

RESOLUTION NO. 3697-21

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT FOR 19th HOLE DRIVE SUBDIVISION AND DIRECTING ITS EXECUTION BY THE MAYOR, 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 AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT AGREEMENT (APN 164-350-008) (MJS/UP/DR 19-14)

WHEREAS, a final map of that certain subdivision entitled “19th Hole Drive 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 easements for Public Sidewalk, Public Utilities, Public Storm Drain, Sewer, Water and Recycled Water (as shown on said map), and Windsor Water District Facilities Easements (WWDFE); and

WHEREAS, the subdivider has executed a Subdivision Improvement 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:

Subdivision Performance Bond	\$332,585.34
Labor and Materials Bond	\$332,585.34
Monumentation Bond	\$3,850.00
Maintenance Bond	\$33,258.53

to guarantee the completion of the required improvements within the subdivision; and

WHEREAS, the project conditions of approval state that the owner shall execute an agreement to annex their property into the Landscaping and Lighting Assessment Districts; and

WHEREAS, the owner has executed a Landscaping and Lighting Assessment District Agreement fulfilling the condition of their project; and

WHEREAS, the Town of Windsor Planning Commission adopted Resolution No. 674-19 on October 22, 2019, finding the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332: In-Fill Development Projects.

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 the Town Council finds that the final map entitled “19th Hole Drive 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

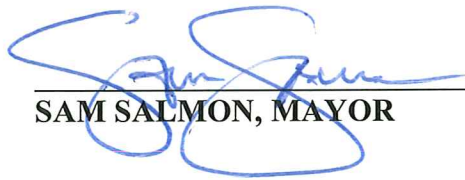
BE IT FURTHER RESOLVED that the Town Council finds that said map shows and names as irrevocably offered for dedication easements for Public Sidewalk, Public Utilities, Public Storm Drain, Sewer, Water and Recycled Water (as shown on said map), and Windsor Water District Facilities Easements (WWDFE) for 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 Landscaping and Lighting Assessment District Agreement is hereby approved and accepted and the Town Council authorizes the Town Manager to execute said agreement; 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 15th day of September 2021, by the following vote:

AYES:	COUNCILMEMBERS FUDGE, LEMUS, VICE MAYOR REYNOZA AND MAYOR SALMON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE



SAM SALMON, MAYOR


ATTEST:


IRENE CAMACHO-WERBY, TOWN CLERK