FINDINGS CONCERNING SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Pursuant to Public Resources Code section 21081 and CEQA Guidelines Sections 15091, the Town Council hereby makes the following findings with respect to the potential for significant environmental impacts and means for mitigating those impacts. Many of the impacts and mitigation measures in the following findings are summarized rather than set forth in full. The text of the Draft and Final EIR should be consulted for a completed description of the impacts and mitigations.

Table 1 – Proposed Boundary Adjustments to Jones and Smith Parcels

A. Land Use and Planning - There are no significant land use and planning impacts. DEIR pp.71-100

B. Transportation and Circulation – Impact TRAF-1: In the *Cumulative Plus Project* scenario, development of the proposed automobile dealership on the Sanderson parcel and future development of the Jones and Smith parcels would result in the queues at the Arata Lane westbound right-turn lane at Old Redwood Highway that exceed the available vehicular storage length. (S) DEIR p. 116

Mitigation Measure: TRAF-1: As a condition of approval, each project sponsor for development on the Sanderson, Jones, and Smith parcels shall pay their fair share towards the construction of a second, westbound right-turn lane on Arata Lane at Old Redwood Highway, including any and all associated modifications to Old Redwood Highway, the Highway 101 over crossing structure at Arata Lane, and/or any other elements of the Highway 101 Arata Lane Interchange. DEIR p. 116 FEIR p.98

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Development of the Sanderson parcel and future development of the Jones and Smith parcels would impact the projected queue length. Each project development would pay their fair share towards future construction and associated modification to key roadway elements to expand storage availability at the interchange.

C. Air Quality – Impact AIR-1: Construction period activities during future development of the Jones and Smith parcels and development of proposed automobile dealership on the Sanderson parcel could generate significant dust, exhaust, and organic emissions. (S) DEIR p.134

Mitigation Measure AIR-1: The following controls shall be implemented at all construction sites for the project.

- Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non toxic stabilizers to control dust;

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water three times daily, or apply (non toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff related impacts to water quality;
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. DEIR pp. 134-135

Finding – Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Implementing the controls at the construction site would control dust production and fugitive dust.

D. Noise – **Impact NOISE-1**: Future development of the Jones and Smith parcels and the development of the proposed automobile dealership on the Sanderson parcel could significantly increase traffic noise on surrounding roadways. (S) DEIR p. 144

Mitigation Measure NOISE-1: Future plans for development on the Jones and Smith parcels shall include, at a minimum, the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing. DEIR p.145

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Locating the primary and secondary accesses south of the culvert overcrossing ensures that distance from future traffic noise will attenuate. Noise increases for existing sensitive receptors such that future noise increases are below the 3dBA threshold for permanent ambient noise increases.

Impact NOISE-2: On-site construction activities would potentially result in short-term noise impacts on adjacent residential uses. (S) DEIR p. 145

Mitigation Measure NOISE-2: All construction on the project site shall comply with the following noise reducing measures:

- Limit project construction to Monday to Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 6:00 p.m. Construction activities on Sundays between 9:00 a.m. and 5:00 p.m. may only occur with prior authorization by the Planning Commission or City Council.
- Properly muffle and maintain all construction equipment powered by internal combustion engines.
- Prohibit unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses. Acoustically shield such equipment.

- Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- Notify neighbors located adjacent to the construction site of the construction schedule in writing. DEIR pp.145-147

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Implementing noise controls such as limiting project hours, prohibiting unnecessary idling, and considering the location of noise-generating equipment during construction hours would reduce the amount and level of construction noise affecting the neighboring residential uses.

E. Biological Resources – Impact BIO-1: Future development on the Jones and Smith parcels may result in direct or indirect impacts to non-listed, special-status plant populations. (S) DEIR p. 179

Mitigation Measure BIO-1a: Focused, floristic surveys for non-listed special-status plants shall be conducted on the Smith and Jones parcels as part of the environmental and project review of any for future development on these parcels. These surveys will be conducted according to CNPS and CDFG protocols during the appropriate blooming periods of the target species to determine the presence of special-status plants for which suitable habitat occurs on the parcels. A single season of surveys conducted according to the CNPS and CDFG protocols will be adequate to assess the presence of non-listed, special-status species on the parcels. All suitable habitats on the parcels shall be surveyed by qualified botanists with experience conducting rare plant surveys on the Santa Rosa Plain. The results of the survey shall be submitted to the Town in a report within two months of its completion. The report shall be prepared according to CNPS and CDFG standards for reporting the results of rare plant surveys applicable at the time of the survey, and shall include a list of all plants observed on the site, the name of the surveyors, the dates of the surveys, the target species for the surveys, reference sites visited, and a description of habitats onsite. DEIR p. 179

