

AGENDA BILL

December 6, 2004

Agenda Title: Discussion and Action To Adopt a Resolution Forming a Rule 20B Underground Utility District in the Vicinity Of "D" Street Between First Street and Fourth Street, and First Street Between "D" And "F" Street ("D" Street Underground Utility District)

Meeting Date: December 6, 2004

Meeting Time: 3:00 PM
 7:00 PM

Category (check one): Consent Calendar Public Hearing New Business

Unfinished Business Presentation

Department: ED & Redevelopment	Director: Paul Marangella	Contact Person: Joyce Clark	Phone Number: 776-3674
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Cost of Proposal: \$1,675,000	Account Number: 3300-54151-C200703 3300-54151-C200705
Amount Budgeted: \$1,675,000	Name of Fund: CBD Project Area Fund

Attachments to Agenda Packet Item:
Exhibit A - "D" Street Underground District Boundary Map
Exhibit B - "D" Street Underground District Boundary Description
Exhibit C - Resolution Establishing an Underground Utility Dist.
Exhibit D - Notice of Public Hearing and List of Affected Property Owners

Summary Statement:
On July 14, 2003, the PCDC (Petaluma Community Development Commission) approved an Owner Participation Agreement (OPA) with Basin Street Properties (BSP) to develop the Theatre District Project in the area bounded by "B" St., "D" St., First St., and Petaluma Boulevard South. The agreement provided that PCDC share the cost of redeveloping the area by funding the cost of the infrastructure improvements within the public right-of-way, and the developer would develop the properties. One aspect of the infrastructure improvements is the undergrounding of all overhead utility lines. The purpose of the "D" Street Underground Utility District is to enhance the area by removing all the existing overhead power and communication lines and existing poles on D and 1st Streets. New decorative streetlights will be installed as part of the development. It is proposed that the underground utility district proceed under PG&E's Rule 20B process. This procedure, in contrast with a Rule 20A process, allows the undergrounding of utilities to proceed concurrently with the Theatre District's development.

The purpose of this item is to hold a public hearing to consider the formation of an underground utility district for the Theatre District Project and adopt a resolution forming a district.

Recommended City Council Action/Suggested Motion:
It is recommended that the City Council hold a public hearing on the formation of the "D" Street Underground Utility District using the Rule 20B process and adopt the attached resolution establishing the district.

Reviewed by Finance Director:

Reviewed by City Attorney:

Approved by City Manager:

Date: *[Signature]* NOV 23 2004

Date:

Date:

Today's Date:

Revision # and Date Revised:

File Code:

11/20/04

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S:\CIP CPSP Theatre Dist C200703 (9016)\DESIGN\330 PCDC & City Council\330\01 Reso-Agenda Bill\ND St. UG Agenda Bill Public Hearing 12 6 04 FINAL.doc

CITY OF PETALUMA, CALIFORNIA

DECEMBER 6, 2004

AGENDA REPORT FOR

DISCUSSION AND ACTION TO ADOPT A RESOLUTION FOR THE FORMATION OF A RULE 20B UNDERGROUND UTILITY DISTRICT IN THE VICINITY OF "D" STREET BETWEEN FIRST AND FOURTH STREET, AND FIRST STREET BETWEEN "D" AND "F" STREET ("D" STREET UNDERGROUND UTILITY DISTRICT)

1. EXECUTIVE SUMMARY:

On July 14, 2003, the PCDC (Petaluma Community Development Commission) approved an Owner Participation Agreement (OPA) with Basin Street Properties (BSP) to develop the Theatre District Project in the area bounded by "B" St., "D" St., First St., and Petaluma Boulevard South. The agreement provided that PCDC share the cost of redeveloping the area by funding the cost of the infrastructure improvements within the public right-of-way, and the developer would develop the properties. One aspect of the infrastructure improvements is the undergrounding of all overhead utility lines. The purpose of the "D" Street Underground Utility District is to enhance the area by removing all the existing overhead power and communication lines and existing poles on D and 1st Streets. New decorative streetlights will be installed as part of the development. It is proposed that the underground utility district proceed under PG&E's Rule 20B process. This procedure, in contrast with a Rule 20A process, allows the undergrounding of utilities to proceed concurrently with the Theatre District's development.

The purpose of this item is to hold a public hearing to consider the formation of an underground utility district for the Theatre District Project and adopt a resolution forming a district.

