2" GRIND & OL
**HUNT AV	JUNE LN	GROVE CT	HUNT	40	670	32	21,440	C	AC/AC		79	77	100	$113,119	3,874	2" GRIND & OL
**KEARNEY ST	MADRONA ST	PINE ST	KEARN	20	370	29	10,730	R	AC/PCC		55	52	100	$42,154	8,688	2" GRIND & OL
**KEARNEY ST	PINE ST	ADAMS ST	KEARN	30	590	28	16,520	R	AC/PCC		50	47	100	$64,900	9,203	2" GRIND & OL
**QUAIL CT	ELMHURST AV	END (N)	QUAIL	10	440	33	14,520	R	AC		61	58	100	$57,043	8,209	2" GRIND & OL
														Treatment Total		$338,946
**CHABLIS CIR	PINOT WAY	500' NE/O PINT WAY (E)	CHABLI	10 A	500	33	16,500	R	AC		29	24	100	$74,928	8,653	2" GRIND & OL W/ FABRIC
**COLUMBARD CT	CHARDONNAY WY	END (W)	COLUMB	10	430	33	14,190	R	AC/AC		47	44	100	$64,438	8,156	2" GRIND & OL W/ FABRIC
**PINE ST	KEARNEY ST	OAK AV	PINE	40	400	25	10,000	R	AC/PCC		41	37	100	$45,411	8,463	2" GRIND & OL W/ FABRIC
														Treatment Total		$184,776
**BROWN ST	ALLISON AV	END (W)	BROWN	10	490	33	16,170	R	AC/AC		93	91	100	$85,314	0	2.5" GRIND & OL W/ FABRIC
**CHABLIS CIR	PINOT WAY	END	CHABLI	10 B	102	65	6,630	R	AC		35	31	100	$34,980	7,418	2.5" GRIND & OL W/ FABRIC
**CHABLIS CIR	PINOT WY	500' NE/O PINOT WY (E)	CHABLI	20	490	33	16,170	R	AC/AC		47	44	100	$85,314	7,019	2.5" GRIND & OL W/ FABRIC
**CHARDONNAY WY	SPRING ST	PINOT WY	CHARDO	10	610	37	22,570	R	AC/AC		20	16	100	$119,081	7,447	2.5" GRIND & OL W/ FABRIC
**CHARTER OAK AV	CARWASH	END (E)	CTROAK	10	640	22	14,080	R	AC/AC		18	13	100	$74,287	7,447	2.5" GRIND & OL W/ FABRIC
**CHARTER OAK AV	MAIN ST	CARWASH	CTROAK	20	230	37	8,510	R	AC/AC		7	3	100	$44,899	7,447	2.5" GRIND & OL W/ FABRIC
**EDWARDS ST	HUNT AV	POPE ST	EDWARD	10	750	31	23,250	R	AC		19	15	100	$122,669	7,447	2.5" GRIND & OL W/ FABRIC
**HUNT AV	EDWARDS ST	JUNE LN	HUNT	30	485	35	16,975	C	AC/AC		32	27	100	$94,614	8,502	2.5" GRIND & OL W/ FABRIC
														Treatment Total		$661,159
**HILLVIEW PL	SPRING MOUNTAIN RD	OAK AV	HILLVW	40	770	34	26,180	R	AC/AC		74	72	74	$387	194,475	SEAL CRACKS

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
**NORTH CRANE AV	SPRING ST	MITCHELL DR	NCRANE	10	715	30	21,450	R	AC/AC		86	84	85	$144	243,264	SEAL CRACKS
**NORTH CRANE AV	MITCHELL DR	END (S)	NCRANE	20	717	35	25,095	R	AC/AC		79	77	79	$315	200,377	SEAL CRACKS
**OAK AV	HILLVIEW pL	MADRONA ST	OAK	10	550	37	20,350	R	AC/AC		70	68	71	$317	236,523	SEAL CRACKS
**VINEYARD AV	END (N)	ROAD WIDENS	VINEYD	10	1,030	34	35,020	R	AC/AC		59	56	60	$541	167,695	SEAL CRACKS
												Treatment Total		$1,705		
							Year 2025 Area Total		384,754			Year 2025 Total		$1,197,779		

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
**DORIS AV	VINEYARD AV	END (W)	DORIS	10	120	34	4,080	R	AC/AC		81	77	85	$2,871	13,369	MICROSURFACING
**DORIS CT	VINEYARD AV	END (E)	DORISC	10	190	35	6,650	R	AC/AC		73	69	78	$4,679	14,079	MICROSURFACING
**FULTON LN	25 MPH SIGN	END (E)/CITY LIMITS	FULTON	40	1,420	13	18,460	R	AC/AC		54	49	63	$12,988	13,674	MICROSURFACING
**KEARNEY ST	TAINTER ST	SPRING ST	KEARN	40	390	24	9,360	R	AC/AC		70	66	76	$6,586	14,026	MICROSURFACING
MAGNOLIA AVE	ROSEBUD LN	DAHLIA ST	MAGNO	20	539	26	14,014	R	AC		93	88	94	$9,860	7,444	MICROSURFACING
**MCCORKLE AV	END (W)	ALLISON AV	MCCORK	10	300	27	8,100	R	AC/AC		59	54	67	$5,699	13,848	MICROSURFACING
												Treatment Total		$42,682		
**FULTON LN	MAIN ST	RAILROAD AV	FULTON	10	380	31	11,780	C	AC/PCC		45	37	100	$68,942	7,975	2" GRIND, 2.5" OL W/ FABRIC
RAILROAD AV	ADAMS ST	FIRE STATION	RAILRD	20	490	32	15,680	C	AC/AC		54	48	100	$91,766	7,531	2" GRIND, 2.5" OL W/ FABRIC
**SPRING ST	OAK AV	BCR @ MAIN ST	SPRING	55	330	29	9,570	C	AC/PCC		56	50	100	$56,008	7,389	2" GRIND, 2.5" OL W/ FABRIC
**STARR AV	HUNT AV	HARVEST LN	STARR	10	935	47	43,945	C	AC/AC		30	20	100	$257,185	8,113	2" GRIND, 2.5" OL W/ FABRIC
**STARR AV	HARVEST LN	POPE ST	STARR	20	385	47	18,095	C	AC		28	14	100	$105,900	8,113	2" GRIND, 2.5" OL W/ FABRIC
SULPHUR SPRINGS AV	1,035' S/O ARROWHEAD DR	MAIN ST	SULSPR	80	440	38	16,720	C	AC/AC		52	45	100	$97,853	7,700	2" GRIND, 2.5" OL W/ FABRIC
**VINTAGE AV	MCCORMICK ST	END (E)	VINTAG	20	780	38	29,640	C	AC/AC		43	34	100	$173,466	8,037	2" GRIND, 2.5" OL W/ FABRIC
												Treatment Total		$851,120		
**HARVEST LN	STARR AV	END (W)	HARVES	10	220	33	7,260	R	AC/AC		65	61	100	$29,948	7,414	2" GRIND & OL
**PINE ST	OAK AV	MAIN ST	PINE	50	314	36	11,304	R	AC/PCC		54	49	100	$46,629	8,657	2" GRIND & OL
**STOCKTON ST	MADRONA ST	PINE ST	STOCKT	30	395	25	9,875	R	AC/AC		51	46	100	$40,734	8,894	2" GRIND & OL
												Treatment Total		$117,311		

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
**FULTON LN	RAILROAD AV	RR TRACKS	FULTON	20	300	22	6,600	R	AC/AC		33	26	100	$31,470	8,233	2" GRIND & OL W/ FABRIC
												Treatment Total		$31,470		
**FOUNTAIN ST	DOWDELL LN	END (N)	FOUNT	10	380	37	14,060	R	AC/AC		17	9	100	$77,891	7,093	2.5" GRIND & OL W/ FABRIC
**FULTON LN	RR TRACKS	25 MPH SIGN	FULTON	30	925	14	12,950	R	AC/AC		28	21	100	$61,747	8,241	2.5" GRIND & OL W/ FABRIC
												Treatment Total		$139,638		
CHURCH ST	HUNT AV	POPE ST	CHURCH	10	650	29	18,850	R	AC/AC		76	72	75	$289	185,545	SEAL CRACKS
GROVE CT	HUNT AV	END (N)	GROVE	10	420	34	14,280	R	AC/AC		90	87	88	$41	492,835	SEAL CRACKS
HUDSON AV	ADAMS ST	SPRING ST	HUDSON	20	870	32	27,840	R	AC/AC		79	75	78	$390	188,545	SEAL CRACKS
HUDSON AV	SPRING ST	BIRCH ST	HUDSON	30	1,080	34	36,720	R	AC/AC		76	72	75	$563	185,540	SEAL CRACKS
MONTE VISTA	HUNT AV	END (N)	MONVIS	10	375	33	12,375	R	AC/AC		94	89	89	$3	4,200,247	SEAL CRACKS
PAULSON CT	POPE ST	END (N)	PAULSN	10	415	35	14,525	R	AC		79	75	77	$206	181,037	SEAL CRACKS
SPRING ST	CITY LIMITS	639' W/O SYLVANER AV	SPRING	05	1,215	21	25,515	R	AC/AC		94	89	89	$5	4,200,247	SEAL CRACKS
SPRING ST	639' W/O SYLVANER AV	SYLVANER AV (W)	SPRING	10	639	18	11,502	R	AC/AC		94	89	89	$2	4,200,247	SEAL CRACKS
												Treatment Total		$1,500		
					Year 2026 Area Total		429,750				Year 2026 Total			$1,183,720		

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
CHURCH ST	HUNT AV	POPE ST	CHURCH	10	650	29	18,850	R	AC/AC		76	73	82	$13,926	13,270	MICROSURFACING
MONEY WY	SPRING ST	ADAMS ST	MONEY	10	820	20	16,400	R	AC		73	67	76	$12,116	12,762	MICROSURFACING
PAULSON CT	POPE ST	END (N)	PAULSN	10	415	35	14,525	R	AC		79	76	84	$10,730	12,590	MICROSURFACING
**VINEYARD AV	ROAD WIDENS	HILLVIEW PL	VINEYD	20	515	30	15,450	R	AC/AC		67	61	72	$11,414	13,188	MICROSURFACING
**VINEYARD AV	HILLVIEW PL	MADRONA ST	VINEYD	30	540	30	16,200	R	AC/AC		81	76	84	$11,968	12,984	MICROSURFACING
												Treatment Total		$60,153		
**POPE ST	MAIN ST	CHURCH ST	POPE	10	230	39	8,970	A	AC/AC		37	24	100	$57,568	7,461	2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL
												Treatment Total		$57,568		
**ALLYN AV	PINE ST	ADAMS ST	ALLYN	20	440	39	17,160	C	AC/AC		39	28	100	$105,449	7,708	2" GRIND, 2.5" OL W/ FABRIC

