

**RESOLUTION NO. 3579-20**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT FOR 330 ARATA LANE SUBDIVISION AND DIRECTING ITS EXECUTION BY THE MAYOR, APPROVING A WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT(S) AND WINDSOR 1982 ACT BENEFIT ASSESSMENT DISTRICT AGREEMENT AND DIRECTING ITS EXECUTION BY THE TOWN MANAGER, APPROVING THE FINAL MAP THEREFORE, ACCEPTING CERTAIN OFFERS OF DEDICATION, AND MAKING FINDINGS IN ACCORDANCE WITH THE STATE SUBDIVISION MAP ACT AND THE TOWN OF WINDSOR SUBDIVISION ORDINANCE - (MJS 15-30)**

**WHEREAS**, a final map of that certain subdivision titled “330 Arata Lane Subdivision” has been presented to the Town Council for approval and acceptance; and

**WHEREAS**, Town staff has reported that said map conforms to the requirements of the State Subdivision Map Act and the Town of Windsor Subdivision Ordinance; and

**WHEREAS**, said map shows and names as irrevocably offered for dedication to the Town of Windsor subject to improvements the following easements: Public Right-of-Way for Graciella Drive and Arata Lane, Public Utilities, Storm Drain, Sanitary Sewer, Recycled Water, Water, Windsor Water District Facilities and a 5 foot Public Utilities Easement and further irrevocably offers for dedication to the Windsor Water District, subject to improvements, the following easements: Sanitary Sewer, Recycled Water, Water and Windsor Water District Facilities; and

**WHEREAS**, the subdivider has executed a Subdivision Improvement Agreement; and

**WHEREAS**, the subdivider has executed a Windsor Landscaping and Lighting Assessment District(s) and Windsor 1982 Act Benefit Assessment District Agreement; and

**WHEREAS**, said final map has been duly acknowledged and executed, and is ready for approval and recordation; and

**WHEREAS**, the installation of the required public improvements have not been completed to the satisfaction of the Town Engineer; and

**WHEREAS**, the developer has provided Surety bonds in the following amounts:

Performance Bond (on-site)	\$454,143
Labor and Materials Bond (on-site)	\$454,143
Performance Bond (off-site)	\$173,502
Labor and Materials Bond (off-site)	\$173,502
Monumentation Bond	\$ 4,550

to guarantee the completion of the required improvements within the subdivision.

**NOW, THEREFORE BE IT RESOLVED** that said Subdivision Improvement Agreement is approved, and the Mayor is directed to execute it; and

**BE IT FURTHER RESOLVED** that said Windsor Landscaping and Lighting Assessment District(s) and Windsor 1982 Act Benefit Assessment District Agreement is approved, and the Town Manager is directed to execute it; and

**BE IT FURTHER RESOLVED** that the Town Council finds that the final map titled “330 Arata Lane Subdivision” is in substantial compliance with the previously approved tentative map, as conditioned, and with the provisions of the State Subdivision Map Act and the Town of Windsor Subdivision Ordinance, and is hereby accepted and approved; and

**BE IT FURTHER RESOLVED** that the Town Council finds that said final map shows and names as irrevocably offered for dedication Graciella Drive and Arata Lane, and public utility easements for public use thereon, which are hereby approved and will be accepted for public use subject to improvements being completed; and

**BE IT FURTHER RESOLVED**, that the Town Council directs the Town Clerk to take the necessary steps to assure that said map and agreements are recorded with the County Recorder.

**PASSED, APPROVED AND ADOPTED this 19th day of February 2020, by the following vote:**

**AYES: COUNCILMEMBERS FUDGE, OKREPKIE, SALMON, VICE MAYOR LEMUS AND MAYOR FOPPOLI**


**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

  
**DOMINIC FOPPOLI, MAYOR**

**ATTEST:**

  
**MARIA DE LA O, TOWN CLERK**