Mitigation Measure BIO-1b: If non-listed, special-status plants are not found during the protocol-level surveys, no mitigation for non-listed, special-status plants will be required. If such species are found, the project sponsor shall prepare a mitigation plan that describes the avoidance or compensatory mitigation measures that will be implemented for these populations. If compensatory mitigation entails purchasing credit at an approved mitigation bank, then the applicant shall prepare documentation of this transaction. The mitigation plan shall be submitted to the Town and CDFG as a part of the environmental and project review of any future development application.
Mitigation for impacts to non-listed special-status species shall first include avoidance measures when feasible and compensatory mitigation when avoidance is not possible. Avoidance measures may include redesigning the project footprint to include buffer zones if feasible to avoid impacting non-listed, special-status plants; fencing the existing plants populations prior to and during construction; and training construction personnel on the identification and location of these plants on the site. Measures should also be developed for the long-term avoidance and

protection of the population, including measures for avoiding potential indirect impacts such as changes in the hydrology of the site. Compensatory mitigation shall include preservation at a mitigation site of populations of the non-listed, special-status plant species observed on the proposed development site. Plants shall be preserved at a ratio of 2:1 (preserved:impacted) at the mitigation site. The proposed mitigation site shall be approved by the Town and CDFG. A conservation easement or other mechanism shall be placed on the mitigation site to preserve the site in perpetuity as wildlife and plant habitat. A long-term management plan shall be developed for the mitigation site. The project sponsor shall provide an endowment in an amount to be determined by the Town for the long-term maintenance and monitoring of the mitigation area. Alternatively, the project sponsor may purchase credits at a mitigation bank at a ratio of 2:1 instead of preservation of an existing population at a non-bank site. The bank must support populations of the impacted, non-listed species and the credits purchased must be equivalent to preservation of two times the area to be impacted (2:1 ratio). If credit is purchased at a bank, development of a mitigation plan is not necessary, but documentation of the transaction must be provided to the Town and CDFG prior to final approval of the project. Preference should be given to locating the mitigation site or purchasing credits in the Windsor area. If mitigation sites or credits are not available in the Windsor area, mitigation for non-listed plants may be accomplished at any site in the County that is suitable. DEIR p.180

Mitigation Measure BIO-1c: In addition to the preservation or mitigation credit measures described in Mitigation Measure BIO-1b, mitigation for these populations shall include salvaging and/or transplanting whenever practicable. The salvage plan shall be described in the mitigation plan that will be submitted to the Town and CDFG as a part of the environmental and project review of any future development application. Salvaging and transplanting shall be implemented prior to initiation of construction activities on the site. The salvage plan shall include the following activities/ elements:

- Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation and management plans.
- Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures.
- Locations and procedures for restoration/replanting of salvaged plant material including seeds.
- Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provision for remedial action to correct deficiencies, as needed. Annual reports and a final report prepared by the project sponsor and subject to approval by CDFG shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified.
- Plants should only be seeded or transplanted to sites that are preserved as wildlife and plant habitat through a conservation easement or other mechanism (e.g., county park, mitigation bank).
- The project sponsor will provide a secure source of funding for salvage and monitoring operation DEIR pp. 180-181

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Implementation of the 3-part mitigation measure ensures that any non-listed special status plants present on the properties will be surveyed for presence and, if present, taken into account as future projects are designed. Required mitigation plans will show how the plants will be avoided through project design, or how any loss of plants will be compensated for, as further set forth in detailed direction in the mitigation measure. Through the required salvage plan, the measure ensures that affected special status plants removed in connection with future development will not automatically be destroyed, but will instead be included in attempts to establish or maintain the plants in another location.