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
ALLYN AV	ADAMS ST	TAINTER ST	ALLYN	30	340	37	12,580	C	AC/AC		57	47	100	$77,305	7,192	2" GRIND, 2.5" OL W/ FABRIC
**SPRING ST	HUDSON AV (W)	ALLYN AV	SPRING	35	370	33	12,210	C	AC/AC		47	36	100	$75,031	7,601	2" GRIND, 2.5" OL W/ FABRIC
**SPRING ST	ALLYN AV	STOCKTON ST	SPRING	40	870	37	32,190	C	AC/AC		54	44	100	$197,809	7,368	2" GRIND, 2.5" OL W/ FABRIC
											Treatment Total			$455,595		
**KIDD RANCH RD	MCCORKLE AV	END (S)	KIDDRD	10	485	25	12,125	R	AC		43	34	100	$60,704	7,780	2" GRIND & OL W/ FABRIC
**SIGNORELLI CIR	CHILES AV	CHILES AV	SIGNOR	10	1,055	35	36,925	R	AC		56	48	100	$184,866	7,250	2" GRIND & OL W/ FABRIC
**SPRING MOUNTAIN CT	SPRING MOUNTAIN RD	END (S)	SPGMTC	10	1,000	33	33,000	R	AC/AC		47	40	100	$165,216	7,574	2" GRIND & OL W/ FABRIC
											Treatment Total			$410,786		
**HILLVIEW PL	END (W)	SCOTT ST	HILLVW	05	160	27	4,320	R	AC		19	8	100	$25,129	6,755	2.5" GRIND & OL W/ FABRIC
**HILLVIEW PL	SCOTT ST	VINEYARD AV	HILLVW	10	350	30	10,500	R	AC/AC		17	6	100	$61,077	6,755	2.5" GRIND & OL W/ FABRIC
**HILLVIEW PL	VINEYARD AV	STOCKTON ST	HILLVW	20	350	28	9,800	R	AC/AC		16	5	100	$57,005	6,755	2.5" GRIND & OL W/ FABRIC
**HILLVIEW PL	STOCKTON ST	SPRING MOUNTAIN RD	HILLVW	30	360	30	10,800	R	AC		16	4	100	$62,822	6,755	2.5" GRIND & OL W/ FABRIC
											Treatment Total			$206,034		
CHRISTINE CT	PARK ST	END (E)	CHRIST	10	210	33	6,930	R	AC/AC		94	87	88	$16	473,642	SEAL CRACKS
CRINELLA DR	PARK ST	PUMP STATION	CRINEL	20	775	34	26,350	R	AC/AC		94	87	88	$59	473,642	SEAL CRACKS
CRINELLA DR	PUMP STATION	PARK ST	CRINEL	30	740	33	24,420	R	AC/AC		94	87	88	$55	473,642	SEAL CRACKS
**EL BONITA AV	LA QUINTA WY	COP (CHANGE OF PAVEMENT)	ELBONI	10	150	33	4,950	R	AC/AC		94	87	88	$14	395,812	SEAL CRACKS
**EL BONITA AV	COP (CHANGE OF PAVEMENT)	DAHLIA ST	ELBONI	20	108	33	3,564	R	AC/AC		94	87	88	$10	395,812	SEAL CRACKS
**EL BONITA AV	DAHLIA ST	BCR @ MAIN ST	ELBONI	30	1,036	34	35,224	R	AC/AC		94	87	88	$100	395,812	SEAL CRACKS
HENRY CT	PARK ST	END (E)	HENRY	10	140	34	4,760	R	AC/AC		94	87	88	$10	485,445	SEAL CRACKS
**KENNEDY CT	LA QUINTA WY	END (W)	KENNED	10	390	33	12,870	R	AC/AC		94	87	88	$36	395,851	SEAL CRACKS
**LA QUINTA WY	END (N)	END (S)	LAQUIN	10	360	33	11,880	R	AC/AC		91	88	89	$22	852,203	SEAL CRACKS
PARK ST	CHRISTINE CT	CRINELLA DR	PARK	20	445	37	16,465	R	AC/AC		94	87	88	$36	485,445	SEAL CRACKS
VOLKER CT	CRINELLA DR	END (E)	VOELKR	10	210	33	6,930	R	AC/AC		94	87	88	$15	489,097	SEAL CRACKS
											Treatment Total			$372		
				Year 2027 Area Total			436,348				Year 2027 Total			$1,190,509		

Scenarios - Sections Selected for Treatment

Interest: 5.00% Inflation: 5.00% Printed: 8/7/2023

Scenario: PTAP-24 - EAB ($1.2M)

Grand Total Section Area:	1,930,689	Grand Total	$5,932,036

APPENDIX III

BACKUP DATA

A. Section Description Inventory Report

B. Inventory of Applied Maintenance

C. Maintenance Treatment Decision Tree

A. SECTION DESCRIPTION INVENTORY REPORT

The Section Description Report lists the basic descriptors and geometry of each pavement management section. Each record is the basic unit of the PMS.

Street Name:	Street Name
Street ID:	Street Identifier - 6 characters
Section ID:	Section Identifier – 6 characters
Beginning Description	Start of pavement section
Ending Description	End of pavement section
Functional Class	Functional class of pavement section – limited to arterial, collector, residential, or local/other.
Surface Type	Surface type of section – limited to AC surface (original AC), AC/AC (overlay), AC/PCC, PCC, Surface Treatment (chip seal, etc. as primary surface), and G (gravel).
Date of Construction	Year of last overlay or reconstruction
No. Lanes	Number of traffic lanes (average, turn lanes excluded)
Length (ft)	Length of section
Width (ft)	Width of section
Area (sq.ft.)	Area of section
Cul-de-sac	Is section a cul-de-sac?
***General Code**	Optional Code Field – used typically to define special districts, areas, corp yard responsibilities, council district, etc.
***Area ID**	Optional Code Field – used typically to define special districts, areas, corp yard responsibilities, council district, etc.
***Funding Source**	Optional Code Field – used typically to define funding source for section pavement funding.
***ADT**	Average Daily Traffic (ADT) for storage only – not used in calculations
***Traffic Index**	Traffic index (storage only)
***Comments**	Comments field

*Optional Fields

Section Description Inventory

Printed: 9/7/2023

Street Name: ADAMS ST

Street ID:	ADAMS	Begin Location:	HUDSON AV
Section ID:	10	End Location:	ALLYN AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1970	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	475	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	16,150	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	DWY 1829 TO 100' EAST		

Street Name: ADAMS ST

Street ID:	ADAMS	Begin Location:	ALLYN AV
Section ID:	20	End Location:	STOCKTON ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1970	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	730	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	24,820	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	DWY 1639 TO 100' EAST		

Street Name: ADAMS ST

Street ID:	ADAMS	Begin Location:	STOCKTON ST
Section ID:	30	End Location:	KEARNEY ST
Functional Class:	R - Residential/Local	Surface Type:	C - AC/PCC
Date of Construction:	01/01/1970	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	710	Area ID:	-
Width (ft):	38	Funding Source:	-
Area (sq. ft.):	26,980	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	1444 TO 100' EAST		

Street Name: ADAMS ST

Street ID:	ADAMS	Begin Location:	KEARNEY ST
Section ID:	40	End Location:	OAK AV
Functional Class:	R - Residential/Local	Surface Type:	C - AC/PCC
Date of Construction:	01/01/1945	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	400	Area ID:	-
Width (ft):	40	Funding Source:	-
Area (sq. ft.):	16,000	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	FRONTING SCHOOL		

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: OAK AV		
Section ID: 50	End Location: MAIN ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1995	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 355	Area ID: -		
Width (ft): 32	Funding Source: -		
Area (sq. ft.): 11,360	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: 60' E/O MAIN ST		
Section ID: 60	End Location: MAIN ST		
Functional Class: C - Collector	Surface Type: P - PCC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 60	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 1,800	ADT:		
Traffic Index:	Slab Length: 15.00		
Parking Lot Type:	Slab Width: 13.00	# of Slabs: 10	

Comments: SECTION = LENGTH

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: COP BEFORE RAILROAD AV		
Section ID: 70	End Location: 60' E/O MAIN ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 406	Area ID: -		
Width (ft): 27	Funding Source: -		
Area (sq. ft.): 10,962	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: 1126

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: COP @ LIBRARY LN		
Section ID: 75	End Location: COP BEFORE RAILROAD AV		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 324	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 11,988	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: BANK DWY TO EXIT DWY

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: COP @ BUSINESS CENTER DWY		
Section ID: 80	End Location: COP @ LIBRARY LN		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 300	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 11,100	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: 995 DWY EAST			

Street Name: ADAMS ST

Street ID: ADAMS	Begin Location: END (E)		
Section ID: 90	End Location: COP @ BUSINESS CENTER DWY		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 280	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 10,360	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: NO DISTRESS			

Street Name: ALEXANDER CT

Street ID: ALEXAN	Begin Location: MAIN ST		
Section ID: 10	End Location: MAIN ST		
Functional Class: NCR - Proposed; Private; Non-County	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 510	Area ID: -		
Width (ft): 20	Funding Source: -		
Area (sq. ft.): 10,200	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: NO DISTRESS			

Street Name: ALLISON AV

Street ID: ALLISO	Begin Location: CHARTER OAK AV		
Section ID: 10	End Location: POPE ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 05/25/2017	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 890	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 31,150	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: BROWN TO DWY 936			

Street Name: ALLYN AV

Street ID: ALLYN	Begin Location: MADRONA ST		
Section ID: 10	End Location: PINE ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 430	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 15,910	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: ALLYN AV

Street ID: ALLYN	Begin Location: PINE ST		
Section ID: 20	End Location: ADAMS ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 440	Area ID: -		
Width (ft): 39	Funding Source: -		
Area (sq. ft.): 17,160	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: ALLYN AV

Street ID: ALLYN	Begin Location: ADAMS ST		
Section ID: 30	End Location: TAINTER ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 340	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 12,580	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: 1330 TO 1320

Street Name: ALLYN AV

Street ID: ALLYN	Begin Location: TAINTER ST		
Section ID: 40	End Location: SPRING ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 560	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 20,720	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: ANDREA AV

Street ID:	ANDREA	Begin Location:	KEARNEY ST
Section ID:	10	End Location:	OAK AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1986	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	410	Area ID:	-
Width (ft):	42	Funding Source:	-
Area (sq. ft.):	17,220	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: ARROWHEAD DR

Street ID:	ARROWH	Begin Location:	BCR @ SULPHUR SPRINGS RD
Section ID:	10	End Location:	END (S)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	750	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	24,750	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: BIRCH ST

Street ID:	BIRCH	Begin Location:	VALLEYVIEW ST
Section ID:	10	End Location:	NORTH CRANE AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2009	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	780	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	25,740	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: BROWN ST

Street ID:	BROWN	Begin Location:	ALLISON AV
Section ID:	10	End Location:	END (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/30/2020	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	490	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	16,170	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NEAR CHURCH DWY		

Street Name: CHABLIS CIR

Street ID:	CHABLI	Begin Location:	PINOT WAY
Section ID:	10 A	End Location:	500' NE/O PINT WAY (E)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	500	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	16,500	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: CHABLIS CIR