2. BACKGROUND:

Generally, the City places a condition on new development that requires undergrounding the overhead utilities fronting the development. In the case of the Theatre District Project, the Owner Participation Agreement approved by the PCDC dictates that utility undergrounding be part of PCDC's share of the cost of the project's infrastructure improvements. Such action was considered critical for the development to be completed on time.

The proposed "D" Street Underground District includes portions of "D" Street and First Street. The undergrounding along "D" Street starts at First Street and ends at mid-block between Fourth and Fifth Street (see Exhibit A). The undergrounding along First Street starts at "D" Street (the area from "D" Street to "B" Street is currently undergrounded) and ends at a power pole approximately 100 feet before "F" Street (see Exhibit A). This length coincides with the Theatre District Development. In the future, an underground district could be extended further down First Street and Second Street from "D" Street to "H" Street. The proposed district does not include modifications to PG&E's substation or the undergrounding of utility lines along "D" Street from the Petaluma River to Lakeville Street.

Two options are available for funding the utility companies' design and installation of utilities for the "D" Street Underground District (Theatre District Project). They are PG&E's tariff processes of Rule 20A or Rule 20B Districts.

Under Rule 20A Districting, public funds for undergrounding utilities accrue to the City through PG&E at a rate of about \$200,000 each year. At the point where enough funds have accumulated, the City identifies a project(s) and directs that the funds be expended through PG&E for that project(s). The utility companies prepare and pay for their utility design and construction. Currently, the City of Petaluma's Rule 20A fund balance is approximately \$2,605,000. The undergrounding of the utilities for Bodega Avenue from the City limits near Paula Lane to Court Street/Washington Street, the City's highest priority, is estimated to cost \$2,500,000. This underground district was approved by the City Council on August 16, 2004. The average length of time from initial approval of a Rule 20A project by the City Council, to completion of the installation of utilities and removal of poles, is approximately four to five years.

Under Rule 20B Districting, a public agency or developer funds the full cost of undergrounding by the utility companies. This includes design and construction. The advantages of using Rule 20B procedure for project such as the "D" Street Underground District are: 1) the construction will occur within approximately one to two years as compared to an average of four to five years for a Rule 20A project; 2) using the Rule 20B process will leave the Rule 20A fund balance in tact for use on projects outside of redevelopment project areas; and 3) the design and construction are not subject to ITCC tax, which is 22% in total of State and Federal tax.

The proposed "D" Street (including First Street from "D" to "F" Street) Underground Utility District includes five private parcels, one City parcel, and eight Theatre District development parcels. This work will also require that an overhead service to three private parcels that are outside of the proposed underground district be undergrounded. To help fund a portion of this underground district and other improvements, such as trees, street lighting, sidewalks, paving and other utility installations, a study is underway to determine the feasibility of forming a Special Tax District. Once the study is completed, City staff will present its findings to the City Council for consideration. The affected property owners will have an opportunity in the future to vote on the Special Tax District.

The formation of the District, as proposed, is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the following authorities: Sections 15301 (b) - Existing Facilities and 15302 (d) - Overhead Utility Conversion, of Title 14 of the California Code of Regulations.

3. ALTERNATIVES:

- A. **Adopt a Resolution Establishing the "D" Street Underground Utility District as Recommended:** Under this option (Rule 20B), the City Council approves the attached resolution establishing the district. This process will allow the underground district to proceed concurrently with the Theatre District Development in FY 2003-04 through FY 2005-06.
- B. **Amend the Boundaries of the Utility District:** Under this option, the City Council could expand the boundaries of the district. The consulting engineers have recommended that the district, as proposed, is manageable and addresses the Theatre District Project and the "D" Street corridor within the PCDC district. Enlarging the district will be more complex and expensive to implement.

C. **Form the Utility District Using Rule 20A:** Under this option, the City Council could choose to change its stated priority for the expenditure of Rule 20A funds from other areas. Bodega Avenue, like several other Council utility district priorities, is outside the Redevelopment Project Areas and can only be funded by Rule 20A underground funds. On the other hand, the "D" Street Underground Utility District can be funded under Rule 20B by using PCDC funds. Using Rule 20A funds will also extend the completion of the undergrounding from two years (Rule 20B) to approximately four years. This would make the timely implementation of the Owner Participation Agreement with Basin Street Properties infeasible.

