

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: January 15, 2025

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 Hembree Lane Oaks

Recommendation to Council:

1. Adopt a resolution of the Town Council approving a Subdivision Improvement Agreement for Hembree Lane Oaks 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 Windsor Water District Board accepting the Windsor Water District Facilities Easements subject to improvements as shown on the final map for Hembree Lane Oaks Subdivision.

Strategic Plan Element:

The recommended action supports the goal of Infrastructure. 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.

Background:

The Tentative Map for this subdivision was approved by Resolution No. 3856-23 by the Town Council of the Town of Windsor on May 17, 2023. The proposed subdivision is located on a 5.1 acre site being subdivided into 24 residential lots located at 7842 Hembree Lane (APN 163-080-047). The subdivider has submitted 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	\$3,461,787.00
Labor and Materials Bond	\$3,461,787.00
Maintenance Bond	\$346,179.00
Monumentation	\$10,000.00

Fiscal Impact:

The recommended actions will not have any fiscal impact.

Environmental Review:

Per Resolution No. 3855-23, the Town Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan.

Attachment(s):

1. Resolution - Final Map - SIA - L&L - 1982 Act
2. Resolution - Windsor Water District Facilities Easements
3. Subdivision Improvement Agreement
4. Lighting and Landscaping Assessment Districts and 1982 Act Benefit Assessment District Agreement
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/Town Engineer

Recommended by:

Jon Davis
Town Manager/General Manager