Street ID:	CHABLI	Begin Location:	PINOT WAY
Section ID:	10 B	End Location:	END
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	102	Area ID:	-
Width (ft):	65	Funding Source:	-
Area (sq. ft.):	6,630	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	Split From CHABLI10 8/19/2014 SHOULD BE RENAMED CHABLIS CT		

Street Name: CHABLIS CIR

Street ID:	CHABLI	Begin Location:	PINOT WY
Section ID:	20	End Location:	500' NE/O PINOT WY (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	490	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	16,170	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: CHARDONNAY WY

Street ID:	CHARDO	Begin Location:	SPRING ST
Section ID:	10	End Location:	PINOT WY
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	610	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	22,570	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	INSP UNIT - FH AT 1645 TO PL 1645		

Street Name: CHARTER OAK AV

Street ID:	CTROAK	Begin Location:	CARWASH
Section ID:	10	End Location:	END (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	640	Area ID:	-
Width (ft):	22	Funding Source:	-
Area (sq. ft.):	14,080	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: CHARTER OAK AV

Street ID:	CTROAK	Begin Location:	MAIN ST
Section ID:	20	End Location:	CARWASH
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	230	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	8,510	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: CHARTER OAK AV

Street ID:	CTROAK	Begin Location:	MAIN ST
Section ID:	30	End Location:	ALLISON AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	05/25/2017	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,130	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	39,550	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	DWY 931 TO DWY 943		

Street Name: CHILES AV

Street ID:	CHILES	Begin Location:	POPE ST
Section ID:	10	End Location:	SIGNORELLI CIR
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/05/2000	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,220	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	42,700	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: CHILES AV

Street ID: CHILES	Begin Location: SIGNORELLI CIR		
Section ID: 20	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/05/2000	No. Lanes: 2		
Cul-de-sac: Yes	General Code: -		
Length (ft): 530	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 18,550	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: CHRISTINE CT

Street ID: CHRIST	Begin Location: PARK ST		
Section ID: 10	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/30/2020	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 210	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 6,930	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: PARK TO 100' EAST

Street Name: CHURCH ST

Street ID: CHURCH	Begin Location: HUNT AV		
Section ID: 10	End Location: POPE ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1987	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 650	Area ID: -		
Width (ft): 29	Funding Source: -		
Area (sq. ft.): 18,850	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 1250 TO 1216 ENTRY

Street Name: COLLEGE AV

Street ID: COLLEG	Begin Location: POPE ST		
Section ID: 10 A	End Location: PVMNT CHG		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 06/13/2023	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 874	Area ID: -		
Width (ft): 34	Funding Source: -		
Area (sq. ft.): 29,716	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: EXTENDED PER CREEK VINEYARD PARCEL MAP - 360 FEET.

Street Name: COLLEGE AV

Street ID:	COLLEG	Begin Location:	PVMNT CHG
Section ID:	10 B	End Location:	END (S)
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	06/13/2023	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	356	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	12,104	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0

Comments: EXTENDED PER CREEK VINEYARD PARCEL MAP - 360 FEET.

Street Name: COLUMBARD CT

Street ID:	COLUMB	Begin Location:	CHARDONNAY WY
Section ID:	10	End Location:	END (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	430	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	14,190	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0

Comments: INSP UNIT - DWY 2611 TO 2623

Street Name: CRINELLA DR

Street ID:	CRINEL	Begin Location:	MAIN ST
Section ID:	10	End Location:	PARK ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/30/2020	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	340	Area ID:	-
Width (ft):	38	Funding Source:	-
Area (sq. ft.):	12,920	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0

Comments: 1160 TO 1140

Street Name: CRINELLA DR

Street ID:	CRINEL	Begin Location:	PARK ST
Section ID:	20	End Location:	PUMP STATION
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/30/2020	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	775	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	26,350	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0

Comments:

Street Name: CRINELLA DR

Street ID: CRINEL	Begin Location: PUMP STATION		
Section ID: 30	End Location: PARK ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/30/2020	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 740	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 24,420	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 1848 TO PP 257

Street Name: DAHLIA ST

Street ID: DAHLIA	Begin Location: MAGNOLIA AVE		
Section ID: 10	End Location: EL BONITA AV (N)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1975	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 266	Area ID: -		
Width (ft): 26	Funding Source: -		
Area (sq. ft.): 6,916	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: DORIS AV

Street ID: DORIS	Begin Location: VINEYARD AV		
Section ID: 10	End Location: END (W)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1970	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 120	Area ID: -		
Width (ft): 34	Funding Source: -		
Area (sq. ft.): 4,080	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: CR TO 100' EAST

Street Name: DORIS CT

Street ID: DORISC	Begin Location: VINEYARD AV		
Section ID: 10	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1970	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 190	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 6,650	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: CR TO 100' EAST

Street Name: DOWDELL LN

Street ID: DOWDEL	Begin Location: MAIN ST		
Section ID: 10	End Location: FOUNTAIN ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 220	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 8,140	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: NEAR SSMH			

Street Name: DOWDELL LN

Street ID: DOWDEL	Begin Location: FOUNTAIN ST		
Section ID: 20	End Location: MONTESSORI @ COP		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1983	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 930	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 34,410	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: DOWDELL LN

Street ID: DOWDEL	Begin Location: MONTESSORI @ COP		
Section ID: 30	End Location: HOUSE 867		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1975	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 260	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 7,800	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: DOWDELL LN

Street ID: DOWDEL	Begin Location: HOUSE 867		
Section ID: 40	End Location: HOUSE 759		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 450	Area ID: -		
Width (ft): 12	Funding Source: -		
Area (sq. ft.): 5,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: DOWDELL LN

Street ID:	DOWDEL	Begin Location:	HOUSE 759
Section ID:	50	End Location:	HOUSE 679
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1960	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	350	Area ID:	-
Width (ft):	11	Funding Source:	-
Area (sq. ft.):	3,850	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NEAR HOUSE 679		

Street Name: EDWARDS ST

Street ID:	EDWARD	Begin Location:	HUNT AV
Section ID:	10	End Location:	POPE ST
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	750	Area ID:	-
Width (ft):	31	Funding Source:	-
Area (sq. ft.):	23,250	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: EL BONITA AV

Street ID:	ELBONI	Begin Location:	LA QUINTA WY
Section ID:	10	End Location:	COP (CHANGE OF PAVEMENT)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/20/2018	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	150	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	4,950	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: EL BONITA AV

Street ID:	ELBONI	Begin Location:	COP (CHANGE OF PAVEMENT)
Section ID:	20	End Location:	DAHLIA ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/20/2018	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	108	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	3,564	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: EL BONITA AV

Street ID:	ELBONI	Begin Location:	DAHLIA ST
Section ID:	30	End Location:	BCR @ MAIN ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/20/2018	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,036	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	35,224	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: EL BONITA CT

Street ID:	ELBONICT	Begin Location:	EL BONITA AVE
Section ID:	10	End Location:	END
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/20/2018	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	120	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	8,313	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: ELMHURST AV

Street ID:	ELMHUR	Begin Location:	GRANGER WY
Section ID:	10	End Location:	SPRING MOUNTAIN RD
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	10/01/2009	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	470	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	15,510	ADT:	1405 8/31/2022 12:00:00 AM
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	1810 TO QUAIL		

Street Name: ELMHURST AV

Street ID:	ELMHUR	Begin Location:	MAIN ST
Section ID:	20	End Location:	GRANGER WY
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1986	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	775	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	25,575	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: FOUNTAIN ST

Street ID: FOUNT	Begin Location: DOWDELL LN		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1982	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 380	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 14,060	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: FROM CDS CR SOUTH			

Street Name: FULTON LN

Street ID: FULTON	Begin Location: MAIN ST		
Section ID: 10	End Location: RAILROAD AV		
Functional Class: C - Collector	Surface Type: C - AC/PCC		
Date of Construction: 01/01/1992	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 380	Area ID: -		
Width (ft): 31	Funding Source: -		
Area (sq. ft.): 11,780	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: FULTON LN

Street ID: FULTON	Begin Location: RAILROAD AV		
Section ID: 20	End Location: RR TRACKS		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1992	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 300	Area ID: -		
Width (ft): 22	Funding Source: -		
Area (sq. ft.): 6,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: FULTON LN

Street ID: FULTON	Begin Location: RR TRACKS		
Section ID: 30	End Location: 25 MPH SIGN		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 925	Area ID: -		
Width (ft): 14	Funding Source: -		
Area (sq. ft.): 12,950	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: FULTON LN

Street ID:	FULTON	Begin Location:	25 MPH SIGN
Section ID:	40	End Location:	END (E)/CITY LIMITS
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2009	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,420	Area ID:	-
Width (ft):	13	Funding Source:	-
Area (sq. ft.):	18,460	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: GRAYSON AV

Street ID:	GRAYSN	Begin Location:	SOUTH CRANE AV
Section ID:	10	End Location:	1120' E/O SOUTH CRANE AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,120	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	36,960	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: GRAYSON AV

Street ID:	GRAYSN	Begin Location:	1120' E/O SOUTH CRANE AV
Section ID:	20	End Location:	1940' E/O SOUTH CRANE AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	820	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	27,060	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	1434 MAILBOX TO POOL		

Street Name: GRAYSON AV

Street ID:	GRAYSN	Begin Location:	1940' E/O SOUTH CRANE AV
Section ID:	30	End Location:	MAIN ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	670	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	24,790	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: GROVE CT

Street ID: GROVE	Begin Location: HUNT AV		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2019	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 420	Area ID: -		
Width (ft): 34	Funding Source: -		
Area (sq. ft.): 14,280	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: 1375 TO 1355			

Street Name: HARVEST LN

Street ID: HARVES	Begin Location: STARR AV		
Section ID: 10	End Location: END (W)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 220	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 7,260	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: CDS RET EAST			

Street Name: HENRY CT

Street ID: HENRY	Begin Location: PARK ST		
Section ID: 10	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/30/2020	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 140	Area ID: -		
Width (ft): 34	Funding Source: -		
Area (sq. ft.): 4,760	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: PARK TO 100' EAST			

Street Name: HILLVIEW PL

Street ID: HILLVW	Begin Location: END (W)		
Section ID: 05	End Location: SCOTT ST		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/1975	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 160	Area ID: -		
Width (ft): 27	Funding Source: -		
Area (sq. ft.): 4,320	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: HILLVIEW PL

Street ID:	HILLVW	Begin Location:	SCOTT ST
Section ID:	10	End Location:	VINEYARD AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	350	Area ID:	-
Width (ft):	30	Funding Source:	-
Area (sq. ft.):	10,500	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HILLVIEW PL

Street ID:	HILLVW	Begin Location:	VINEYARD AV
Section ID:	20	End Location:	STOCKTON ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	350	Area ID:	-
Width (ft):	28	Funding Source:	-
Area (sq. ft.):	9,800	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HILLVIEW PL

Street ID:	HILLVW	Begin Location:	STOCKTON ST
Section ID:	30	End Location:	SPRING MOUNTAIN RD
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	360	Area ID:	-
Width (ft):	30	Funding Source:	-
Area (sq. ft.):	10,800	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	1580 TO 1520		