D. **Defer Consideration of Forming an Underground Utility District:** Under this option, the City Council would defer consideration of forming a utility district along "D" Street, and a portion of First Street. This would affect the completion of infrastructure serving the Theatre District development and make the timely implementation of the Owner Participation Agreement with Basin Street Properties infeasible.

4. **FINANCIAL IMPACTS:**

The Owner Participation Agreement with Basin Street Properties includes PCDC funding for undergrounding purposes. The costs to form the underground utility district and construct are included within the total CIP CPSP Implementation: Theatre District (C200703) & D Street Utilities & Theatre District Contamination (C200705) projects. The cost and funding sources for the D Street Underground Utility District portion of the Theatre District and D Street Utilities & Theatre District Contamination projects (noted below) are:

Expenditure	Estimated Costs
General Fund Overhead	\$30,000
Design	\$175,000
Construction Mgmt./Inspection	\$75,000
Construction – Total North Bay Construction, PG&E SBC and Comcast Costs	\$1,220,000
Administration	\$50,000
Contingency	\$125,000
Total	\$1,675,000

Funding Source	Approved Total Budget in FY 04/05 CIP	Estimated for Underground Work
CPSP Implementation: Theatre District (CIP # C200703)		
- from PCDC Fund 3300	\$7,550,000	\$900,000
- from Assessment District (Proposed Special Tax District)	\$2,605,000	\$375,000
D Street Utilities & Theatre District Contamination (CIP #C200705)	\$1,000,000	\$400,000
- from PCDC Fund 3300		
Total	\$11,155,000	\$1,675,000

To help fund a portion of this underground district and other improvements, such as trees, street lighting, sidewalks, paving and other utility installations, a study is underway to determine the feasibility of forming a Special Tax District. Once the study is completed, City staff will present its findings to City Council for consideration.

5. **CONCLUSION:**

The PCDC has included funding in the Owner Participation Agreement with Basin Street Properties to install the infrastructure and underground the overhead utilities for the Theater District Project. As part of the design, utilities must be put underground. In order to do this, an underground district must be formed. It is recommended that a Rule 20B District be formed so as to expedite its completion, and leave Rule 20A funds for underground districts outside of the Redevelopment Project Areas.

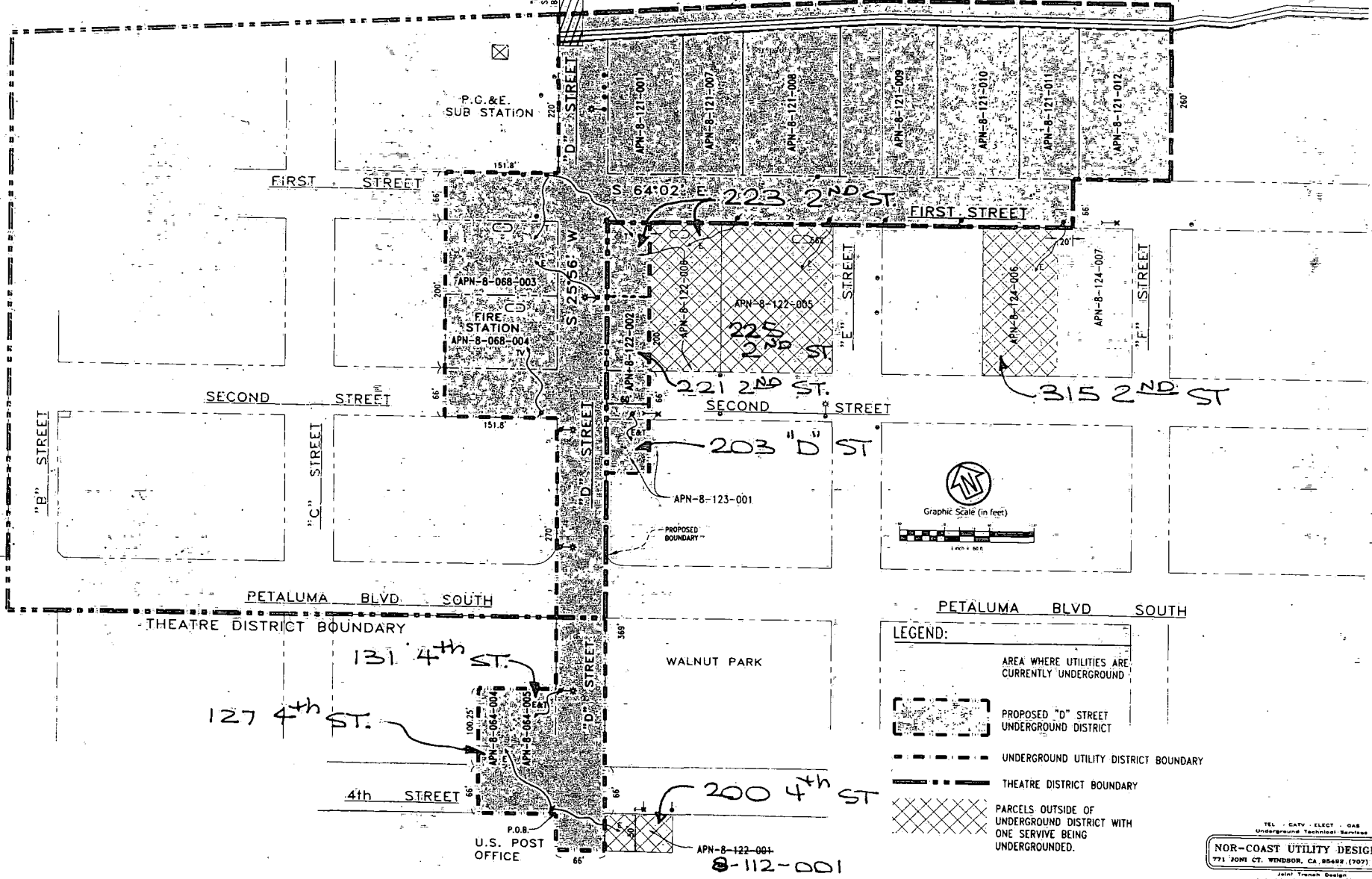
6. **OUTCOMES OR PERFORMANCE MEASUREMENTS THAT WILL IDENTIFY SUCCESS OR COMPLETION:**