Impact BIO-2: Future development on the Jones and Smith parcels may result in direct or indirect impacts to federally listed plant populations or habitat. (S) DEIR p.181

Mitigation Measure BIO-2a: Focused surveys for the federally-listed Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam shall be conducted on these parcels as a part of the environmental and project review of any future development application in accordance with the USFWS protocols developed for federally-listed plants on the Santa Rosa Plain: Guidelines and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain. This protocol was developed specifically for four federally-listed plants: Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam, and many-flowered navarretia (Navarretia leucocephala ssp. plieantha). Many-flowered navarretia occurs on volcanic ash flow vernal pools and this habitat is not present on the project site, so this species in unlikely to occur on the project site and does not require focused surveys. The protocol specifies that a minimum of three surveys in a season should be conducted and these three surveys must span a period when all four of the listed plants have been observed (not necessarily at the same time) and are identifiable at local reference sites. A minimum of two seasons of surveys with negative results will be required to support a conclusion that these federally listed plants are absent from the site. Results of the surveys will be reported to the Town within two months of the completion of the survey each year. The report will be completed according to the reporting requirements specified in the USFWS protocol guidelines. Alternatively, the project sponsor may choose to forego the two years of surveys for listed plants and assume presence of the plants on the site. DEIR p. 181

Mitigation Measure BIO-2b: If listed plants or their habitat (seasonal wetlands, vernal pools and swales) will be impacted either directly or indirectly as a result of development on the parcels, mitigation will be required according to the terms of the Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California (Programmatic BO) This programmatic BO allows for impacts to low quality seasonal wetland habitat as defined by the Corps' Habitat Quality Evaluation procedure manual, but not high quality seasonal wetland habitat. Impacts for high quality wetland habitats are not covered in this Programmatic BO and require an individual Corps permit and USFWS consultation. For purposes of this EIR, mitigation will be required for impacts to wetland habitat that is suitable for these federally–listed species regardless of the state or federal jurisdictional status of the wetlands under Section 401 and 404 of the Clean Water Act. If listed plants or their habitat are found on the site, the

applicant shall first develop measures to avoid impacts to the populations if feasible, and then implement compensatory mitigation measures for unavoidable impacts. If avoidance of these populations is not feasible, then compensatory mitigation measures should be implemented. Compensatory mitigation for listed plants includes both preservation and restoration/construction components. Preservation entails purchase of mitigation credits in a USFWS-approved preservation bank, or preservation of high quality seasonal wetlands on the project site or on another non-bank site as approved by the USFWS. Restoration/construction is accomplished by purchasing mitigation credits within a USFWS-approved habitat restoration/ construction mitigation bank, or by restoring/constructing wetlands on the project site or on another non-bank site as approved by the USFWS. All preserved seasonal wetlands and supporting uplands will be protected in perpetuity by an approved conservation easement or similar mechanism. Compensatory mitigation will be located in the "northern unit" (north of Airport Boulevard) of the Santa Rosa Plain as specified in the BO. If no mitigation credits are available in the northern unit, mitigation credits may be purchased in any bank on the Santa Rosa Plain that has credits available for the listed plant species impacted by the proposed project. If appropriate mitigation bank credits are unavailable, the USFWS may accept payment in lieu fees for the preservation and/or restoration/construction components. If credits are purchased at a mitigation bank, then the applicant shall provide documentation to the Town and USFWS of the transaction. If compensatory mitigation entails preserving on-site wetlands or a non-bank site, a mitigation plan shall be prepared by the applicant (as described in detail in Mitigation BIO-2c) and submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels. DEIR pp. 182-183

Mitigation Measure BIO-2c: If mitigation for impacts at the Jones or Smith parcels is approved by the Corps at a non-bank site, then a long-term mitigation, monitoring and management plan shall be developed for the mitigation site and submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels. Implementation of this plan shall be required as a condition of approval for the project. The plan shall include, at minimum, a discussion of: 1) the existing wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. A conservation easement or other similar mechanism shall be placed on the mitigation site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment in an amount to be determined by the Town and Corps for the long-term maintenance and monitoring of the mitigation area. DEIR p. 183

Mitigation Measure BIO-2d: In addition to implementing the preservation and restoration/ construction components described in Mitigation Measure BIO-2b, mitigation shall include salvaging and/or transplanting whenever practicable. The salvage plan shall be described in the mitigation plan that will be submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels. Salvaging and transplanting shall be implemented prior to initiation of construction activities on the site. The salvage plan shall include the following activities/elements:

- Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation and management plans.
- Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures.
- Locations and procedures for restoration/replanting of salvaged plant material including seeds.
- Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provision for remedial action to correct deficiencies, as needed. Annual reports and a final report prepared by the project applicant and submitted to the Corps shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified.
- Plants should only be seeded or transplanted to sites that are preserved as wildlife and plant habitat through a conservation easement or other mechanism (e.g., county park, mitigation bank).
- Methods and location of seed/soil storage prior to relocation to an appropriate reintroduction site. DEIR pp.183-184

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - Implementation of the 4-part mitigation measure ensures that the three potentially present listed special status plants will be surveyed for presence according to applicable USFWS protocols developed specifically to determine presence of these species. If the species or their habitat are determined to be present, this factor will be taken into account as future projects are designed. Required mitigation plans in accordance with Corps or other applicable agency procedures or protocols will show how the plants will be avoided through project design, or how any loss of plants will be compensated for through purchase of mitigation credits, or through on- or off-site preservation, restoration, or creation of wetlands, as further set forth in detailed direction in the mitigation measure. Through the required salvage plan, the measure ensures that affected special status plants removed in connection with future development will not automatically be destroyed, but will instead be included in attempts to establish or maintain the plants in another location.

Impact BIO-3: Future development on the Jones and Smith parcels could result in the fill of wetland habitat or non-wetland waters that are waters of the State subject to jurisdiction under the Porter-Cologne Act and subject to jurisdiction as waters of the United States under Section 404 of the Clean Water Act. (S) DEIR p. 184

Mitigation Measure BIO-3a: As part of the environmental and project review for future development on these parcels, formal wetland delineation shall be conducted to determine to extent of jurisdictional waters of the United States on the site. Potential impacts to jurisdictional waters shall be avoided if feasible, and impacts that cannot be avoided shall be minimized to the extent that is feasible. DEIR p.184

Mitigation Measure BIO-3b: The project sponsor shall obtain the appropriate federal and State permits authorizing the fill of jurisdictional wetlands and other waters including waters of the State. Copies of the permits will be provided to the Town prior to the initiation of ground disturbing activities or other construction activities on the site. If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland dripline, the project sponsor shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game. The project sponsor shall provide proof to the Town of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters. DEIR pp. 184-185

Mitigation Measure BIO-3c: Seasonal wetlands on the Santa Rosa Plain are considered habitat for federally-listed plants even if these plants are not found after conducting the USFWS protocol-level surveys for listed plants. Compensatory mitigation for impacts to low quality seasonal wetlands shall be in accordance with the interim measures established in the 1998 Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California (Programmatic BO) for these federally-listed plants and their wetland habitat. Impacts to high quality wetland habitat are not covered by this Programmatic BO and require an individual Corps permit and USFWS consultation. Compensatory mitigation for low quality seasonal wetlands is described above under Mitigation Measure BIO-2 for federally-listed plants. DEIR p. 185

Mitigation Measure BIO-3d: The project sponsor shall compensate for the loss of jurisdictional wetlands that are not habitat for federally-listed plants (such as perennial wetlands) and non-wetland waters (such as creek channels or unvegetated ditches) at a minimum ratio of 2:1 (two acres of wetlands/non-wetland water created for each acre of wetland/non-wetland water impacted). Mitigation for impacts to these wetlands or other waters may be accomplished by on-site or off-site preservation or creation of wetlands or non-wetland waters or by purchasing credit at an approved off-site mitigation site or preservation bank. For mitigation sites, a conservation easement or similar mechanism shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails. A long-term mitigation, monitoring and management plan shall be developed for the mitigation area. The plan shall include, at minimum, a discussion of: 1) the existing wetland's plant species composition and hydrology and the proposed plant species

composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated, 3) monitoring procedures, 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria, 5) an annual report, 6) and a rationale for expected success. The mitigation plan shall be approved prior to approval of the grading plan. The mitigation wetland shall be monitored for five years after installation. Implementation of this plan shall be required as a condition of approval for the project and shall be submitted to the Town and Corps for as part of the environmental and project review for future development on these parcels. If mitigation credits are purchased in an approved mitigation bank within the Santa Rosa area, chosen credits shall be purchased to compensate for the loss of wetlands or waters at a ratio of 2:1. If this mitigation approach is selected, the project sponsor shall prepare documentation for the Town and Corps that provides detailed information about the bank. DEIR pp. 185-186

