RESOLUTION NO. 2041-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR DETERMINING CERTAIN EXPANSION AREAS FOR THE BENEFIT OF THE STANDARD STRUCTURES PLANT OPERATIONS TO BE CONSISTENT WITH PROVISIONS FOR "EXISTING DEVELOPMENT" WITHIN THE SHILOH OAKS MASTER PLAN (FILE ZC 05-23)

WHEREAS, the Town of Windsor Town Council, by Ordinance No. 2006-207, has approved the Shiloh Oaks Master Development Plan for 98+/- acres (APNs 059-271-031, -032, -084, and –087), including policies for the orderly provision of infrastructure concurrently with future development; and

WHEREAS, certain policies require the provision and/or extension of infrastructure upon request for development of lands identified as "Vacant/Underdeveloped" on Exhibit B-9 to the Master Plan; and

WHEREAS, the Land Use and Master Circulation Plan component to the Shiloh Oaks Master Plan includes Note # 4 which reads: "Incremental expansion of the existing Standard Structures use is permitted at any time. Redevelopment of this portion of the site to other uses could occur in the future and would be subject to normal entitlement review at that time."; and

WHEREAS, both owner and the Town desire to accommodate a reasonable amount of expansion of the existing Standard Structures operations without requiring major infrastructure improvements provided that these expansions do not frustrate the ability to achieve the long term improvements envisioned by the Master Plan; and

WHEREAS, the Town Council further finds that expansions of the development area for the benefit of other (non-Standard Structures) industrial uses should be subject to the infrastructure requirements of the Master Plan; and

WHEREAS, the owner, in Exhibit A to this resolution, has identified areas for incremental expansion of the Standard Structures operations. These areas include replacement of existing and/or former tenants within the Standard Structures property, conversion of an existing fire suppression holding pond in the northeast corner of the property, as well as vacant land (former fire suppression holding pond site) immediately south of the existing plant and east of the Mead Clark parcel; and

NOW, THEREFORE, BE IT RESOLVED that the Town Council, based on the above findings, determines the following:

1. Incremental expansion of the existing Standard Structures operations, as described in Exhibit A to this resolution, is found to be consistent with the provisions of the Shiloh Oaks Master Plan (Ordinance 2006-207) without requiring the infrastructure improvements otherwise mandated by the Master Plan.

2. Expansion of the Standard Structures operations into those areas identified in Exhibit A to this resolution shall require Site Plan and Design Review approval and will be subject to the requirements of the Master Plan related to landscaping and/or screening of outdoor storage uses from adjacent public rights of way.
3. Redevelopment of these expansion areas, as well as the remainder of the existing Standard Structures operations, for uses other than Standard Structures is subject to the infrastructure requirements of the Master Plan, unless determined otherwise by the Town Council.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2007 by the following vote:

AYES:	**COUNCILMEMBERS ALLEN, FUDGE, GOBLE, SALMON AND MAYOR PARKER**
NOES:	**NONE**
ABSENT:	**NONE**
ABSTAIN:	**NONE**

WARIN J. PARKER, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Attachment: Exhibit A: Proposed Expansion Area

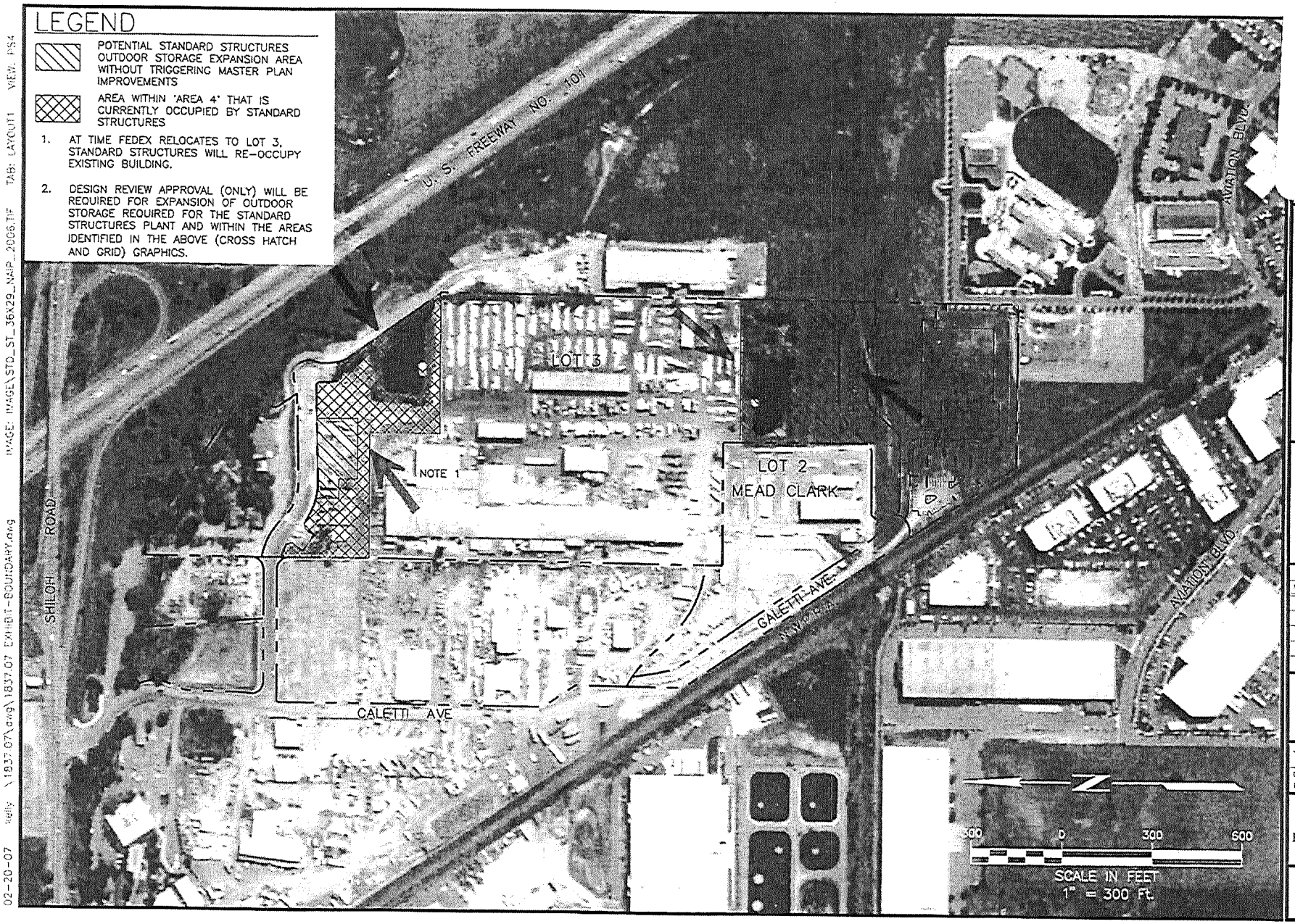


Exhibit A

STANDARD STRUCTURES

WINDSOR, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION

ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

JOB NO.	DATE
1637.07	DECEMBER 2006
DRAWN BY	CHECKED BY
DJK	TNJ

PROPOSED EXPANSION AREAS

SHEET NO.

02-20-07 kelly \1637.07\dwg\1637.07 EXHIBIT-BOUNDARY.dwg IMAGE: IMAGE\STD_ST_36X29_NAP_2006.TIF TAB: LAYOUT1 VIEW: PS4