The undergrounding of utilities within the District will be complete by Fall 2005.

7. **RECOMMENDATION:**

It is recommended that the City Council hold a public hearing on the formation of the "D" Street Underground Utility District using the Rule 20B process and adopt the attached resolution establishing the district.

PETALUMA RIVER C/L RIVER



LEGEND:

- AREA WHERE UTILITIES ARE CURRENTLY UNDERGROUND
- PROPOSED "D" STREET UNDERGROUND DISTRICT
- UNDERGROUND UTILITY DISTRICT BOUNDARY
- THEATRE DISTRICT BOUNDARY
- PARCELS OUTSIDE OF UNDERGROUND DISTRICT WITH ONE SERVE BEING UNDERGROUNDED.

TEL - CIVIL - ELECT - GAS
Underground Technical Services
NOR-COAST UTILITY DESIGN, INC.
771 JONI CT. WINDBOR, CA 95602 (707) 858-4492

Joint Trench Design
Industrial Parks - Subdivisions
Assessment Districts - PIA-WFA
Prepared Under Direction of

REV. NO.	DATE	DESCRIPTION	BY
1	11/03/04	Service Certification to Parcel	

CSW [St]
CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
ENGINEERS & PLANNERS
790 DeLong Ave. Novato, CA 94945-3246
TEL (415) 892-4763 FAX (415) 892-4502

EXHIBIT "A"

DATE: DECEMBER 23, 2004
SCALE: 1"=60'
CITY OF PETALUMA
COMMUNITY DEVELOPMENT COMMISSION
PROJECT NUMBER: 9016
PC DC

EXHIBIT B

EXHIBIT B

Petaluma Theatre District Infrastructure

Underground District Boundary

All of those certain lands situate and being within the City of Petaluma, State of California and lying within the area bounded by the following described line:

