



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

REGULAR CITY COUNCIL MEETING
City Hall, Council Chamber
318 First Street, Winters, CA 95695
September 16, 2025
6:30 PM

Meeting Information

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

Zoom: +16699006833 US Meeting ID: 850 2319 7139

Passcode: 405995

<https://us02web.zoom.us/j/85023197139?pwd=U2xRNUG1U0V6T1ZqUIBGTIVZRIJdz09>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

If you choose not to observe the City Council meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the City Council meeting. Please submit your comment to the City Clerk at cityclerk@cityofwinters.org. All public comments submitted to the City Clerk will be summarized and read into record but will not be read verbatim due to time limitations.

General Information: If you have questions about this agenda please call the City Clerk's office at 530-794-6702. View City Council meetings, obtain agendas and agenda packets on the internet: <http://www.cityofwinters.org/city-council-meetings>. City Council agenda packets and any attachments to the agenda that are not available online may be viewed at the City Clerk's Office at City Hall - 318 First Street.

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

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

1. SPECIAL PRESENTATIONS

- A. Presentation of the National Fire Academy Executive Fire Officer certificate to Fire Chief Jack Snyder.

2. PUBLIC COMMENT (Items not on the agenda)

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

3. CONSENT CALENDAR

All items listed under the Consent Calendar are considered and acted upon by one Motion.

Anyone may request an item be removed for separate consideration.

- A. Adoption of Ordinance No. 2025-04 Amending Chapter 13.12 of Title 13 of the Winters Municipal Code Pertaining to Cross-Connection Control
[Staff Report - Cross-Connection Control](#)
[Attachment 1 - Cross Connection Control Ordinance.docx](#)
[Attachment 1, Exhibit A - Cross Connection Control Ordinance](#)
[Attachment 2 - Redline Changes to Chapter 13.12.docx](#)
- B. Minutes of the Regular City Council Meeting Held on September 2, 2025
[Minutes of the Regular City Council Meeting September 2, 2025.docx](#)

4. PUBLIC HEARINGS

- A. Public Hearing and Consideration by the City Council of the Planning Application for the proposed Farmstead Subdivision Project located at 29500 Russell Blvd. (APN: 038-050-018-000), including recommendations to certify the Final Environmental Impact Report and make related findings, amend the General Plan, introduce and waive first reading of the ordinance rezoning the property, approve the Tentative Map, approve the Affordable Housing Plan, and introduce and waive first reading of the ordinance approving the Development Agreement
[CC Staff Report Farmstead 09.16.25.doc](#)

PC EXHIBIT A - Resolution 2025-05 Recommending Certification of Farmstead EIR.pdf

Exh. A - Findings of Fact and SOC.docx

Exh. B - Draft EIR_pages 1 to 250.pdf

Draft EIR_pages 251 to 500.pdf

Draft EIR_pages 501 to 750.pdf

Draft EIR_pages 751 to 1000.pdf

Draft EIR_pages 1001 to 1104.pdf

Exh. C - Farmstead Final EIR.pdf

PC EXHIBIT B - Resolution 2025-06 Recommending Approval of General Plan_Amendment.docx

PC EXHIBIT C - Resolution No. 2025-07 Recommending Approval of Rezoning Ordinance.pdf

PC EXHIBIT D - Resolution No. 2025-08 Recommending Approval of TM DA and AHP.pdf

Exh. A - Farmstead TM January 10, 2024.pdf

Exh. B (TM Findings) & Exh. C (TM COA)

Exh. D - Farmstead Development Agreement.docx

Exh. E - Affordable Housing Plan

CC EXHIBIT A - Resolution - Farmstead EIR Certification.docx

CC EXHIBIT B_Resolution_General_Plan_Amendment.docx

CC EXHIBIT C - Rezoning Farmstead 09.16.25.docx

CC EXHIBIT D - Resolution Approving TM and AHP.docx

Farmstead Large Lot Tentative Map 5174 082525.pdf

Farmstead Small Lot Tentative Map 5174 082525.pdf

CC EXHIBIT E - Ordinance_2025-xx__Approving Farmstead DA.docx

Exhibit A to Ordinance: Winters Farmstead Development Agreement (09.16.25).docx

WCAC_Farmstead_letter.pdf

Farmstead Illustrative Plan.pdf

B.

Ordinance 2025-51 Repealing and Recasting Title 15 and Adopting by Reference the 2022 Building Standards Code & 2022 Fire Code

Staff Report - 2022 Building & Fire Code Adoption

Ordinance - 2022 Building & Fire Code Update

Exhibit_B (09.16.25)-c1.docx

C.

Public Hearing - Resolution 2025-51 Adopting Facility Rental Fees

2025-51_StaffReport_RecreationFeeupdate_Effective9.17.25.docx

Attachment_1_-_Resolution_2025-51.docx

FacFees_Non-Resident_Update.pdf

5. DISCUSSION ITEMS

6. CITY MANAGER'S REPORT

7. COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS

This item is for information only and is not eligible for action at this time.

ADJOURNMENT

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

Zorina Treat, Deputy City Clerk