Mitigation Measure BIO-3e: Implement Mitigation Measure HYD-1a. Any potential water quality impacts to the creek channel shall be avoided by implementing best management practices (BMPs) as described in the required Storm Water Pollution Prevention Plan. Development and construction shall not be located any closer than 50 feet from the creek channel in accordance with General Plan Policy ER-D.1.5. Setbacks could be greater than 50 feet as required by the Town's Creekside Development ordinance that measure setbacks from the toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback. DEIR p. 186

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Implementation of the 5-part mitigation measure ensures that jurisdictional waters will be identified prior to future development. Where damage or disturbance to wetlands or jurisdictional waters could occur with proposed future development, the measure requires that appropriate state and federal permits be obtained, and that compensatory mitigation be provided, including a detailed mitigation, monitoring and management plan to ensure that compensatory mitigation will be efficient and effective, as further detailed in the Draft EIR. Further, the required SWPPP will identify Best Management Practices to avoid damage to the creek channel, and the required buffer will ensure that the riparian corridor is protected from construction and development of future projects.

Impact BIO-4: Future development on the Jones and Smith parcels could result in the loss of mature native trees that are protected under the Town's Tree Protection and Preservation Ordinance. (S) DEIR p.186

Mitigation Measure BIO-4a: Any proposed development adjacent to Sotoyome Creek shall be in accordance with the Town's Creekside Development ordinance and General Plan Policy ER-D.1.5. Development and construction shall not be located any closer than 50 feet from the creek channel in accordance with General Plan Policy ER-D.1.5. Setbacks could be greater than 50 feet as required by the Creekside Development ordinance that measure setbacks from the

toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback. DEIR p. 186

Mitigation Measure BIO-4b: In accordance with the Town's Tree Protection and Preservation Ordinance, an approved Tree Protection and Preservation Plan shall be prepared by a certified arborist according to the guidelines in the Town's *Tree Technical Manual* prior to site development. The report shall include measures to protect trees during construction and the appraised value of all protected trees. Any protected trees that are damaged or removed during construction shall be compensated for by monetary payment of the appraised value or by developing a replacement plan at ratios determined by the Town. DEIR pp. 186-187

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The mitigation measure ensures that mature native trees in the riparian corridor will be protected by being included within the creek channel buffer pursuant to Town ordinance. The measure also ensures that mature native trees will be identified prior to future development and will be protected during construction in accordance with Town regulations for such protection and compensation if the trees are damaged or removed.

Impact BIO-5: Future development on the Jones and Smith parcels could result in the loss of riparian woodlands. (S) DEIR p.187

Mitigation Measure BIO-5a: Future development adjacent to Sotoyome Creek shall be designed in accordance with the Town's Creekside Development ordinance and General Plan Policy ER-D.1.5. Development setbacks from the creek shall be measured from the toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet, or 30 feet outward from the creek bank, whichever distance is greater. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback. DEIR p. 187

Mitigation Measure BIO-5b: In accordance with the Town's Tree Protection and Preservation Ordinance, an approved Tree Protection and Preservation Plan, prepared by a certified arborist according to the guidelines in the Town's *Tree Technical Manual*, shall be prepared prior to site development. The report shall include measures to protect trees during construction and the appraised value of all protected trees. Any protected trees that are damaged or removed during construction shall be compensated for by monetary payment of the appraised value or by developing a replacement plan at ratios determined by the Town. DEIR p. 187

Mitigation Measure BIO-5c: Any impacts to riparian vegetation that cannot be avoided shall be mitigated for by compensatory mitigation measures such as riparian enhancement or restoration at an appropriate on-site or off-site location and at ratios of at least 2:1 or as negotiated with CDFG. DEIR p. 187

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The mitigation measure ensures that the entire riparian woodland corridor will be protected by being included within the creek channel buffer pursuant to Town ordinance. The measure also ensures that trees protected under the Town's tree protection ordinance will be identified prior to future development and will be protected during construction in accordance with Town regulations for such protection and compensation if the trees are damaged or removed. The measure further ensures that compensatory mitigation be provided at a 2:1 ratio for any impacts to riparian vegetation that cannot be avoided.