Beginning at the most easterly corner of the Lands of the United States of America (Post Office) as described in that certain deed recorded in Book 3151 of Official Records at Page 58, Sonoma County Records, said point of beginning also being the most westerly corner of the intersection of Fourth Street and D Street, said corner is laid down and shown on the "Map of the City of Petaluma, December 1865" prepared from the survey by James T. Stratton, Esq., U.S. Deputy Surveyor, filed in the office of the Sonoma County Recorder in Folder No. 9; said corner is also defined as the intersection of the southwesterly line of Fourth Street with the northwesterly line of D Street as said streets are laid down and shown upon said map, thence leaving said point of beginning and along the northeasterly line of said Lands of the United States of America, (being the southwesterly line of Fourth Street) 101 feet, more or less, to the point of intersection with the southwesterly projection of the northwesterly line of Assessor's Parcel Number 008-064-004, thence leaving said southwesterly line of Fourth Street and along said line projected North 25° 56' East, 66 feet to the northeasterly line of said Fourth Street; thence continuing along the northwesterly line of said parcel 100.25 feet to the most northerly corner of said parcel, thence along the northeasterly line of said parcel 50.9 feet to the most easterly corner of said parcel; thence continuing along the northeasterly line of Assessor's Parcel Number 008-064-005 to the most easterly corner of said parcel, said corner being a point on the northwesterly line of D Street, thence along the northwesterly line of D Street to the most westerly corner of the intersection of D Street and Petaluma Boulevard South (Third Street as shown on the aforementioned map) said corner is also defined as the intersection of the southwesterly line of Petaluma Blvd South with the northwesterly line of D Street; thence leaving said corner and continuing across Petaluma Blvd. South and along the northwesterly line of D Street 270 feet, more or less, to the most westerly corner of the intersection of D Street and Second Street, said corner being the intersection of the southwesterly line of Second Street with the northwesterly line of D Street as shown on said map; thence North 64° 02' West along the southwesterly line of

of the intersection of D Street and Fourth Street, said corner is also defined as the intersection of the southeasterly line of D Street with the northeasterly line of Fourth Street; thence continuing South 25° 56' West, 116 feet, (crossing Fourth Street) to a point on the southeasterly line of D Street; thence leaving said southeasterly line and crossing D Street North 64° 04' West, 66 feet to the northwesterly line of said Street; thence along the northwesterly line of D Street North 25° 56' East, 50 feet, more or less, to the True Point of Beginning;

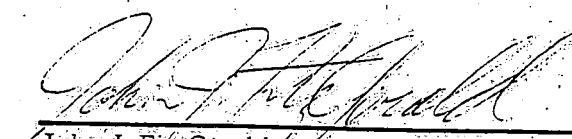
Containing 8.7 acres, more or less.

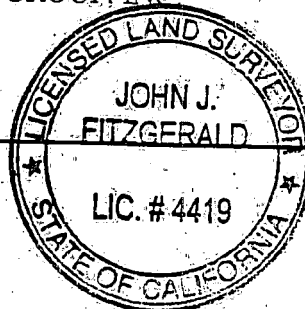
The basis of bearings for the above description is the aforementioned "Map of the City of Petaluma, December 1865."

The intent of this description is to affect that portion of the lands above described for the orderly development of the City of Petaluma Project Number 9016. This description was compiled in the offices of CSW/Stuber-Stroeh Engineering Group, Inc. from record deeds, mapping and legal descriptions obtained from City of Petaluma and County of Sonoma files during January 2004. No gaps nor gores are intended to be created where record or field survey information may be in conflict.

Prepared by:

CSW/STUBER-STROEH ENGINEERING GROUP, INC.


John J. FitzGerald
P.L.S. 4419 (License Expires 9-30-05)



Jan. 7 2004
Date

Job Number: 4.0148.01-A

EXHIBIT C
RESOLUTION

**Resolution No. _____ N.C.S.
of the City of Petaluma**

**RESOLUTION ESTABLISHING A RULE 20B UNDERGROUND UTILITY DISTRICT IN THE
VICINITY OF "D" STREET BETWEEN FIRST STREET AND FOURTH STREET, AND FIRST
STREET BETWEEN "D" AND "F" STREET
("D" STREET UNDERGROUND UTILITY DISTRICT**

WHEREAS, on November 22, 2004 in accordance with Petaluma Municipal Code Section 14.36.020, the City Clerk of the City of Petaluma notified by mail all affected property owners as shown on the last equalized assessment roll and utilities concerned of the time and place of a hearing to ascertain whether the public necessity, health, safety, or welfare require the removal of poles, overhead wires, and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar or associated service in the district described below, hereinafter called the "District"; and