Street Name: HILLVIEW PL

Street ID:	HILLVW	Begin Location:	SPRING MOUNTAIN RD
Section ID:	40	End Location:	OAK AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1993	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	770	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	26,180	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: HOWELL MOUNTAIN RD

Street ID:	HOWMTN	Begin Location:	SILVERADO TRAIL
Section ID:	10	End Location:	MEADOWWOOD LN
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1988	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	910	Area ID:	-
Width (ft):	21	Funding Source:	-
Area (sq. ft.):	19,110	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HOWELL MOUNTAIN RD

Street ID:	HOWMTN	Begin Location:	MEADOWWOOD LN
Section ID:	20	End Location:	OAKWOOD LN
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,080	Area ID:	-
Width (ft):	19	Funding Source:	-
Area (sq. ft.):	20,520	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HOWELL MOUNTAIN RD

Street ID:	HOWMTN	Begin Location:	OAKWOOD LN
Section ID:	30	End Location:	RIDGEVIEW LN
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,260	Area ID:	-
Width (ft):	20	Funding Source:	-
Area (sq. ft.):	25,200	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	PP AT OAKWOOD EAST		

Street Name: HOWELL MOUNTAIN RD

Street ID:	HOWMTN	Begin Location:	RIDGEVIEW LN
Section ID:	40	End Location:	CITY LIMITS
Functional Class:	C - Collector	Surface Type:	A - AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	2,310	Area ID:	-
Width (ft):	23	Funding Source:	-
Area (sq. ft.):	53,130	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	DWY 1881 WEST		

Street Name: HOWELL MOUNTAIN RD

Street ID:	HOWMTN	Begin Location:	CITY LIMITS (N)
Section ID:	50	End Location:	CITY LIMITS (S)
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1990	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	720	Area ID:	-
Width (ft):	22	Funding Source:	-
Area (sq. ft.):	15,840	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HUDSON AV

Street ID:	HUDSON	Begin Location:	MADRONA ST
Section ID:	10	End Location:	ADAMS ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1978	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	845	Area ID:	-
Width (ft):	32	Funding Source:	-
Area (sq. ft.):	27,040	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HUDSON AV

Street ID:	HUDSON	Begin Location:	ADAMS ST
Section ID:	20	End Location:	SPRING ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1978	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	870	Area ID:	-
Width (ft):	32	Funding Source:	-
Area (sq. ft.):	27,840	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	INSP UNIT - FRONTING VINEYARD		

Street Name: HUDSON AV

Street ID:	HUDSON	Begin Location:	SPRING ST
Section ID:	30	End Location:	BIRCH ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1978	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,080	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	36,720	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: HUNT AV

Street ID: HUNT	Begin Location: MAIN ST		
Section ID: 10	End Location: CHURCH ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 276	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 11,040	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: PP AT RAILROAD

Street Name: HUNT AV

Street ID: HUNT	Begin Location: CHURCH ST		
Section ID: 20	End Location: EDWARDS ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 325	Area ID: -		
Width (ft): 36	Funding Source: -		
Area (sq. ft.): 11,700	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: EDWARDS TO PP 219

Street Name: HUNT AV

Street ID: HUNT	Begin Location: EDWARDS ST		
Section ID: 30	End Location: JUNE LN		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 485	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 16,975	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: HUNT AV

Street ID: HUNT	Begin Location: JUNE LN		
Section ID: 40	End Location: GROVE CT		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 670	Area ID: -		
Width (ft): 32	Funding Source: -		
Area (sq. ft.): 21,440	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY AT 830 WEST

Street Name: HUNT AV

Street ID: HUNT	Begin Location: GROVE CT		
Section ID: 50	End Location: MONTE VISTA		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 240	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 8,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: CR AT MONTE VISTA WEST

Street Name: HUNT AV

Street ID: HUNT	Begin Location: MONTE VISTA		
Section ID: 60	End Location: STARR AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 530	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 15,900	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 707 TO DWY 709

Street Name: JUNE LN

Street ID: JUNELN	Begin Location: HUNT AV		
Section ID: 10	End Location: CHILES AV		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/06/1997	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 245	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 8,575	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: KEARNEY ST

Street ID: KEARN	Begin Location: HILLVIEW PL		
Section ID: 10	End Location: MADRONA ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1986	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 540	Area ID: -		
Width (ft): 42	Funding Source: -		
Area (sq. ft.): 22,680	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: KEARNEY ST

Street ID:	KEARN	Begin Location:	MADRONA ST
Section ID:	20	End Location:	PINE ST
Functional Class:	R - Residential/Local	Surface Type:	C - AC/PCC
Date of Construction:	01/01/1987	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	370	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	10,730	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: KEARNEY ST

Street ID:	KEARN	Begin Location:	PINE ST
Section ID:	30	End Location:	ADAMS ST
Functional Class:	R - Residential/Local	Surface Type:	C - AC/PCC
Date of Construction:	01/01/1987	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	590	Area ID:	-
Width (ft):	28	Funding Source:	-
Area (sq. ft.):	16,520	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: KEARNEY ST

Street ID:	KEARN	Begin Location:	TAINTER ST
Section ID:	40	End Location:	SPRING ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	390	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	9,360	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: KENNEDY CT

Street ID:	KENNED	Begin Location:	LA QUINTA WY
Section ID:	10	End Location:	END (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/19/2018	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	390	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	12,870	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	PL 1530		

Street Name: KIDD RANCH RD

Street ID: KIDDRD	Begin Location: MCCORKLE AV		
Section ID: 10	End Location: END (S)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/05/1998	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 485	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 12,125	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: LA FATA ST

Street ID: LAFATA	Begin Location: DOWDELL LN		
Section ID: 10	End Location: MILLS LN		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 550	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 20,350	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: TRUCK DOCK NO. 1

Street Name: LA FATA ST

Street ID: LAFATA	Begin Location: DOWDELL LN		
Section ID: 20	End Location: VINTAGE AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 890	Area ID: -		
Width (ft): 38	Funding Source: -		
Area (sq. ft.): 33,820	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NO DISTRESS

Street Name: LA QUINTA WY

Street ID: LAQUIN	Begin Location: END (N)		
Section ID: 10	End Location: END (S)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/19/2018	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 360	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 11,880	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: CURB RET AT KENNEDY

Street Name: LIBRARY LN

Street ID: LIBRAR	Begin Location: ADAMS ST		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/1981	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 460	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 17,020	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 1451 TO BANK DWY

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: REISLING WY		
Section ID: 10	End Location: FIR HILL DR		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1970	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 1,040	Area ID: -		
Width (ft): 20	Funding Source: -		
Area (sq. ft.): 20,800	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: FRONTING 2212

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: FIR HILL DR		
Section ID: 20	End Location: SPOTSWOOD (ROAD WIDENS)		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1970	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 770	Area ID: -		
Width (ft): 17	Funding Source: -		
Area (sq. ft.): 13,090	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: SPOTSWOOD (ROAD WIDENS)		
Section ID: 25	End Location: HUDSON AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1992	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 330	Area ID: -		
Width (ft): 29	Funding Source: -		
Area (sq. ft.): 9,570	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: HUDSON AV		
Section ID: 30	End Location: SCOTT ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 660	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 26,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: DWY 1860			

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: SCOTT ST		
Section ID: 40	End Location: VINEYARD AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 355	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 14,200	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: FRONTING 1722			

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: VINEYARD AV		
Section ID: 50	End Location: SPRING MOUNTAIN RD		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 725	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 29,000	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: SPRING MOUNTAIN RD		
Section ID: 60	End Location: OAK AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1995	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 690	Area ID: -		
Width (ft): 32	Funding Source: -		
Area (sq. ft.): 22,080	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: KEARNY TO 1341			

Street Name: MADRONA ST

Street ID: MADRON	Begin Location: OAK AV		
Section ID: 70	End Location: MAIN ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1995	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 350	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 10,500	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NO DISTRESS

Street Name: MAGNOLIA AVE

Street ID: MAGNO	Begin Location: ROSEBUD LN		
Section ID: 10	End Location: E END		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 181	Area ID: -		
Width (ft): 26	Funding Source: -		
Area (sq. ft.): 4,706	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: MAGNOLIA AVE

Street ID: MAGNO	Begin Location: ROSEBUD LN		
Section ID: 20	End Location: DAHLIA ST		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 539	Area ID: -		
Width (ft): 26	Funding Source: -		
Area (sq. ft.): 14,014	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: MARIPOSA LN

Street ID: MARIPO	Begin Location: MCCORKLE AV		
Section ID: 10	End Location: POPE ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1982	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 695	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 22,935	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: SL AT GRANADA CT

Street Name: MCCORKLE AV

Street ID:	MCCORK	Begin Location:	END (W)
Section ID:	10	End Location:	ALLISON AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/30/2019	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	300	Area ID:	-
Width (ft):	27	Funding Source:	-
Area (sq. ft.):	8,100	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MCCORKLE AV

Street ID:	MCCORK	Begin Location:	ALLISON AV
Section ID:	20	End Location:	MARIPOSA LN
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	320	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	7,680	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	COR. PIC. FENCE		

Street Name: MCCORKLE AV

Street ID:	MCCORK	Begin Location:	MARIPOSA LN
Section ID:	30	End Location:	END (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1986	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	760	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	22,040	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MCCORMICK ST

Street ID:	MCCORM	Begin Location:	DOWDELL LN
Section ID:	10	End Location:	VINTAGE AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	915	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	33,855	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MEADOWCREEK CIR

Street ID:	MEADCK	Begin Location:	STARR AV (N)
Section ID:	10	End Location:	STARR AV (S)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1997	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,110	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	37,740	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MILLS LN

Street ID:	MILLS	Begin Location:	MAIN ST
Section ID:	10	End Location:	LA FATA ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1960	No. Lanes:	1
Cul-de-sac:	No	General Code:	-
Length (ft):	870	Area ID:	-
Width (ft):	14	Funding Source:	-
Area (sq. ft.):	12,180	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	VINEYARD RD		

Street Name: MILLS LN

Street ID:	MILLS	Begin Location:	LA FATA ST
Section ID:	20	End Location:	MAILBOX 458 (COP)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1960	No. Lanes:	1
Cul-de-sac:	No	General Code:	-
Length (ft):	2,110	Area ID:	-
Width (ft):	14	Funding Source:	-
Area (sq. ft.):	29,540	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MILLS LN

Street ID:	MILLS	Begin Location:	MAILBOX 458 (COP)
Section ID:	30	End Location:	END (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1960	No. Lanes:	1
Cul-de-sac:	No	General Code:	-
Length (ft):	1,170	Area ID:	-
Width (ft):	14	Funding Source:	-
Area (sq. ft.):	16,380	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MITCHELL DR

Street ID:	MITCH	Begin Location:	NORTH CRANE AV
Section ID:	10	End Location:	VOORHEES CIR
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1993	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	300	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	8,700	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MITCHELL DR

