

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** February 21, 2024

**To:** Mayor and Town Council  
**From:** Kim Voge, Planner III  
**Subject:** Adopt an Ordinance to Amend the Shiloh Oaks Master Plan/Planned Development Final Development Plan

### **Recommendation to Council:**

Hold a second reading, by title only, and adopt an ordinance amending the Shiloh Oaks Master Plan/Planned Development (PD) Final Development Plan for the Shiloh Business Park Project located at 790 Shiloh Road (APN 059-271-095).

### **Strategic Plan Element:**

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

### **Discussion:**

At the Town Council meeting on February 7, 2024, staff presented a draft ordinance for the Shiloh Business Park project proposed on a 45-acre parcel located at 790 Shiloh Road (APN 059-271-095). The ordinance would modify the required street improvements to allow sidewalks on one side of Pruitt Avenue (not both sides), modify the parking requirements and find the proposed parking to be adequate, and eliminate the Master Plan's reference to Gateway Commercial zoning, thus correcting an inconsistency with the General Plan Heavy Industrial General Plan land use designation.

The Planning Commission reviewed the proposed ordinance and recommended approval by the Town Council. The rezone is consistent with the General Plan Heavy Industrial land use designation.

After receiving a staff report, public testimony and deliberating on the draft ordinance, the Town Council took action to introduce the ordinance by title only, as recommended by the Planning Commission. The motion to introduce the ordinance was carried by a 5-0-0 vote in favor.

### **Fiscal Impact:**

The recommended action will have no direct fiscal impact.

### **Environmental Review:**

At the February 7, 2024, meeting, the Town Council adopted Resolution No. \_\_\_\_-24, making General Plan consistency findings pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183. The consistency findings determined that there were no significant project-specific or site-specific impacts that would not be mitigated to a level that is less than significant by mitigation measures that were previously adopted with the General Plan EIR, as well as the Shiloh Oaks Master Plan Mitigated Negative Declaration. All applicable previously approved mitigation measures were adopted as conditions of approval for the Shiloh Business Park project. Pursuant to California

Environmental Quality Act (CEQA) Section 15162, no further environmental review is required.

**Attachment(s):**

1. [Ordinance Amending Shiloh Oaks Master Plan PD](#)
2. [Ordinance Exhibit A - Amended Shiloh Oaks MP Final Development Plan](#)

**Prepared by:**

Kim Voge  
Planner III

**Reviewed by:**

Patrick Streeter  
Community Development Director

**Recommended by:**

Jon Davis  
Town Manager