

**AGENDA FOR A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
WINTERS SCHEDULED FOR TUESDAY,
FEBRUARY 21, 2006 AT 7:30 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

RECOGNIZE AUDIENCE/CORRESPONDENCE:

At this time members of the public may address the Council on items not listed on the agenda and within the jurisdiction of the Council. No formal action may be taken on items not listed on the agenda. Presentations may be limited or continued, depending on the time available.

MODIFICATION OF AGENDA:

PRESENTATION:

CONSENT ITEMS:

- A. Minutes of the Regular Meeting of the City Council of the City of Winters Held February 7, 2006 (pp 1-3)
- B. Award Construction Contract for New Parking Lot at Rotary Park, Project No. 05-01 (pp 4-6)
- C. Final Acceptance, RxR/Grant Signal Improvements, Project No. 00-02 (pp 7)
- D. Request for Street Closure and Amplified Sound Permit - Vallejo Hog Run (pp 8-10)
- E. Contract Extension with Waste Management (pp 11-12)
- F. Budget Adjustment Request for Swimming Pool Funding (pp 13)
- G. Park Design Committee (pp 14)
- H. Consultant Services Agreement - Extension with Steve Streeter, SRS Consulting (pp 15)

DISCUSSION ITEMS:

1. **STAFF IS RECOMMENDING THAT THIS ITEM BE CONTINUED TO THE MARCH 21, 2006 COUNCIL MEETING AS THE PLANNING COMMISSION WILL NOT CONSIDER THE PROJECT UNTIL FEBRUARY 28, 2006.** Public Hearing and consideration of Winters Highlands Tentative Subdivision Map. The project is a proposed residential subdivision of 102.6 acres to create 413 single-family lots (including 36 "duplex" lots) on 49.49 acres, a 2.01 acre multifamily lot on which 30 apartments will be developed, a 10.63 acre park site (plus a proposed 10,000 square foot well site), and a 7.43 acre wetlands/open space area, an exchange parcel of 0.04 acres to the Callahan property to the south; and 32.81 acres in public roads.

The project site is located north of Grant Avenue along Moody Slough Road (County Road 33) in the northwestern portion of the City of Winters. The project site totals 102.6

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acres comprised of APNs 030-220-17 (48.1 acres), 030-220-19 (21.0 acres), and 030-220-33 (33.5 acres) located south of Moody Slough Road, east of the westerly City limits, and north of the existing Dry Creek subdivision.

The following approvals are needed from the City: 1) CEQA clearance; 2) Exclusion from the West Central Master Plan; 3) Approval of the Winters Highlands Development Agreement; 4) Approval of various General Plan Amendments; 5) Approval of various Rezoning; 6) Approval of the Tentative Subdivision Map; 7) Approval of a Lot Line Adjustment; 8) Amendment the Rancho Arroyo Storm Drain District Master Plan; 9) Amendment of the Circulation Master Plan; and 10) Amendment of the Bikeway System Master Plan. (pp 16)

2. Citywide Habitat Mitigation Program – Resolution 2006-03 (pp 17-48)
3. Winters Planning Options – Direction/Growth Management Strategy Review (pp 49-50)
4. Public Hearing and Consideration of Zoning Ordinance amendment to drop the conditional use permit requirement for multi-family projects in the R-3 (Multi-Family Residential) and R-4 (High Density Multi-Family Residential) Zones. Ordinance 2006-02 (pp 51-55)

*****COMMUNITY DEVELOPMENT AGENCY*****

1. Railroad Ave./Main Street Development Proposals- Selection of Review Committee (pp 56)

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

1. Warrant Register (pp 57-58)
2. Treasurer Report for Period Ending January 31, 2006 (pp 59-65)
3. Investment Report for Period Ending January 31, 2006 (pp 66-67)

Consideration of items not listed on the agenda:

Items in the following categories; pursuant to Government Code

1. *Majority determination that an emergency (as defined by the Brown Act) exists; or*
2. *A 4/5th determination that the need to take action arose subsequent to the posting of the agenda*

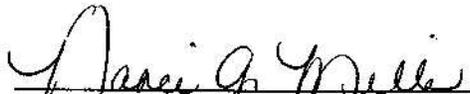
EXECUTIVE SESSION:

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ADJOURNMENT:

I declare under the penalty of perjury that the foregoing agenda for the February 21, 2006 meeting of the City Council of the City of Winters was posted February 17, 2007 in the office of the City Clerk, 318 First Street, Winters, CA and was available to the public during normal business hours.

ATTEST:


Nanci G. Mills, City Clerk