

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: September 18, 2024

To: Mayor and Town Council
From: Kat Harvey, Senior Civil Engineer
Subject: Final Map and Subdivision Improvement Agreement and Landscaping and Lighting and 1982 Act Benefit Assessment Agreement for Old Redwood Highway Villages

Recommendation to Council:

1. Adopt a resolution of the Town Council approving a Subdivision Improvement Agreement for Old Redwood Highway Villages Subdivision and directing its execution by the Mayor, approving the Final map therefore, accepting certain offers of dedication subject to improvement, and making findings in accordance with the State Subdivision Map Act and the Town of Windsor Subdivision Ordinance and authorizing the Town Manager to execute a Landscaping and Lighting Assessment Districts and 1982 Act Benefit Assessment District Agreement.
2. Adopt a resolution of the District Board accepting the Windsor Water District Facilities Easements subject to improvement as shown on the Final map for Old Redwood Highway Villages Subdivision.

Strategic Plan Element:

The recommended action supports the goals of Fiscal Health and Infrastructure. Goal Statement: Ensure the economic health and long-term financial viability of the Town. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

Discussion:

The Tentative Map for this subdivision was approved by Resolution No. 3799-22 by the Town Council of the Town of Windsor on November 2nd, 2022. The proposed subdivision is located on a 2.91-acre site being subdivided into 29 residential lots & 3 parcels located at 6114 and 6122 Old Redwood Highway (APN 163-172-019, 020, and 021). The subdivider has executed the Subdivision Improvement Agreement and the Final Map, and the Landscaping and Lighting Assessment Districts and 1982 Act Benefit Assessment District Agreement. The Final Map has been examined and found to be in substantial conformance with the approved Tentative Map and all provisions of the Subdivision Map Act and local ordinances. The Final Map is technically correct and is now ready for approval. After approval, the map will be recorded.

The improvement plans have been approved for construction of the public improvements. To guarantee the completion of the public improvements, the subdivider has executed a Subdivision Improvement Agreement and supplied surety bonds in the following amounts:

Performance Bond \$2,261,195.00
Labor and Materials Bond \$2,261,195.00
Maintenance Bond \$226,119.00
Monumentation \$10,000.00

Fiscal Impact:

The recommended actions will not have any fiscal impact.

Environmental Review:

Per Resolution No. 3514-19, the Town Council adopted a Mitigated Negative Declaration and Mitigation Monitoring plan.

Attachment(s):

1. Town Council Resolution
2. Windsor Water District Resolution
3. ORH Villages- Subdivision Improvement Agreement Signed
4. ORH Villages - Landscaping and Lighting Assessment District Agreement -LLAD1-LLAD2-1982 Act - Signed
5. Location Map

Prepared by:

Kat Harvey
Senior Civil Engineer

Reviewed by:

Carl Euphrat
Deputy Director of Engineering

Reviewed by:

Shannon Cotulla
Public Works Director/District Engineer

Recommended by:

Jon Davis
Town Manager/General Manager