Impact BIO-6: Future development of the Jones and Smith parcels could result in the loss of aquatic habitat habitat for listed salmonids, and aquatic and terrestrial habitat for the Pacific pond turtle and foothill yellow-legged frog and may result in direct impacts to these species through injury or mortality and water quality degradtion. (S) DEIR p.187 FEIR 107

Mitigation Measure BIO-6a: Surveys to determine the habitat suitability for or the presence of listed salmonids, Pacific pond turtles and foothill yellow-legged frogs shall be conducted. Surveys for turtles will identify basking sites and potential nesting areas and shall be conducted during the spring or summer when the turtles and frogs are active and observable. Surveys will be conducted prior to submittal of the development application for the Smith or Jones parcels. Results of the surveys will be considered valid for a period of two years provided that site conditions remain unchanged. DEIR p. 187, FEIR p.107

Mitigation Measure BIO-6b: If turtles and frogs are found to inhabit the creek, then preconstruction surveys for the Pacific pond turtle and foothill yellow-legged frog shall be conducted in and around Sotoyome Creek at least 48 hours prior to work in turtle and frog habitat. Any frogs or turtles observed during the preconstruction survey will be relocated at least 300 feet up or downstream of the work area. DEIR p.188, FEIR p. 108

Mitigation Measure BIO-6c: If listed salmonids are found in the creek, then the applicant will consult with the NOAA Fisheries regarding mitigation and avoidance measures. All work in the creek will be conducted when listed salmonids are absent from the creek to avoid impacts to these species. DEIR p. 188, FEIR p.108

Mitigation Measure BIO-6d: In conjunction with Mitigation Measure BIO-5a above, creek setbacks that are at least 50 feet from top of bank shall be established along both banks of the creek. Creek setback measures are described in more detail in Mitigation Measure BIO-5a and could require setbacks larger than 50 feet to include the riparian woodland dripline. The buffer zone provided by the creek setback shall be sufficient to provide upland habitat on-site for pond turtles, if present. DEIR p. 108 , FEIR p. 108

Mitigation Measure: Implement Mitigation Measure BIO-3e. FEIR p.108.

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
Rationale for Finding – The required surveys will ensure that that the presence of any of the species will be identified before future development applications and will be considered while the future projects are being designed. The preconstruction surveys will ensure that construction activities will not occur when the species are present. The measure ensures that sufficient upland habitat for pond turtles be included in the creek channel buffer. Implementation of Mitigation Measure BIO-3e also ensures that habitat values for these species be protected through Best Management Practices to protect water quality in the creek.

Impact BIO-7: Future development on the Jones and Smith parcels could result in the loss of nesting habitat for the white-tailed kite, Cooper's hawk, loggerhead shrike, and other breeding birds and may result in direct impacts to these species through injury or mortality. (S) DEIR p.188

Mitigation Measure BIO-7: A qualified biologist shall conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site to locate any active nests on or immediately adjacent to the site. Preconstruction surveys shall be conducted no more than 30 days prior to the start of pruning, construction, or ground disturbing activities if the activities occur during the nesting season (February 1 to August 31). Preconstruction surveys shall be repeated at 30-day intervals until construction has been initiated in the area. Locations of active nests shall be described and protective measures implemented. Protective measures shall include establishment of clearly delineated (i.e., orange construction fencing) avoidance areas around each nest site that is a minimum of 300 feet from the dripline of the nest tree or nest for raptors and 50 feet for passerines. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance. These protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be submitted to the Town at the end of the construction season documenting the observations made during monitoring. DEIR p. 188

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Implementation of the mitigation measure will ensure that any active nests are identified and avoided during construction activities related to future development

Impact BIO-8: Future development on the Jones and Smith parcels could result in the loss of approximately 16.7 acres of potential western burrowing owl habitat and could result in direct impacts to this species through injury or mortality. (S) DEIR p. 189

Mitigation Measure BIO-8a: Preconstruction surveys shall be conducted for the burrowing owls prior to project construction, including clearing and grubbing. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium. Pre-construction surveys shall be conducted no more than 30 days prior to the initiation of con-

struction activities and at 30-day intervals if construction activities have not been initiated in an area. The following measures shall also apply:

a) If burrowing owls are found on-site, they shall be avoided to the extent practicable. A clearly defined area (i.e., orange construction fencing) shall be established around each burrowing owl burrow to be avoided. No disturbance shall occur within 50 meters (approx. 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31.