Street ID:	MITCH	Begin Location:	VOORHEES CIR (W)
Section ID:	20	End Location:	VOORHEES CIR (E)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1993	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	585	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	16,965	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	MID BLOCK		

Street Name: MITCHELL DR

Street ID:	MITCH	Begin Location:	VOORHEES CIR
Section ID:	30	End Location:	ST JAMES DR
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1988	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	580	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	16,820	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MITCHELL DR

Street ID:	MITCH	Begin Location:	ST JAMES DR
Section ID:	40	End Location:	OAK AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1985	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	490	Area ID:	-
Width (ft):	36	Funding Source:	-
Area (sq. ft.):	17,640	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: MITCHELL DR

Street ID: MITCH	Begin Location: OAK AV		
Section ID: 50	End Location: BCR @ MAIN ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1985	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 335	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 13,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: MONEY WY

Street ID: MONEY	Begin Location: SPRING ST		
Section ID: 10	End Location: ADAMS ST		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/1983	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 820	Area ID: -		
Width (ft): 20	Funding Source: -		
Area (sq. ft.): 16,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: MONTE VISTA

Street ID: MONVIS	Begin Location: HUNT AV		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2019	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 375	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 12,375	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: 1313 NORTH			

Street Name: NORTH CRANE AV

Street ID: NCRANE	Begin Location: SPRING ST		
Section ID: 10	End Location: MITCHELL DR		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 715	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 21,450	ADT: 415	8/31/2022 12:00:00 AM	
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: NORTH CRANE AV

Street ID:	NCRANE	Begin Location:	MITCHELL DR
Section ID:	20	End Location:	END (S)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1993	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	717	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	25,095	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: OAK AV

Street ID:	OAK	Begin Location:	HILLVIEW pL
Section ID:	10	End Location:	MADRONA ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1993	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	550	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	20,350	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: OAK AV

Street ID:	OAK	Begin Location:	MADRONA ST
Section ID:	20	End Location:	PINE ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	415	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	14,110	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: OAK AV

Street ID:	OAK	Begin Location:	PINE ST
Section ID:	30	End Location:	ADAMS ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	590	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	20,060	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: OAK AV

Street ID: OAK	Begin Location: ADAMS ST		
Section ID: 40	End Location: TAINTER ST		
Functional Class: C - Collector	Surface Type: A - AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 460	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 17,020	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: SCHOOL DWY TO 100' SOUTH

Street Name: OAK AV

Street ID: OAK	Begin Location: TAINTER ST		
Section ID: 50	End Location: SPRING ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 390	Area ID: -		
Width (ft): 40	Funding Source: -		
Area (sq. ft.): 15,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: SPRING TO CHURCH DWY

Street Name: OAK AV

Street ID: OAK	Begin Location: SPRING ST		
Section ID: 60	End Location: MITCHELL DR		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 460	Area ID: -		
Width (ft): 36	Funding Source: -		
Area (sq. ft.): 16,560	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: OLIVE AV

Street ID: OLIVE	Begin Location: HUDSON ST		
Section ID: 10	End Location: VALLEYVIEW ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 610	Area ID: -		
Width (ft): 34	Funding Source: -		
Area (sq. ft.): 20,740	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: PARK ST

Street ID: PARK	Begin Location: PRATT AV		
Section ID: 10	End Location: CHRISTINE CT		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/30/2020	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 670	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 24,790	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: PL 1763 TO PP			

Street Name: PARK ST

Street ID: PARK	Begin Location: CHRISTINE CT		
Section ID: 20	End Location: CRINELLA DR		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 09/30/2020	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 445	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 16,465	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: DWY 1707			

Street Name: PAULSON CT

Street ID: PAULSN	Begin Location: POPE ST		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/05/2000	No. Lanes: 2		
Cul-de-sac: Yes	General Code: -		
Length (ft): 415	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 14,525	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PINE ST

Street ID: PINE	Begin Location: HUDSON AV		
Section ID: 10	End Location: ALLYN AV		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 610	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 20,130	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PINE ST

Street ID: PINE	Begin Location: ALLYN AV		
Section ID: 20	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 480	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 15,840	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PINE ST

Street ID: PINE	Begin Location: STOCKTON ST		
Section ID: 30	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 06/01/2007	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 430	Area ID: -		
Width (ft): 36	Funding Source: -		
Area (sq. ft.): 15,480	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: DWY 1528 100' WEST			

Street Name: PINE ST

Street ID: PINE	Begin Location: KEARNEY ST		
Section ID: 40	End Location: OAK AV		
Functional Class: R - Residential/Local	Surface Type: C - AC/PCC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 400	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 10,000	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PINE ST

Street ID: PINE	Begin Location: OAK AV		
Section ID: 50	End Location: MAIN ST		
Functional Class: R - Residential/Local	Surface Type: C - AC/PCC		
Date of Construction: 01/01/1970	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 314	Area ID: -		
Width (ft): 36	Funding Source: -		
Area (sq. ft.): 11,304	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: FRONTING 1222			

Street Name: PINE ST

Street ID: PINE	Begin Location: MAIN ST		
Section ID: 60	End Location: FIRE STATION		
Functional Class: R - Residential/Local	Surface Type: C - AC/PCC		
Date of Construction: 01/01/1950	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 154	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 5,082	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: MAIN TO 100' EAST			

Street Name: PINOT WY

Street ID: PINOT	Begin Location: SYLVANER AV		
Section ID: 10	End Location: CHABLIS CIR		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 290	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 9,570	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PINOT WY

Street ID: PINOT	Begin Location: CHABLIS CIR		
Section ID: 20	End Location: CHARDONNAY WY		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 370	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 12,210	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: INSP UNIT - 1623 TO DWY 2611			

Street Name: PINOT WY

Street ID: PINOT	Begin Location: CHARDONNAY WY		
Section ID: 30	End Location: END (E)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 575	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 18,975	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: POPE ST

Street ID: POPE	Begin Location: MAIN ST		
Section ID: 10	End Location: CHURCH ST		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 230	Area ID: -		
Width (ft): 39	Funding Source: -		
Area (sq. ft.): 8,970	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY BY RR TO CHURCH ST

Street Name: POPE ST

Street ID: POPE	Begin Location: CHURCH ST		
Section ID: 20	End Location: EDWARDS ST		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 350	Area ID: -		
Width (ft): 42	Funding Source: -		
Area (sq. ft.): 14,700	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: POPE ST

Street ID: POPE	Begin Location: EDWARDS ST		
Section ID: 25	End Location: CHILES AV		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 320	Area ID: -		
Width (ft): 42	Funding Source: -		
Area (sq. ft.): 13,440	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 935 TO DWY 963

Street Name: POPE ST

Street ID: POPE	Begin Location: CHILES AV		
Section ID: 30	End Location: ALLISON AV		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 266	Area ID: -		
Width (ft): 23	Funding Source: -		
Area (sq. ft.): 6,118	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: 913 TO MID BRIDGE

Street Name: POPE ST

Street ID: POPE	Begin Location: ALLISON AV		
Section ID: 40	End Location: MARIPOSA LN		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 08/01/2013	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 450	Area ID: -		
Width (ft): 38	Funding Source: -		
Area (sq. ft.): 17,100	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 1821 TO 25 MPH

Street Name: POPE ST

Street ID: POPE	Begin Location: MARIPOSA LN		
Section ID: 50	End Location: STARR AV		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 750	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 27,750	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 605 TO WEST

Street Name: POPE ST

Street ID: POPE	Begin Location: STARR AV		
Section ID: 60	End Location: PEPPERTREE CIR		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 06/13/2023	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 575	Area ID: -		
Width (ft): 28	Funding Source: -		
Area (sq. ft.): 16,100	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: POPE ST

Street ID: POPE	Begin Location: PEPPERTREE CIR		
Section ID: 70	End Location: COLLEGE AV		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 630	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 20,790	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: COR VINEYARD BY COLLEGE WEST

Street Name: POPE ST

Street ID: POPE	Begin Location: COLLEGE AV		
Section ID: 80	End Location: BEGIN BRIDGE		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 01/01/1993	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 400	Area ID: -		
Width (ft): 39	Funding Source: -		
Area (sq. ft.): 15,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: POPE ST

Street ID: POPE	Begin Location: BEGIN BRIDGE		
Section ID: 90	End Location: SILVERADO TRAIL		
Functional Class: A - Arterial	Surface Type: A - AC		
Date of Construction: 07/01/2010	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 500	Area ID: -		
Width (ft): 21	Funding Source: -		
Area (sq. ft.): 10,500	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PRATT AV

Street ID: PRATT	Begin Location: MAIN ST		
Section ID: 10	End Location: RR TRACKS		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1983	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 1,300	Area ID: -		
Width (ft): 35	Funding Source: -		
Area (sq. ft.): 45,500	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PRATT AV

Street ID: PRATT	Begin Location: RR TRACKS		
Section ID: 20	End Location: END OF CURB		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1983	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 360	Area ID: -		
Width (ft): 41	Funding Source: -		
Area (sq. ft.): 14,760	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: PRATT AV

Street ID:	PRATT	Begin Location:	END OF CURB
Section ID:	30	End Location:	2000' FROM BRIDGE (35 MPH SIGN
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1983	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	760	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	18,240	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: PRATT AV

Street ID:	PRATT	Begin Location:	2000' FROM BRIDGE (35 MPH SIGN
Section ID:	40	End Location:	BRIDGE
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1983	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	2,080	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	49,920	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: PRATT AV

Street ID:	PRATT	Begin Location:	BRIDGE
Section ID:	50	End Location:	BRIDGE
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1983	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,000	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	24,000	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: QUAIL CT

Street ID:	QUAIL	Begin Location:	ELMHURST AV
Section ID:	10	End Location:	END (N)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	440	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	14,520	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: RAILROAD AV

Street ID: RAILRD	Begin Location: FIRE STATION		
Section ID: 10	End Location: FULTON LN		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 615	Area ID: -		
Width (ft): 30	Funding Source: -		
Area (sq. ft.): 18,450	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 1540 TO 1572

Street Name: RAILROAD AV

Street ID: RAILRD	Begin Location: ADAMS ST		
Section ID: 20	End Location: FIRE STATION		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 490	Area ID: -		
Width (ft): 32	Funding Source: -		
Area (sq. ft.): 15,680	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: PP AT COR SHED NORTH

Street Name: RAILROAD AV

Street ID: RAILRD	Begin Location: HUNT AV		
Section ID: 30	End Location: ADAMS ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 530	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 17,490	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: RIESLING WY

Street ID: RIESL	Begin Location: SYLVANER AV		
Section ID: 10	End Location: MADRONA ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 470	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 17,390	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: ROSEBUD LN

Street ID:	ROSE	Begin Location:	EL BONITA AV
Section ID:	10	End Location:	SULPHER SPRINGS
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	718	Area ID:	-
Width (ft):	28	Funding Source:	-
Area (sq. ft.):	20,104	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	SHOULD BE RENAMED AS ROSEBUD LN		