WHEREAS, such mailed notice of a public hearing concerning the proposed District gave the hearing location as the Council Chambers in the City Hall, Petaluma, California and set the hearing for December 6, 2004, 10 days after notice was mailed to affected property owners in accordance with Petaluma Municipal Code Section 14.36.020; and

WHEREAS, in accordance with Petaluma Municipal Code Chapter 14.36 and other applicable law, the City Council of the City of Petaluma held a hearing on the proposed formation of the District, as described below, on December 6, 2004 and all persons interested were given an opportunity to be heard; and

WHEREAS, formation of the District as proposed is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the following authorities: Section 15282 of Title 14 of the California Code of Regulations concerning new pipelines and other underground facilities of less than one mile in length and located in the public right of way; Section 15301(b) of Title 14 of the California Code of Regulations for minor alterations involving negligible or no expansion of use of existing public or private structures, facilities, mechanical equipment or topographical features related to public and investor owned utilities used to provide electrical power or other public utility services; and Section 15302(d) of Title 14 of the California Code of Regulations for conversion of overhead utility distribution facilities to underground facilities including connection to existing overhead utility distribution lines where the surface is restored to the condition existing prior to the undergrounding;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Petaluma hereby finds and determines that the foregoing recitals are true and correct and are hereby included herein by reference as findings of the City Council of the City of Petaluma; and

BE IT FURTHER RESOLVED that the public necessity, health, safety and welfare require the removal of poles, overhead wires, and associated structures, and the underground installation of wires and facilities for supplying electric, communication or similar or associated service in the district more particularly described in the attached Boundary Map, marked "Exhibit A", and on the attached description, marked "Exhibit B", entitled "D" Street Underground Utility District", which will include Assessor Parcels 8-064-004 and 005, 8-123-001, 8-122-002, and 006, 8-068-003 and 004(City parcel), 8-121-001, and 8-121-007 through 012; and

WHEREAS, the three parcels of 8-122-005, 8-124-006, and 8-112-001 will be required to underground at least one service because their service line ends with a pole that is in the district and will be removed; and

BE IT FURTHER RESOLVED that all poles, overhead wires and associated overhead structures shall be removed and underground installations made in said underground utility district within the following times:

1. Underground installation by utility companies and property owners and reconnections not later than June 1, 2005.
2. Removal of poles, overhead wires and other associated overhead structures not later than September 1, 2005; and

BE IT FURTHER RESOLVED that in accordance with Petaluma Municipal Code Section 14.36.040, it is unlawful for any person or utility to erect, construct, place, keep, maintain, continue, employ or operate poles, overhead wires and associated overhead structures in the District after the date when such overhead facilities are required to be removed pursuant to this resolution; except as such overhead facilities may be required to furnish service to an owner or occupant of property prior to the performance by such owner or occupant of the underground work necessary for such owner or occupant to continue to receive utility service, and for such reasonable time required to remove such facilities after such work has been performed, and as otherwise provided in Petaluma Municipal Code Chapter 14.36; and

BE IT FURTHER RESOLVED that the City Council of the City of Petaluma hereby finds and determines and voluntarily agrees in accordance with California Streets and Highways Code Section 5896.5(b) that the City of Petaluma will pay over fifty percent of all of the cost of converting overhead wires and facilities to underground wires and facilities as proposed for the District. To help fund a portion of this underground district and other improvements, such as trees, street lighting, sidewalks, paving and other utility installations, a study is underway to determine the feasibility of forming a Special Tax District. Once the study is completed, City staff will present its findings to the City Council for consideration; and;

BE IT FURTHER RESOLVED in accordance with Petaluma Municipal Code Section 14.36.060 that the following are exempt from the requirements of this resolution and will not be considered unlawful acts for purposes of Petaluma Municipal Code Section 14.36.040:

1. Any municipal facilities or equipment installed under the supervision and to the satisfaction of the City Engineer;
2. Poles or electroliers used exclusively for street lighting;
3. Overhead wires (exclusive of supporting structures) crossing any portion of a District within which overhead wires have been prohibited, or connecting to buildings on the perimeter of a District, when such wires originate in an area from which poles, overhead wires and associated structures are not prohibited;
4. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location on the building to another location on the same building or to an adjacent building without crossing any public street;
5. Antennae, associated equipment and supporting structures, used by a utility for furnishing communication services;
6. Equipment appurtenances to underground facilities, such as surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts;
7. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects;
8. Facilities required for the transmission of electrical power equal to or greater than 60 kv;