b) If the burrowing owls occur on the project site and construction is slated to begin before February or after the end of August, and the burrows cannot be avoided, then passive relocation techniques may be used to relocate owls from the site. These passive relocation techniques would include excavating all potential burrows after excluding owls from the burrow for the required length of time. Passive relocation shall be undertaken according to the current protocol established by the CDFG. Artificial burrows shall be provided on the mitigation site for each occupied burrow destroyed on the project site at a ratio of 2:1 (two artificial burrows created for each occupied burrow destroyed).

c) If the western burrowing owl occurs on the project site and construction is slated to begin during the breeding season (February through August), then a buffer of a radius of 75 meters (250 feet) shall be established around any burrows containing owls.

d) Any removal of burrowing owls on the project site shall conform to the requirements of CDFG's *Staff Report on Burrowing Owl Mitigation* (October 1995). This entails establishing 6.5 acres of suitable habitat for each pair of burrowing owls displaced from the project site. These 6.5 acres should be adjacent to an area already used by burrowing owls. The replacement mitigation site shall be preserved in perpetuity for use as burrowing owl and wildlife habitat. An endowment for management and monitoring of the site shall also be established. DEIR p. 189

Mitigation Measure BIO-8b: As an alternative to purchasing land as mitigation for burrowing owls, the project sponsor may purchase credits at a CDFG-approved mitigation bank authorized to sell credits for burrowing owl mitigation. The number of credits to be purchased shall be equivalent to purchasing 6.5-acres per pair or single bird observed on the site. The final mitigation requirement shall be determined following the completion of the protocol-level survey. DEIR p. 190

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The 2-part mitigation measure avoids the direct loss of or harm to individual owls by providing construction buffers around occupied habitat or nests. The mitigation provides permanently protected replacement habitat for habitat that is lost through future development on the project site

Impact BIO-9: Future development on the Jones and Smith parcels may result in the loss of foraging and roosting habitat for the pallid bat and other special-status bat species and may result in direct impacts to these species through injury or mortality. (S) DEIR p.190

Mitigation Measure BIO-9a: Preconstruction surveys for bat roosts shall be conducted in all buildings or trees that would be removed or modified. The survey shall take place no more than 30 days prior to construction/demolition /removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days. DEIR p. 190

Mitigation Measure BIO-9b: If a bat roost is found in a building or tree cavity, the species of bat using the roost shall be identified and methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed to specify the methods to be used and the timing of the activities. The mitigation plan shall be submitted to the Town and CDFG for approval. DEIR p. 190

Mitigation Measure BIO-9c: Materials from roost sites shall be salvaged, when feasible, to be used in the construction of artificial roosts, pursuant to Mitigation Measure BIO-9d. DEIR p. 190

Mitigation Measure BIO-9d: If special-status bats (i.e., pallid bat, pale Townsend's big-eared bat) are found onsite, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed onsite prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be prepared and approved by the Town and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. A report documenting the implementation of the plan shall be provided to the Town within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit. DEIR p. 190

Mitigation Measure BIO-9e: Removal of maternity roosts, if any, for special-status bats shall be coordinated with CDFG prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be removed until the young are able to fly independently. DEIR p. 190

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The 5-part mitigation measure ensures that preconstruction surveys will identify whether any protected bat roosts are present in buildings or trees that would be affected by future development. Mitigation plans required by the measure will provide for various contingencies, e.g., encouraging the bats to leave the roost, salvaging roost materials, building artificial roosts to replace occupied roosts lost to development, preserving maternity roosts until the young bats can fly independently, with coordination and/or approval of DFG, as specified. Through these mitigation measures, direct harm to the bats will be avoided and bat roosts preserved or replaced.

Impact BIO-10: Future development on the Jones and Smith parcels may interfere with the movement of wildlife within the Sotoyome Creek corridor. (S) DEIR p. 191

Mitigation Measure BIO-10a: Setbacks from Sotoyome Creek, as discussed in Mitigation Measure BIO-5a, will avoid impacts to the movement corridor in the creek by limiting construction activities and development to outside the creek corridor. DEIR p. 191

Mitigation Measure BIO-10b: The project sponsor shall provide evidence of compliance with the terms of the Streambed Alteration Agreement for all work within areas subject to regulation under Section 1602 of the Fish and Game Code. DEIR p. 191

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Protection of the creek channel area through the required creek channel buffer will ensure that the creek be preserved as a wildlife movement corridor. Compliance with any Streambed Alteration Agreement will ensure that any work in the creek will not adversely affect the creek.