Street Name: SCOTT ST

Street ID:	SCOTT	Begin Location:	HILLVIEW PL
Section ID:	10	End Location:	END (N)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	525	Area ID:	-
Width (ft):	32	Funding Source:	-
Area (sq. ft.):	16,800	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	FRONTAGE 1745		

Street Name: SCOTT ST

Street ID:	SCOTT	Begin Location:	MADRONA ST
Section ID:	20	End Location:	HILLVIEW PL
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1975	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	540	Area ID:	-
Width (ft):	32	Funding Source:	-
Area (sq. ft.):	17,280	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SIGNORELLI CIR

Street ID:	SIGNOR	Begin Location:	CHILES AV
Section ID:	10	End Location:	CHILES AV
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/05/2000	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,055	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	36,925	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SILVERADO TR

Street ID: SILVER	Begin Location: 175' N/O HOWELL MOUNTAIN RD		
Section ID: 10	End Location: CITY LIMITS (S)		
Functional Class: A - Arterial	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 1,475	Area ID: -		
Width (ft): 44	Funding Source: -		
Area (sq. ft.): 64,900	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SOUTH CRANE AV

Street ID: SCRANE	Begin Location: SE END OF BRIDGE		
Section ID: 10	End Location: GRAYSON AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 475	Area ID: -		
Width (ft): 24	Funding Source: -		
Area (sq. ft.): 11,400	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SOUTH CRANE AV

Street ID: SCRANE	Begin Location: GRAYSON AV		
Section ID: 15	End Location: VALLEJO ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 410	Area ID: -		
Width (ft): 31	Funding Source: -		
Area (sq. ft.): 12,710	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 475 TO DWY 453

Street Name: SOUTH CRANE AV

Street ID: SCRANE	Begin Location: VALLEJO ST		
Section ID: 20	End Location: SULPHUR SPRINGS AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1990	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 2,015	Area ID: -		
Width (ft): 24	Funding Source: -		
Area (sq. ft.): 48,360	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: MIDDLE OF VINEYARD

Street Name: SPRING MOUNTAIN CT

Street ID: SPGMTC	Begin Location: SPRING MOUNTAIN RD		
Section ID: 10	End Location: END (S)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1977	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 1,000	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 33,000	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NEAR 1825

Street Name: SPRING MOUNTAIN RD

Street ID: SPGMTN	Begin Location: CITY LIMIT (N)		
Section ID: 10	End Location: 800' S/O CITY LIMIT		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1985	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 800	Area ID: -		
Width (ft): 22	Funding Source: -		
Area (sq. ft.): 17,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: FALCONCREST DWY

Street Name: SPRING MOUNTAIN RD

Street ID: SPGMTN	Begin Location: 800' S/O CITY LIMIT		
Section ID: 20	End Location: 1600' S/O CITY LIMIT		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 800	Area ID: -		
Width (ft): 22	Funding Source: -		
Area (sq. ft.): 17,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NEAR WOODEN BRIDGE

Street Name: SPRING MOUNTAIN RD

Street ID: SPGMTN	Begin Location: 1600' S/O CITY LIMIT		
Section ID: 30	End Location: 2400' S/O CITY LIMIT		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1980	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 800	Area ID: -		
Width (ft): 22	Funding Source: -		
Area (sq. ft.): 17,600	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NEAR BOYSON LN

Street Name: SPRING MOUNTAIN RD

Street ID:	SPGMTN	Begin Location:	2400' W/O CITY LIMIT
Section ID:	40	End Location:	SPRING MOUNTAIN CT
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	08/01/2013	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	810	Area ID:	-
Width (ft):	27	Funding Source:	-
Area (sq. ft.):	21,870	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SPRING MOUNTAIN RD

Street ID:	SPGMTN	Begin Location:	SPRING MOUNTAIN CT
Section ID:	50	End Location:	ELMHURST AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	08/01/2013	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	570	Area ID:	-
Width (ft):	36	Funding Source:	-
Area (sq. ft.):	20,520	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SPRING MOUNTAIN RD

Street ID:	SPGMTN	Begin Location:	ELMHURST AV
Section ID:	60	End Location:	HILLVIEW PL
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	08/01/2013	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	560	Area ID:	-
Width (ft):	31	Funding Source:	-
Area (sq. ft.):	17,360	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: SPRING MOUNTAIN RD

Street ID:	SPGMTN	Begin Location:	HILLVIEW PL
Section ID:	70	End Location:	MADRONA ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	540	Area ID:	-
Width (ft):	31	Funding Source:	-
Area (sq. ft.):	16,740	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: SPRING ST

Street ID:	SPRING	Begin Location:	CITY LIMITS
Section ID:	05	End Location:	639' W/O SYLVANER AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2019	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,215	Area ID:	-
Width (ft):	21	Funding Source:	-
Area (sq. ft.):	25,515	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SPRING ST

Street ID:	SPRING	Begin Location:	639' W/O SYLVANER AV
Section ID:	10	End Location:	SYLVANER AV (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2019	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	639	Area ID:	-
Width (ft):	18	Funding Source:	-
Area (sq. ft.):	11,502	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SPRING ST

Street ID:	SPRING	Begin Location:	SYLVANER AV (W)
Section ID:	15	End Location:	CHARDONNAY WY
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2019	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	760	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	26,600	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SPRING ST

Street ID:	SPRING	Begin Location:	CHARDONNAY WY
Section ID:	20	End Location:	SYLVANER AV (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	10/01/2019	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	910	Area ID:	-
Width (ft):	35	Funding Source:	-
Area (sq. ft.):	31,850	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	INSP UNIT - SPEED LIM SIGN AT CEMETARY		

Street Name: SPRING ST

Street ID: SPRING	Begin Location: SYLVANER AV (E)		
Section ID: 25	End Location: VALLEYVIEW ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2019	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 580	Area ID: -		
Width (ft): 36	Funding Source: -		
Area (sq. ft.): 20,880	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: SPRING ST

Street ID: SPRING	Begin Location: VALLEYVIEW ST		
Section ID: 30	End Location: HUDSON AV (W)		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 610	Area ID: -		
Width (ft): 39	Funding Source: -		
Area (sq. ft.): 23,790	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: SPRING ST

Street ID: SPRING	Begin Location: HUDSON AV (W)		
Section ID: 35	End Location: ALLYN AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 370	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 12,210	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: SPRING ST

Street ID: SPRING	Begin Location: ALLYN AV		
Section ID: 40	End Location: STOCKTON ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 870	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 32,190	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: 1626 TO 100' WEST			

Street Name: SPRING ST

Street ID: SPRING	Begin Location: STOCKTON ST		
Section ID: 45	End Location: KEARNEY ST		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1975	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 690	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 25,530	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: DWY 143 TO 100' WEST

Street Name: SPRING ST

Street ID: SPRING	Begin Location: KEARNEY ST		
Section ID: 50	End Location: OAK AV		
Functional Class: C - Collector	Surface Type: O - AC/AC		
Date of Construction: 01/01/1975	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 390	Area ID: -		
Width (ft): 37	Funding Source: -		
Area (sq. ft.): 14,430	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: CHURCH DWY 100' EAST

Street Name: SPRING ST

Street ID: SPRING	Begin Location: OAK AV		
Section ID: 55	End Location: BCR @ MAIN ST		
Functional Class: C - Collector	Surface Type: C - AC/PCC		
Date of Construction: 01/01/1945	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 330	Area ID: -		
Width (ft): 29	Funding Source: -		
Area (sq. ft.): 9,570	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SPRINGBROOK CT

Street ID: SPRBRK	Begin Location: SPRING ST		
Section ID: 10	End Location: END (N)		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1984	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 470	Area ID: -		
Width (ft): 33	Funding Source: -		
Area (sq. ft.): 15,510	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: STARR AV

Street ID:	STARR	Begin Location:	HUNT AV
Section ID:	10	End Location:	HARVEST LN
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	935	Area ID:	-
Width (ft):	47	Funding Source:	-
Area (sq. ft.):	43,945	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: STARR AV

Street ID:	STARR	Begin Location:	HARVEST LN
Section ID:	20	End Location:	POPE ST
Functional Class:	C - Collector	Surface Type:	A - AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	385	Area ID:	-
Width (ft):	47	Funding Source:	-
Area (sq. ft.):	18,095	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: STOCKTON ST

Street ID:	STOCKT	Begin Location:	HILLVIEW PL
Section ID:	10	End Location:	END (N)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1983	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	480	Area ID:	-
Width (ft):	31	Funding Source:	-
Area (sq. ft.):	14,880	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: STOCKTON ST

Street ID:	STOCKT	Begin Location:	HILLVIEW PL
Section ID:	20	End Location:	MADRONA ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1983	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	540	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	15,660	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: STOCKTON ST

Street ID: STOCKT	Begin Location: MADRONA ST		
Section ID: 30	End Location: PINE ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 395	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 9,875	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments: 1445 TO 1441			

Street Name: STOCKTON ST

Street ID: STOCKT	Begin Location: PINE ST		
Section ID: 40	End Location: ADAMS ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 460	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 11,500	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: STOCKTON ST

Street ID: STOCKT	Begin Location: ADAMS ST		
Section ID: 50	End Location: TAINTER ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 06/13/2023	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 447	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 11,175	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: STOCKTON ST

Street ID: STOCKT	Begin Location: TAINTER ST		
Section ID: 60	End Location: BCR @ SPRING ST		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 10/01/2009	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 410	Area ID: -		
Width (ft): 25	Funding Source: -		
Area (sq. ft.): 10,250	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	
Comments:			

Street Name: STRALLA CT

Street ID: STRALL	Begin Location: POPE ST		
Section ID: 10	End Location: END (S)		
Functional Class: R - Residential/Local	Surface Type: A - AC		
Date of Construction: 01/01/1995	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 90	Area ID: -		
Width (ft): 24	Funding Source: -		
Area (sq. ft.): 2,160	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments: NO DISTRESS

Street Name: SULPHUR SPRINGS AV

Street ID: SULSPR	Begin Location: END (NW)		
Section ID: 10	End Location: VALLEJO EXTENSION		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1978	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 576	Area ID: -		
Width (ft): 18	Funding Source: -		
Area (sq. ft.): 10,368	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SULPHUR SPRINGS AV

Street ID: SULSPR	Begin Location: VALLEJO EXTENSION		
Section ID: 20	End Location: 2401 SULPHER SPRINGS AVE		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1978	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 1,480	Area ID: -		
Width (ft): 18	Funding Source: -		
Area (sq. ft.): 14,800	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SULPHUR SPRINGS AV

Street ID: SULSPR	Begin Location: 2401 SULPHER SPRINGS AVE		
Section ID: 30	End Location: 2,410' E/O VALLEJO EXTENSION		
Functional Class: R - Residential/Local	Surface Type: O - AC/AC		
Date of Construction: 01/01/1978	No. Lanes: 2		
Cul-de-sac: No	General Code: -		
Length (ft): 930	Area ID: -		
Width (ft): 21	Funding Source: -		
Area (sq. ft.): 19,530	ADT:		
Traffic Index:	Slab Length: 0.00		
Parking Lot Type:	Slab Width: 0.00	# of Slabs: 0	