BE IT FURTHER RESOLVED that the City Clerk, within ten (10) days after the adoption of this resolution shall mail a copy thereof and a copy of Ordinance No. 893 N.C.S. as codified as Chapter 14.36 of the Petaluma Municipal Code to all persons owning property within the District and to the affected utilities. Said City Clerk shall further notify said property owners of the necessity that, if they or any person occupying such property desire to continue to receive electric, communication or other similar or associated service, they or such occupant shall, by the date fixed in this resolution, provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities at a new location, subject to applicable law, including Petaluma Municipal Code Chapter 14.36 and any applicable rules, regulations and tariffs of the respective utility or utilities on file with the Public Utilities Commission of the State of California.

I hereby certify that the foregoing Resolution No. 2004-__ was duly introduced and adopted by the Petaluma City Council at a regular meeting held on _____ by the following vote:

Members of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

EXHIBIT D

«First_Name» «Last_Name»
APN Number(s): «APN_1»
«APN_2»
«APN_3»
«APN_4»
«APN_5»
«APN_6»
«APN_7»
«APN_8»

November 22, 2004

City of Petaluma, California

**NOTICE OF PUBLIC HEARING
FOR THE FORMATION OF AN UNDERGROUND DISTRICT**

As part of the "Theatre District Project," the Petaluma City Council has directed the Redevelopment Project Team to prepare a resolution calling for a Public Hearing and the formation of an underground utility district as provided in Chapter 14.36 of the Petaluma Municipal Code.

The purpose of the "Underground District" is to enhance the area within the vicinity of "D" Street between First Street and Fourth Street, and First Street between "D" Street and "F" Street by removing the existing overhead utilities (power and communication) and the existing poles. New decorative streetlights will be installed as part of the redevelopment of the street. It is proposed that the underground utility district proceed under Rule 20B (PUC tariff rule).

Your property's overhead electric and telephone service will be undergrounded as part of this project. Your building is either within the proposed underground district or served by overhead services from facilities within the district. To help fund a portion of this underground district and other improvements, such as trees, street lighting, sidewalks, paving and other utility installations, a study is underway to determine the feasibility of forming a Special Tax District. Once the study is completed, City staff will present its findings to the City Council for consideration. You, as a property owner, will have an opportunity in the future to vote on the Special Tax District.

This project is found to be categorically exempt under Section 15301(b) – Existing Facilities, of the California Environmental Quality Act (CEQA).

It is anticipated that the City Council will approve the formation of this district. Meeting participants will have the opportunity to express their opinions and concerns as part of the Public Hearing noted below, or send comments in writing to the City Clerk before the meeting. A copy of the resolution is available from the City Clerk's office at 707-778-4360. Please contact Joyce Clark at 707-776-3674 for specific questions regarding the underground district formation.

Date: Monday, December 6, 2004
Time: 7:00 PM
Location: City Council Chambers, 11 English Street, Petaluma, CA

