**RESOLUTION NO. 4027-25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAMS AND THE ANNUAL ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-26 FOR THE WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**

**WHEREAS,** the Town Council of the Town of Windsor intends to levy and collect assessments within the Windsor Landscaping and Lighting Assessment District No. 2 (LLAD-2) during FY 2025-26, the area of land to be assessed being located in the Town of Windsor, Sonoma County; and

**WHEREAS,** an Annual Engineer's Report must be prepared and filed outlining the proposed budgets, assessments, the proposed improvements and/or changes to the Assessment District in order to levy and collect assessments any following fiscal year; and

**WHEREAS,** pursuant to Section 22622 of the Streets and Highways Code, on February 19, 2025, the Town Council adopted a resolution appointing Coastland Civil Engineering as the Engineer of Work for the LLAD-2, directing the preparation and filing of the Annual Engineer's Report and describing the potential changes for FY 2025-26; and

**WHEREAS,** the Engineer of Work prepared and filed the Annual Engineer's Report with the Town Clerk as required by the Landscaping and Lighting Act of 1972; and

**WHEREAS,** on April 16, 2025, the Town Council adopted a Resolution of Intention to levy and collect annual assessments during FY 2025-26, preliminarily approved the Annual Engineer's Report for FY 2025-26 as filed and set the times and dates of the public information meeting and the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

**WHEREAS,** for FY 2025-26, the total annual assessment for each Zone is proposed as follows:

| Zone | Assessment (Revenue) |
|---|---|
| Zone 101 (Shiloh Oaks) | $35,127.44 |
| Zone 102 (Miscellaneous Supplemental Parks) | $2,535.20 |
| Zone 103 (Windsor Redwoods) | $10,383.86 |
| Zone 104 (Manzanita Subdivision) | $4,785.88 |
| Zone 105 (G&C Auto Body) | $2,029.34 |
| **Zone (cont.)** | **Assessment (Revenue)** |

| | |
|---|---|
| Zone 107 (Berry Lane (East)) | $2,172.32 |
| Zone 108 (Bell Village Commercial) | $15,675.76 |
| Zone 109 (Vintage Oaks on the Town Green) | $14,626.28 |
| Zone 110 (Holiday Inn) | $8,191.44 |
| Zone 111 (Russian River Brewing Company) | $1,785.84 |
| Zone 112 (Esposti Park Place) | $6,707.80 |
| Zone 113 (Victoria Oaks) | $62,907.06 |
| Zone 114 (Overlook) | $2,341.10 |
| Zone 115 (Los Amigos) | $2,884.28 |
| Zone 116 (Windsor Veterans Village) | $11,607.59 |
| Zone 117 (330 Arata Lane) | $2,626.26 |
| Zone 118 (Shiloh Apartments) | $1,722.48 |
| Zone 119 (Shiloh Terrace) | $2,699.32 |
| Zone 120 (Redwood Views) | $8,250.62 |
| Zone 121 (19th Hole Drive) | $2,356.42 |
| Zone 122 (Shiloh Crossing) | $36,139.92 |
| Zone 123 (Draper Estates) | $1,636.46 |
| Zone 124 (Shiloh Mixed Use) | $34,386.70 |
| Zone 125 (6500 Old Redwood Highway) | $4,820.16 |
| Zone 126 (Chevron Remodel) | $7,626.50 |
| Zone 127 (Old Redwood Highway Villages) | $3,126.84 |
| Zone 128 (Hembree Lane Oaks) | $15,674.62 |
| Zone 129 (Clearwater) | $11,629.58 |

**WHEREAS,** in order to keep up with inflation, the maximum annual assessments at build out for all zones are proposed to be increased by the 2024 Consumer Price Index (CPI) adjustment of +2.40%, the annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

**WHEREAS,** Denbeste Winery, APN 163-270-002, is proposed for annexation into existing Zone 102 – Supplemental Parks; and

**WHEREAS,** 888 Jensen Lane, APN 162-020-044, is proposed for annexation into existing Zone 102 – Supplemental Parks; and

**WHEREAS,** Zone 126, Chevron Remodel, is a new zone proposed with parcel annexation; and

**WHEREAS,** Zone 127, Old Redwood Highway Villages, is a new zone proposed with parcel annexation; and

**WHEREAS,** Zone 128, Hembree Lane Oaks, is a new zone proposed with parcel annexation; and

**WHEREAS,** Zone 129, Clearwater, is a new zone proposed with parcel annexation; and

**WHEREAS,** existing Zone 122, Shiloh Crossing, is proposed to have its assessment increased above the current Maximum Annual Assessment of $13,591.05 to a new Maximum Annual Assessment of $40,908.62; and