Comments:

Street Name: SULPHUR SPRINGS AV

Street ID:	SULSPR	Begin Location:	2,410' E/O VALLEJO EXTENSION
Section ID:	40	End Location:	3,180' E/O VALLEJO EXTENSION
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1978	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	770	Area ID:	-
Width (ft):	21	Funding Source:	-
Area (sq. ft.):	16,170	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SULPHUR SPRINGS AV

Street ID:	SULSPR	Begin Location:	3,180' E/O VALLEJO EXTENSION
Section ID:	50	End Location:	SOUTH CRANE AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1978	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,160	Area ID:	-
Width (ft):	18	Funding Source:	-
Area (sq. ft.):	20,880	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SULPHUR SPRINGS AV

Street ID:	SULSPR	Begin Location:	SOUTH CRANE AV
Section ID:	60	End Location:	ARROWHEAD DR
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,175	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	28,200	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SULPHUR SPRINGS AV

Street ID:	SULSPR	Begin Location:	ARROWHEAD DR
Section ID:	70	End Location:	1,035' S/O ARROWHEAD DR
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,035	Area ID:	-
Width (ft):	24	Funding Source:	-
Area (sq. ft.):	24,840	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SULPHUR SPRINGS AV

Street ID:	SULSPR	Begin Location:	1,035' S/O ARROWHEAD DR
Section ID:	80	End Location:	MAIN ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	440	Area ID:	-
Width (ft):	38	Funding Source:	-
Area (sq. ft.):	16,720	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SYLVANER AV

Street ID:	SYLVAN	Begin Location:	SPRING ST (E)
Section ID:	10	End Location:	900' N/O SPRING ST (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	900	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	33,300	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SYLVANER AV

Street ID:	SYLVAN	Begin Location:	900' N/O SPRING ST (E)
Section ID:	20	End Location:	RIESLING WY
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	780	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	28,860	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SYLVANER AV

Street ID:	SYLVAN	Begin Location:	RIESLING WY
Section ID:	30	End Location:	PINOT WY
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	840	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	31,080	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: SYLVANER AV

Street ID:	SYLVAN	Begin Location:	PINOT WY
Section ID:	40	End Location:	SPRING ST (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1984	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	730	Area ID:	-
Width (ft):	37	Funding Source:	-
Area (sq. ft.):	27,010	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: TAINTER ST

Street ID:	TAINT	Begin Location:	ALLYN AV
Section ID:	10	End Location:	STOCKTON ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	740	Area ID:	-
Width (ft):	30	Funding Source:	-
Area (sq. ft.):	22,200	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: TAINTER ST

Street ID:	TAINT	Begin Location:	STOCKTON ST
Section ID:	20	End Location:	KEARNEY ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	710	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	20,590	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	NO DISTRESS		

Street Name: TAINTER ST

Street ID:	TAINT	Begin Location:	KEARNEY ST
Section ID:	30	End Location:	OAK AV
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	390	Area ID:	-
Width (ft):	29	Funding Source:	-
Area (sq. ft.):	11,310	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VALLEJO ST

Street ID:	VALLEJ	Begin Location:	SOUTH CRANE AV
Section ID:	30	End Location:	1,270' W/O SOUTH CRANE AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1990	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,270	Area ID:	-
Width (ft):	15	Funding Source:	-
Area (sq. ft.):	19,050	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VALLEYVIEW ST

Street ID:	VAVIEW	Begin Location:	SPRING ST
Section ID:	10	End Location:	BIRCH AV
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1996	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,043	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	35,462	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VALLEYVIEW ST

Street ID:	VAVIEW	Begin Location:	BIRCHE AV
Section ID:	20	End Location:	SE END OF BRIDGE
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	06/13/2023	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	305	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	10,370	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VIDOVICH AV

Street ID:	VIDOV	Begin Location:	MAIN ST
Section ID:	10	End Location:	END (W)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1980	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	460	Area ID:	-
Width (ft):	40	Funding Source:	-
Area (sq. ft.):	18,400	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VINEYARD AV

Street ID:	VINEYD	Begin Location:	END (N)
Section ID:	10	End Location:	ROAD WIDENS
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1970	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,030	Area ID:	-
Width (ft):	34	Funding Source:	-
Area (sq. ft.):	35,020	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VINEYARD AV

Street ID:	VINEYD	Begin Location:	ROAD WIDENS
Section ID:	20	End Location:	HILLVIEW PL
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1970	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	515	Area ID:	-
Width (ft):	30	Funding Source:	-
Area (sq. ft.):	15,450	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VINEYARD AV

Street ID:	VINEYD	Begin Location:	HILLVIEW PL
Section ID:	30	End Location:	MADRONA ST
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	01/01/1990	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	540	Area ID:	-
Width (ft):	30	Funding Source:	-
Area (sq. ft.):	16,200	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VINTAGE AV

Street ID:	VINTAG	Begin Location:	MCCORMICK ST
Section ID:	10	End Location:	MAIN ST
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1992	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	510	Area ID:	-
Width (ft):	38	Funding Source:	-
Area (sq. ft.):	19,380	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VINTAGE AV

Street ID:	VINTAG	Begin Location:	MCCORMICK ST
Section ID:	20	End Location:	END (E)
Functional Class:	C - Collector	Surface Type:	O - AC/AC
Date of Construction:	01/01/1988	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	780	Area ID:	-
Width (ft):	38	Funding Source:	-
Area (sq. ft.):	29,640	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VOLKER CT

Street ID:	VOELKR	Begin Location:	CRINELLA DR
Section ID:	10	End Location:	END (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	09/30/2020	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	210	Area ID:	-
Width (ft):	33	Funding Source:	-
Area (sq. ft.):	6,930	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:	CRINELLA 100' TO EAST		

Street Name: VORHEES CIR

Street ID:	VORHEE	Begin Location:	MITCHELL DR (W)
Section ID:	10	End Location:	MITCHELL DR (E)
Functional Class:	R - Residential/Local	Surface Type:	O - AC/AC
Date of Construction:	06/13/2023	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	1,100	Area ID:	-
Width (ft):	26	Funding Source:	-
Area (sq. ft.):	28,600	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

Street Name: VORHEES CIR

Street ID:	VORHEE	Begin Location:	MITCHELL DR (E)
Section ID:	20	End Location:	MITCHELL DR (W)
Functional Class:	R - Residential/Local	Surface Type:	A - AC
Date of Construction:	01/01/1995	No. Lanes:	2
Cul-de-sac:	No	General Code:	-
Length (ft):	915	Area ID:	-
Width (ft):	26	Funding Source:	-
Area (sq. ft.):	23,790	ADT:	
Traffic Index:		Slab Length:	0.00
Parking Lot Type:		Slab Width:	0.00 # of Slabs: 0
Comments:			

B. INVENTORY OF APPLIED MAINTENANCE TREATMENTS

This report lists applied maintenance treatments that have been applied since the previous database update. The report lists treatments for each management section by treatment and year of treatment.

Street ID:	Street Identifier - 6 characters
Section ID:	Section Identifier – 2 characters
Street Name:	Street Name
Begin Location:	Begin Location
End location:	End location
Len:	Length of the segment
Wid:	Width of the segment
Area (Sq. Ft).:	Area of treatment
FC:	Functional Classification
ST:	Surface Type
Treatment:	General description of treatment applied to section
Date:	Date treatment applied to section (or data was entered into computer). Date usually more indicative of year treatment applied than specific month.

PTAP-24 City of St. Helena
Inventory of Applied Maintenance Report
(May 2021 - Present)

Street ID	Section ID	Road Names	Begin	End	Length	Width	Area	FC	ST	Treatment Date	Treatment Name	PCI Before Treatment	PCI After Treatment	Current PCI
CHILES	20	CHILES AV	SIGNORELLI CIR	END (E)	530	35	18550	R	AC	6/13/2023	MICROSURFACE TYPE II	64	74	74
COLLEG	10 A	COLLEGE AV	POPE ST	PVMNT CHG	874	34	29716	C	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	99	100	96
COLLEG	10 B	COLLEGE AV	PVMNT CHG	END (S)	356	34	12104	C	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	60	100	96
JUNELN	10	JUNE LN	HUNT AV	CHILES AV	245	35	8575	R	AC	6/13/2023	MICROSURFACE TYPE II	43	59	59
LIBRAR	10	LIBRARY LN	ADAMS ST	END (N)	460	37	17020	R	AC	6/13/2023	MICROSURFACE TYPE II	65	75	75
POPE	60	POPE ST	STARR AV	PEPPERTREE CIR	575	28	16100	A	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	96	100	96
STOCKT	50	STOCKTON ST	ADAMS ST	TAINTER ST	447	25	11175	R	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	95	100	97
TAINT	10	TAINTER ST	ALLYN AV	STOCKTON ST	740	30	22200	R	AC/AC	6/13/2023	MICROSURFACE TYPE II	69	78	78
TAINT	20	TAINTER ST	STOCKTON ST	KEARNEY ST	710	29	20590	R	AC/AC	6/13/2023	MICROSURFACE TYPE II	67	76	76
TAINT	30	TAINTER ST	KEARNEY ST	OAK AV	390	29	11310	R	AC/AC	6/13/2023	MICROSURFACE TYPE II	69	78	78
VAVIEW	10	VALLEYVIEW ST	SPRING ST	BIRCH AV	1043	34	35462	C	AC/AC	6/13/2023	MICROSURFACE TYPE II	56	68	68
VAVIEW	20	VALLEYVIEW ST	BIRCHE AV	315' N/O GRAYSON AV	932	34	31688	C	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	63	100	96
VORHEE	10	VORHEES CIR	MITCHELL DR (W)	MITCHELL DR (E)	1100	26	28600	R	AC/AC	6/13/2023	2" GRIND/ 3" OVERLAY/ FABRIC	98	100	97

Printed: 9/7/2023

C. MAINTENANCE TREATMENT DECISION TREE

This report details the rehabilitation decision branches defined for the town's treatment analysis. A treatment strategy is defined for each combination of functional class and surface type found in the Town's pavement system.