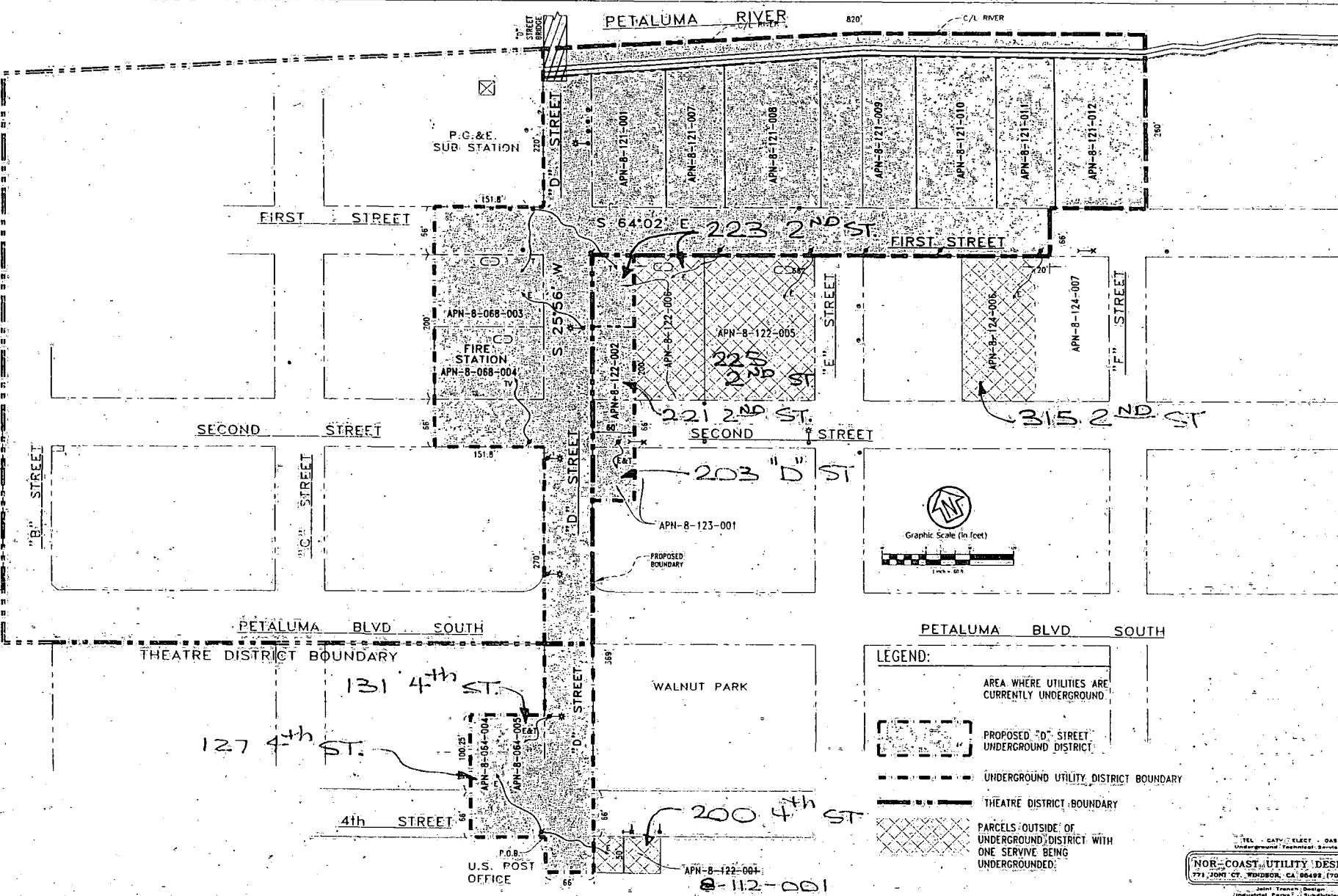


EXHIBIT "A"

REV. NO.	DATE	DESCRIPTION	BY
1	11/03/04	Service Clarification to Parcel	

CSW [St]²
 CSW/STUBER-STROEH
 ENGINEERING GROUP, INC.
 ENGINEERS & PLANNERS

790 DeLong Ave., Novato, CA 94945-3246
 TEL (415) 892-4763 FAX (415) 892-4502

Joint Tranche Design
 Industrial Plant / Substations
 Assessment Districts - PFC/WIS

Professional Seal of a Registered Professional Engineer
 State of California No. 41574

THEATER DISTRICT UNDERGROUND PUBLIC HEARING LIST FOR 12/06/04 CITY COUNCIL MEETING

First Name	Last Name	Street Address	City State Zip	APN #1	APN #2	APN #3	APN #4	APN #5	APN #6	APN #7	APN #8
Victor & Marisa	DeCarli	PO Box 377	Petaluma, CA 94953-0377	008-064-004							
William Foundas	c/o Alvin Cooper	310 D Street	Petaluma, CA 94952-3049	008-064-005							
Mathew	Carter	3241 Briggs Avenue #B	Alameda, CA 94501	008-123-001							
	Bar Ale Inc	PO Box 699	Williams, CA 95987	008-122-002	008-122-006	008-122-005					
Paul & Marlene Lewis	c/o Kono Estates	7827 Cora Drive	Lucerne, CA 95458-8524	008-124-006							
Matteo & Catherine	LaMonica	444 Dewey Boulevard	San Francisco, CA 94116-1425	008-112-001							
Paul	Andronico	25 Gregory Drive	Fairfax, CA 94930	008-068-003	008-121-001	008-121-007	008-121-008	008-121-009	008-121-010	008-121-011	008-121-012

