

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** October 4, 2023

**To:** Mayor and Town Council / President and Board of Directors  
**From:** Kat Harvey, Acting Senior Civil Engineer  
**Subject:** Acceptance of Public Improvements Associated with the 330 Arata Lane Subdivision

**Recommendation to Council:**

1. Adopt a Town Council resolution accepting the public improvements associated with the 330 Arata Lane Subdivision.
2. Adopt a Windsor Water District resolution accepting the water and sanitary improvements associated with 330 Arata Lane Subdivision.

**Strategic Plan Element:**

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

**Background:**

On September 12, 2017, The Town of Windsor Planning Commission adopted Resolution No. 646-17 approving a Tentative Map for the 330 Arata Lane Subdivision (MJS 15-30), subject to the Conditions of Approval.

**Discussion:**

330 Arata Lane Subdivision has completed the improvements as required per the Conditions of Approval and as shown of the improvement plans titled “330 Arata Lane Subdivision” dated February 13, 2020.

The public improvements for the project consist of the construction of full roadway improvements for Graciela Drive. The project includes sewer, water storm drain, roadway paving, curb and gutter, sidewalks, pedestrian curb ramps, streetlights striping, landscaping and other miscellaneous improvements as shown on the plans.

The developer has provided a standard ten percent maintenance security in the amount of \$45,414.00 for the one-year warranty period for the completed public improvements. The Town will assume maintenance responsibility for the public improvements recommended for acceptance at the end of the one-year warranty period.

**Fiscal Impact:**

There is no fiscal impact associated with this action. After the one-year maintenance period, the Town will be responsible for ongoing maintenance of the public improvements, except the sidewalk which will continue to be maintained by the property owner consistent with Town policy.

**Environmental Review:**

The project has been determined to be exempt from the provisions of the California Environmental

Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332: In-Fill Development Projects which exempts certain in-fill development projects.

**Attachment(s):**

1. [Town Council Resolution](#)
2. [WWD Resolution](#)
3. [Location Map](#)
4. [Public Improvements Overview Plan - 330 Arata Ln. Subdivision](#)

**Prepared by:**

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**Reviewed by:**

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**Reviewed by:**

Shannon Cotulla  
Public Works Director/Town Engineer

**Recommended by:**

Jon Davis  
Town Manager