Functional Class: Functional Class

Surface: Surface Type

Condition Category: Condition categories based on PCI ranges

Cat.	PCI - Description	
I	70-89	Requires Preventative Maintenance
II	50-69	Predominantly Non-Load Related Distresses
III	50-69	Predominantly Load Related Distresses
IV	24-49	Near failure
V	0-24	Requires reconstruction

Treatment Type: Treatment defined for decision branch

Treatment : Detail of the treatment type

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Arterial	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	MICROSURFACING	$5.47		7	
			Restoration Treatment	DO NOTHING	$0.00			6
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" GRIND & OL	$43.07			
		IV - Poor		2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL	$47.52			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$150.00			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	MICROSURFACING	$5.47		7	
			Restoration Treatment	DO NOTHING	$0.00			
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" GRIND & OL	$43.07			
		IV - Poor		2" GRIND, 1" OL, FABRIC & 2" ADDITIONAL OL	$47.52			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$150.00			
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	Slurry Seal - Type II	$2.67		7	
			Restoration Treatment	DO NOTHING	$0.00			
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" AC OL	$36.00			
		IV - Poor		2.5" AC OL w/Fabric	$40.00			
		V - Very Poor		RECONSTRUCT SURFACE (AC)	$85.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Arterial	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	10		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$85.00			
	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	10		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		SINGLE CHIP SEAL	$1.11		7	
		III - Good, Load Related		SINGLE CHIP SEAL	$1.51			
		IV - Poor		SINGLE CHIP SEAL	$1.92			
		V - Very Poor		2.5" AC OL	$40.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Collector	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	MICROSURFACING	$5.47		7	
			Restoration Treatment	DO NOTHING	$0.00			
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" GRIND & OL	$43.07			
		IV - Poor		2" GRIND, 2.5" OL W/ FABRIC	$45.50			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$125.00			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	MICROSURFACING	$5.47		7	
			Restoration Treatment	DO NOTHING	$0.00			
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" GRIND & OL	$43.07			
		IV - Poor		2" GRIND, 2.5" OL W/ FABRIC	$45.50			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$125.00			
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	6		
			Surface Treatment	MICROSURFACING	$5.47		7	
			Restoration Treatment	DO NOTHING	$0.00			
		II - Good, Non-Load Related		MICROSURFACING	$5.47		7	
		III - Good, Load Related		2" GRIND & OL	$43.07			
		IV - Poor		2" GRIND, 2.5" OL W/ FABRIC	$45.50			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$125.00			
	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	5		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$125.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Collector	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	9		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		SINGLE CHIP SEAL	$1.11		7	
		III - Good, Load Related		SINGLE CHIP SEAL	$1.51			
		IV - Poor		SINGLE CHIP SEAL	$1.92			
		V - Very Poor		2.5" AC OL	$40.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Residential/Local	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	7		
			Surface Treatment	MICROSURFACING	$5.47		8	
			Restoration Treatment	DO NOTHING	$0.00			8
		II - Good, Non-Load Related		MICROSURFACING	$5.47		8	
		III - Good, Load Related		2" GRIND & OL	$32.07			
		IV - Poor		2" GRIND & OL W/ FABRIC	$37.07			
		V - Very Poor		2.5" GRIND & OL W/ FABRIC	$43.07			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	7		
			Surface Treatment	MICROSURFACING	$5.47		8	
			Restoration Treatment	DO NOTHING	$0.00			4
		II - Good, Non-Load Related		MICROSURFACING	$5.47		8	
		III - Good, Load Related		2" GRIND & OL	$32.07			
		IV - Poor		2" GRIND & OL W/ FABRIC	$37.07			
		V - Very Poor		2.5" GRIND & OL W/ FABRIC	$43.07			
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	7		
			Surface Treatment	MICROSURFACING	$5.47		8	
			Restoration Treatment	DO NOTHING	$0.00			4
		II - Good, Non-Load Related		MICROSURFACING	$5.47		8	
		III - Good, Load Related		2" GRIND & OL	$32.07			
		IV - Poor		2" GRIND & OL W/ FABRIC	$37.07			
		V - Very Poor		2.5" GRIND & OL W/ FABRIC	$43.07			
	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	7		
			Surface Treatment	DO NOTHING	$0.00		8	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		2.5" AC OL w/Fabric	$36.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Residential/Local	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	9		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		SINGLE CHIP SEAL	$1.11		8	
		III - Good, Load Related		SINGLE CHIP SEAL	$1.51			
		IV - Poor		SINGLE CHIP SEAL	$1.92			
		V - Very Poor		2.5" AC OL	$40.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Other	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	8		
			Surface Treatment	Slurry Seal - Type II	$2.67		9	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		MICROSURFACING	$5.47		9	
		III - Good, Load Related		1.75" AC OL	$32.00			
		IV - Poor		1.75" AC OL	$35.00			
		V - Very Poor		2" AC OL w/Fabric	$45.00			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	8		
			Surface Treatment	Slurry Seal - Type II	$2.67		9	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		MICROSURFACING	$5.47		9	
		III - Good, Load Related		1.75" AC OL	$32.00			
		IV - Poor		1.75" AC OL	$35.00			
		V - Very Poor		2" AC OL w/Fabric	$45.00			
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$3.00	8		
			Surface Treatment	Slurry Seal - Type II	$2.67		9	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		MICROSURFACING	$5.47		9	
		III - Good, Load Related		Mill/1.5" AC OL	$38.00			
		IV - Poor		Mill/2" AC OL	$40.00			
		V - Very Poor		2" AC OL w/Fabric	$45.00			
	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	9		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		2.5" AC OL	$40.00			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$95.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 9/7/2023

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Other	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	9		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		SINGLE CHIP SEAL	$1.11		9	
		III - Good, Load Related		SINGLE CHIP SEAL	$1.51			
		IV - Poor		SINGLE CHIP SEAL	$1.92			
		V - Very Poor		2.5" AC OL w/Fabric	$40.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

APPENDIX IV

Quality Management Report (QMR)

Network-Level Pavement Condition Data Collection
Quality Management Plan

City of St Helena
PTAP-24 PMP Update
June 26, 2023

Harris & Associates

Document Change Control

The following is the document control for revisions to this document.

Version Numbers	Date of Issue	Brief Description of Change
1	6/23/23	Creation of Quality Management Report

Definitions

The following are definitions of terms, abbreviations, and acronyms used in this document.

Term	Definitions
PMP	Pavement Management Program
PCI	Pavement Condition Index
PM	Preventative Maintenance
QC	Quality Control

TABLE OF CONTENTS

1. Quality Management Approach.

2. Deliverables, Protocols, and Quality Standards.

3. Quality Control.

4. Acceptance.

5. Quality Team Roles and Responsibilities.

6. Quality Reporting Plan.

1. QUALITY MANAGEMENT APPROACH

The purpose of managing quality is to validate that the deliverables are completed with an acceptable level of quality. Quality management (QM) assures the quality of the data collection deliverables and describes the processes and procedures to be used for ensuring quality. Quality control checks are critical on a project such as this when a large amount of data needs to be collected and processed. Harris includes a superior QC module in all our projects and at various stages

The QM plan identifies key activities, processes, and procedures for ensuring quality. Below is a brief explanation of each of the sections of the QM plan that follow.

Deliverables, Protocols, and Quality Standards	The data collection deliverables subject to quality review, protocols used to collect, and quality standards that are the measures used to determine a successful outcome for a deliverable. The criteria to describe when each deliverable is considered complete and correct are defined by the pavement management engineer. Deliverables are evaluated against these criteria before they are formally approved.
Quality Control (QC)	The QC activities that monitor, provide feedback, and verify that the data collection deliverables meet the defined quality standards.
Acceptance	The acceptance testing that will be used to determine if quality criteria are met and corrective actions that will be taken for any deliverables not meeting criteria.
Quality Team Roles and Responsibilities	The quality-related responsibilities of the data collection team.
Quality Reporting Plan	The documentation of all QM activities including quality standards, QC, acceptance, and corrective actions and the format of the final QM report.

2. DELIVERABLES, PROTOCOLS, AND QUALITY STANDARDS

A visual pavement distress survey of the City St. Helena streets was performed in May to June of 2023. For this update, the City's entire street network of was surveyed (approximately 26 centerline miles). Pavement inspections were based on the MTC PMS inspection methodology. Under this method, pavement distress, severity, and quantity of distress data is recorded for a 10% representative sample of a management segment. 100% of a pavement segment was reviewed to determine the most representative sample unit. MTC's Asphalt and Concrete distress identification manuals were used during field review.

Harris pavement surveyors updated the distress data onto the Agency's StreetSaver program regularly. Before pavement inspections began, Harris' Project Manager created a list of streets (with parameters) to be inspected for the field crew from the Agency's StreetSaver online database. This allowed the pavement inspectors to easily and quickly verify the accuracy of management section information during the inspection process. Street name, segment ID, length, width, surface type, functional classification, and number of lanes were also verified during field review.

All pavement raters keep detailed field notes while performing surveys. Common field notes are length and or width changes and noting that the previous PCI looks too high or too low compared to what the surveyor sees in the field. Additional notes could recommend that a PMP segment be split or letting the agency know that a street is closed or no longer exists. It is very important to take good notes in the field so that information can be passed on to the client. Harris does not make any changes to the database without first getting approval from the Agency.

The City also provided a list of recently completed projects that comprised of Microsurfacing as well as 2" Grind, 3" Overlay, and Fabric. This information was updated in the database (approximately 2 centerline miles and 13 sections).

2. QUALITY CONTROL

Quality control checks are critical on a project such as this when large amount of data needs to be collected and processed. We include a superior QC module in all our projects. In doing so, Harris' Project Manager will:

- Review field procedures and make changes as needed.
- Make sure the field crew has all the equipment required for inspections.
- Carry out a series of tests on the inspection data to further check accuracy, quality, missing inspections, modifications, splits and additions.
- QC pavement inspection data at 25% and 50% completion of pavement inspections. Approximately 5% of the total inspection mileage will be reviewed during the QC.

As part of the quality control program, 5% of the entire network was re-surveyed.

The sections re-surveys met the following MTC criteria:

1. 50% or more must have a difference within plus or minus eight PCI points and
2. No more than 12% can have a difference greater than plus or minus 18 PCI points.

4. ACCEPTANCE

Harris' Project Manager did quality checks on the pavement surveys at 25% and 50% completion of the pavement surveys. Approximately 5% of the total surveys mileage was reviewed during the QC process. Please see attached report (**Resurvey Report**) with the list of street-sections resurveyed, their PCIs and the PCI difference with the original inspected PCI. Any street segment with a PCI difference of over 18 points (if any) was checked by the Project Manager. Please see attached notes on the variations in the PCIs and remediations.

5. QUALITY TEAM ROLES & RESPONSIBILITIES

Field inspections were performed by Harris & Associates inspector Matt Dornbach. Paul is skilled in pavement management systems, public works inspection, and working with the public. He has been trained in MTC method of inspections and has performed field pavement condition surveying on various MTC PMP and PTAP projects. Matt's range of projects includes large Cities/Counties to small Cities.

5% resurvey was performed by Paul Muse (Senior Asset Management Technician). Paul is an MTC certified inspector and has experience in performing field condition surveys and inspections of the existing pavement structures. Quality assurance was performed by Vijay Pulijal. As a project manager, Vijay has managed over 100 PMP projects and has earned a reputation for his attention to detail and quality control.

6. QUALITY REPORTING PLAN

PCI's (Pavement Condition Index) were calculated for each street segment and for the entire network based on field inspections & recent maintenance update. The latest PCI data (2020) was also compared with the previously calculated PCI (could be based on inspection or based on M&R update). Also a report is prepared with the current PCI and any maintenance treatments done on any of the streets in between the inspections. This report also includes field notes/database modifications recommended by the inspector. Please refer to the ***Last Inspected PCI and M&R***.

The inspection results have been entered on the Agency's Streetsaver program, PCIs calculated and the results will be made available to MTC post this.