RESOLUTION NO. 4084-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR ACCEPTING THE PUBLIC IMPROVEMENTS AND DIRECTING COUNCIL TO APPROVE THE FINAL MAP ASSOCIATED WITH THE 6500 OLD REDWOOD HIGHWAY SUBDIVISION (MJS 15-31)

WHEREAS, the Town of Windsor Planning Commission adopted Resolution No. 639-17, March 28, 2017, approving the Tentative Map for the 6500 Old Redwood Highway Subdivision; and

WHEREAS, the developer of the 6500 Old Redwood Highway Subdivision has completed the improvements as required by the Conditions of Approval and as shown on the approved improvement plans titled "Schellinger Brothers Subdivision – MJS 15-31 - 6500 Old Redwood Highway" dated October 28, 2023; and

WHEREAS, the public improvements consist of the construction of frontage improvements along Old Redwood Highway, Emmerson Street, and full roadway improvements for Maywood Lane. 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; and

WHEREAS, the Town Engineer recommends acceptance of the public improvements which were completed on or about March 27, 2026; and

WHEREAS, the developer has provided maintenance security in the amount of $32,833.03 for the one-year warranty period for the completed public improvements; and

WHEREAS, the Town will assume maintenance responsibility for the public improvements at the end of the one-year warranty period, except the public sidewalk, which will remain the property owner's responsibility to maintain; and

WHEREAS, a final map of that certain subdivision entitled "Schellinger Brothers 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 Public Right of Way Easements for Old Redwood Highway, Maywood Lane, and Emerson Street together, with the right to install public utilities, storm drain, sanitary sewer, recycled water, water, Windsor Water District Facilities and 5' and 7' Public Utility Easement; and

WHEREAS, said map shows and names as irrevocably offered for dedication, as an easement, to the Windsor Water District, sanitary sewer, recycled water, water, and Windsor Water District

Facilities; and

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

WHEREAS, Vehicle Code 21354 provides that local authority may designate any intersection under its jurisdiction as a stop-controlled intersection; and

WHEREAS, to facilitate the safe and orderly movement of traffic upon Town streets, it is recommended that the intersection of Maywood Lane and Old Redwood Highway be designated as a one way stop intersection and stop sign installed.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor does hereby accepts for public use the public improvements as shown on the approved plans titled "Schellinger Brothers Subdivision – MJS 15-31 - 6500 Old Redwood Highway" dated October 18, 2023; and

BE IT FURTHER RESOLVED that the Town of Windsor authorizes the release of the Performance Bond provided by the developer; and

BE IT FURTHER RESOLVED that the Town of Windsor will assume maintenance responsibility for the public improvements, except the sidewalk which will continue to be maintained by the property owner, at the end of the one-year warranty period; and

BE IT FURTHER RESOLVED that the Town Council finds that the final map entitled "Schellinger Brothers 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 Public Right of Way Easements for Old Redwood Highway, Maywood Lane, and Emerson Street together, with the rights to install public utilities, storm drain, sanitary sewer, recycled water, water, Windsor Water District Facilities and 5' and 7' Public Utility Easement; and

BE IT FURTHER RESOLVED that the Town Council directs the Town Clerk to take the necessary steps to assure that said map is recorded with the County Recorder; and

BE IT FURTHER RESOLVED, to facilitate the safe and orderly movement of traffic upon Town streets, the Town Council hereby authorizes that the intersection of Maywood Lane and Old Redwood Highway be designated as a one way stop intersection and stop sign installed.

PASSED, APPROVED AND ADOPTED this 6th day of May 2026, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL, AND VICE MAYOR POTTER**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**MAYOR REYNOZA**

TANYA POTTER, VICE MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK