

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** May 20, 2026

**To:** Mayor and Town Council  
**From:** Kat Harvey, Senior Civil Engineer  
**Subject:** Resolution Authorizing the Town Manager to Sign a Windsor Landscaping and Lighting Assessment District Agreement for the Cora Creek Apartments Project

**Recommendation to Council:**

Adopt a resolution authorizing the Town Manager to sign a Windsor Landscaping and Lighting Assessment District Agreement for the Cora Creek Apartments Project located at 8975 Conde Lane (File No. 24-10).

**Strategic Plan Element:**

The recommended action supports the goal of Fiscal Health. Goal Statement: Ensure the economic health and long-term financial viability of the Town.

**Background:**

The Town of Windsor Planning Commission received an application from Greg Wanke of Gallaher Community Housing requesting approval of a Site Plan and Design Review, Density Bonus, Affordable Housing Development Waivers and one Incentive for the Cora Creek Apartments project.

A Public Hearing was held by the Town's Planning Commission on April 22, 2025 which included detailed analysis of the project, zoning requirements, and public comments. The project consists of 106 affordable apartments located at 8975 Conde Lane. The site plan, design review, density bonus, waivers, and the incentive were approved by the Planning Commission on April 22, 2025, by Resolution No. 776-25.

**Discussion:**

Resolution No. 776-25 states that the owner shall execute an agreement to annex their property into the Windsor Landscaping and Lighting Assessment Districts (LLADs). The LLADs provide a mechanism to fund the maintenance and replacement of publicly owned lighting and landscape features. The owner has executed a Windsor Landscaping and Lighting Assessment Districts agreement fulfilling the conditions of the approved project. The agreement will be recorded upon execution by the Town Manager.

Since 1987, the Town of Windsor has utilized the Landscaping and Lighting Special Assessment District (LLAD-1) to fund the operation and maintenance of Town parks, as well as street lighting and landscaping within established zones. The costs to maintain Town park areas are assessed in Zone 1, LLAD-1. Since the late 1990's, the park system has grown significantly. The annual costs to operate and maintain park improvements have outpaced the annual assessment revenues generated to pay for those increased improvement benefits.

In 2008, the Windsor Landscaping and Lighting Assessment District No. 2 (LLAD-2) was formed to

recover the operation and maintenance costs of street landscaping and street lighting improvements, as well as the full cost shares for maintaining the Town parks from new developments.

**Fiscal Impact:**

There is no immediate fiscal impact or request for changes to current appropriations. However, the action may have future financial impacts that are dependent on the cost of maintenance and assessment amounts.

**Environmental Review:**

A program-level Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan in accordance with the requirements of the California Environmental Quality Act. It was determined that this project fits within the scope of the program analyzed in the 2040 General Plan EIR.

**Attachment(s):**

- [1. Resolution](#)
- [2. Location Map](#)
- [3. Cora Creek Landscaping and Lighting Assessment District Agreement](#)

**Prepared by:**

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**Reviewed by:**

Shannon Cotulla  
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**Approved by:**

Jon Davis  
Town Manager