**WHEREAS,** existing Zone 124, Shiloh Mixed Use, is proposed to have its assessment increased above the current Maximum Annual Assessment of $11,044.90 to a new Maximum Annual Assessment of $37,452.89; and

**WHEREAS,** notice of the public protest hearing was given by publication in accordance to the Landscaping and Lighting Act of 1972; and

**WHEREAS,** pursuant to California Constitution Article XIII D, notices and ballots were mailed out to those property owners whose properties are affected by these procedures and annexations into LLAD-2; and

**WHEREAS,** on May 5, 2025, Town staff held the required public information meeting; and

**WHEREAS,** on June 4, 2025, the Town Council conducted a public hearing and gave every interested person an opportunity to make a protest to the Annual Engineer's Report either in writing or orally, and the Town Council has considered each comment or protest; and

**WHEREAS,** the Town Council finds that a majority written protest against the inclusion of those subdivisions and areas as specified in the Engineer's Report for annexation into the Assessment District have not been made by the impacted property owners representing the land to be assessed; and

**WHEREAS,** as in previous years, publicly-owned property will not be assessed during FY 2025-26, and any benefit received by these properties is covered by the Town General Fund Contribution; and

**WHEREAS,** this Resolution is adopted pursuant to Section 22631 of the California Streets and Highways Code.

**NOW, THEREFORE BE IT RESOLVED** that the Town Council of the Town of Windsor hereby:

1. Approves the FY 2025-26 Annual Engineer's Report for the Windsor Landscaping and Lighting Assessment District No. 2 as prepared and filed,
2. Authorizes the creation of four new zones, Zones 126, 127, 128 and 129 with allowed annual CPI increases to the maximum annual assessments in order to keep up with inflation,
3. Authorizes the annexation of property into Zones 126, 127, 128 and 129 of the Windsor Landscaping and Lighting Assessment District No. 2 as specified in the Engineer's Report,
4. Authorizes the annexation of two parcels into existing Zone 102 of the Windsor Landscaping and Lighting Assessment District No. 2 as specified in the Engineer's Report,

5. Authorizes the Maximum Allowable Assessment for Zone 122 to be increased to $40,908.62,
6. Authorizes the Maximum Allowable Assessment for Zone 124 to be increased to $37,452.89,
7. Confirms the assessment diagrams, the annual assessments, assessment maximums and CPI increases to the assessment maximums as set forth in the annual Engineer's Report and authorizes the levy and collection of assessments as set forth in said report for FY 2025-26 for each of the Zones:
    - Zone 101 – Shiloh Oaks
    - Zone 102 – Miscellaneous Supplemental Parks
    - Zone 103 – Windsor Redwoods
    - Zone 104 – Manzanita Subdivision
    - Zone 105 – G & C Auto Body
    - Zone 107 – Berry Lane (East)
    - Zone 108 - Bell Village Commercial
    - Zone 109 – Vintage Oaks on the Town Green
    - Zone 110 - Holiday Inn
    - Zone 111 – Russian River Brewing Company
    - Zone 112 - Esposti Park Place
    - Zone 113 - Victoria Oaks
    - Zone 114 – Overlook
    - Zone 115 – Los Amigos Subdivision
    - Zone 116 – Windsor Veterans Village
    - Zone 117 – 330 Arata Lane
    - Zone 118 – Shiloh Apartments
    - Zone 119 – Shiloh Terrace
    - Zone 120 – Redwood Views
    - Zone 121 – 19th Hole Drive
    - Zone 122 – Shiloh Crossing
    - Zone 123 – Draper Estates
    - Zone 124 – Shiloh Mixed Use
    - Zone 125 – 6500 Old Redwood Highway
    - Zone 126 – Chevron Remodel
    - Zone 127 – Old Redwood Highway Villages
    - Zone 128 – Hembree Lane Oaks
    - Zone 129 – Clearwater
8. Adopts this resolution pursuant to Section 22631 of the Street and Highways Code.

**PASSED, APPROVED AND ADOPTED this 4th day of June 2025, by the following vote:**

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

**ROSA REYNOZA, MAYOR**

**ATTEST:**

**IRENE CAMACHO-WERBY, TOWN CLERK**