

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: December 3, 2025

To: Mayor and Town Council
From: Kat Harvey, Senior Civil Engineer
Subject: Windsor Landscaping and Lighting Assessment District Agreement for Heritage Park

Recommendation to Council:

Adopt a resolution authorizing the Town Manager to execute a Windsor Landscaping and Lighting Assessment District Agreement for Heritage Park on behalf of the Town.

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 approved the project to construct a 33 unit, three- story affordable apartment project called Heritage Park by Resolution No. 683-20 on July 28, 2020. The 1.66 acre site is located at 8685 Old Redwood Highway.

Discussion:

The project conditions of approval states that the owner shall execute an agreement to annex their property into the Windsor Landscaping and Lighting Assessment Districts (LLADs). The LLAD provide a mechanism to fund the maintenance and replacement of publicly owned lighting and landscaping 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.

LLAD's are established in Windsor to provide funding for maintenance and operation of street lighting and/or roadside landscaping by the Town. An LLAD is a special district formed under the Landscape and Lighting Act of 1972. Under the provisions of the Act, the cost of operation and maintenance of the LLAD can be funded through the assessments collected from the property owners benefiting from the LLAD. The proposed action annexes the subject property into the LLAD so that the maintenances costs can be assessed.

Fiscal Impact:

There is no immediate fiscal impact or request for changes to current appropriations. However, the action may have future financial implications that are difficult to quantify at this time.

Environmental Review:

Per Resolution No. 682-20 on July 28, 2020, the Planning Commission adopted a mitigated negative declaration and mitigation monitoring and reporting program.

Attachment(s):

1. Resolution
2. Windsor Landscaping and Lighting AD Agreement
3. Location Map

Prepared by:

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