

RESOLUTION NO. 2177-07

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
APPROVING AND ACCEPTING THE PARCEL MAP FOR
SHILOH OAKS SUBDIVISION AND
AUTHORIZING THE TOWN MANAGER TO EXECUTE CERTAIN
AGREEMENTS AND DOCUMENTS, AND ACCEPTING CERTAIN OFFERS OF
DEDICATION AND MAKING FINDINGS IN ACCORDANCE WITH THE
SUBDIVISION MAP ACT**

WHEREAS, a parcel map of that certain subdivision entitled "Shiloh Oaks", located at 790 Shiloh Road and 340 Standard Avenue, has been presented to the Town Council for approval and acceptance; and

WHEREAS, 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 offered for dedication for public use an EVA, Parcel A, Parcel B, public utility easements, public water easements and public turnaround easement; and

WHEREAS, said map shows and names as offered for dedication Caletti Avenue, future Pruitt Avenue and future East/West Connector for public use; and

WHEREAS, said parcel 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 subdivider presented to the Town Council a Subdivision Improvement Agreement, together with Surety bonds in the following amounts

Subdivision Performance Bond	\$2,037,683
Labor and Material Bond	\$2,037,683
Monumentation Bond	\$ 7,500
Airport Creek 5 Year Revegetation	\$ 60,000

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

NOW, THEREFORE BE IT RESOLVED, that said parcel map of Shiloh Oaks Subdivision is hereby approved and accepted; and.

BE IT FURTHER RESOLVED, that an EVA, Parcel A, Parcel B, public utility easements, public water easements and public turnaround easement; offered for public use thereon, are hereby accepted for public use subject to improvement; and

BE IT FURTHER RESOLVED, that the offer of Caletti Avenue for dedication for public use thereon, shall be rejected until such time that the public roadway improvements are installed and the remainder of Caletti Avenue is improved; and

BE IT FURTHER RESOLVED, that the offer of future Pruitt Avenue and future East/West Connector for dedication for public use thereon, shall be rejected until such time that the public roadway improvements are installed; and

BE IT FURTHER RESOLVED, that the Town Manager is authorized to execute the said Subdivision Improvement Agreement and the associated Street and Drainage Maintenance Special Benefit Assessment District and Landscaping and Lighting Special Assessment District 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 14th day of November, 2007 by the following vote:

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



DEBORA FUDGE, MAYOR PRO TEM

ATTEST:



MARIA DE LA O, TOWN CLERK