F. Cultural Resources – There are no significant cultural resource impacts. DEIR p. 208

G. Hazardous Materials/Public Health and Safety – Impact HAZ-1: Historic land uses on and near the Jones, Smith-north, and Smith-south parcels may have contaminated surface and subsurface materials, which could pose a risk to future construction workers or land users. (S) DEIR p. 222

Mitigation Measure HAZ-1: As a part of the required environmental analysis for a specific development project(s) proposed on these parcels, a qualified professional shall prepare a Phase I ESA. The Phase I ESA shall be conducted in accordance with ASTM standards. If the Phase I ESA identifies environmental conditions that could have the potential to adversely affect the environment or public health, a Phase II investigation shall be conducted. If required, the Phase II work shall, at a minimum, consist of collection and analysis of soil samples to determine the possible presence of aerially-deposited lead along the eastern and western parcel boundaries, and if the parcels historically included orchards or other agricultural activities, collection and analysis of shallow soil samples for chlorinated pesticides, herbicides, and petroleum hydrocarbons. Based on the findings of the soil sample results, collection and analysis of groundwater samples may also be warranted as part of the Phase II investigation. If concentrations of chemicals are identified in soil and/or groundwater above risk-based thresholds for intended future uses, remediation shall be implemented in accordance with the requirements of the Sonoma County Department of Health, Environmental Health Division The Phase I ESA and Phase II shall be submitted to the Windsor Building and Planning Department for review and, if the Phase II identifies chemicals at or above risk-based thresholds, the report shall also be submitted to Sonoma County Department of Health, Environmental Health Division. DEIR pp. 222-223

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The required Phase 1 ESA, and Phase II ESA as necessary, ensure that chemicals from previous agricultural operations and any elevated lead concentrations will be identified and remediated, thus avoiding the potential for direct contact of these hazardous materials with future construction workers or site users.

Impact HAZ-2: Demolition of structures on the Jones, Smith-north, and Smith-south parcels containing lead-based paint, asbestos-containing building materials, or other hazardous materials could release airborne particles of hazardous materials, which may affect construction workers and the general public. (S) DEIR p. 223

Mitigation Measure HAZ-2: As a condition of approval for any demolition permit for any structure on the Jones, Smith-north, and Smith-south parcels, a lead-based paint and asbestos-containing material survey shall be performed for the structures by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint and identified asbestos hazards shall be abated by a certified contractor in accordance with federal and State requirements. Other hazardous wastes generated during demolition activities, such as fluorescent light tubes and mercury switches, shall be managed and disposed of in accordance with existing hazardous waste regulations. Federal and State construction worker health and safety regulations shall apply to demolition activities, and any required worker health and safety procedures shall be incorporated into the demolition specifications for future development projects. DEIR pp. 223-224

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The mitigation measure ensures that lead-based paint and asbestos materials surveys will be conducted to identify the presence of these materials. If present, the materials will be remediated in accordance with federal, state and local requirements prescribing protective measures for handling, removal and disposal, thus ensuring that none of the materials may be inhaled by future construction workers or the general public. The mitigation also ensures that any other hazardous wastes during construction shall be managed and disposed of according to applicable regulations and procedures designed to provide health and safety protection to workers.

Impact HAZ-3: Improper use, storage, or disposal of hazardous materials during construction of future development on the Jones, Smith-north, and Smith-south parcels could affect public health and the environment. (S) DEIR p. 224

Mitigation Measure HAZ-3: Implement Mitigation Measure HYD-1a regarding preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall also include Best Management Practices for hazardous materials storage during construction to minimize the potential for releases to occur. All use, storage, transport, and disposal of hazardous materials during future construction activities on the Jones, Smith-north, and Smith-south parcels shall be

performed in accordance with existing local, State, and federal hazardous materials regulations. DEIR pp. 224-225

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The mitigation measure requires that hazardous materials be properly used, transported and stored in accordance with applicable local, state and federal regulations, which regulations are designed to minimize the potential accidental releases or spills. The measure further ensures that any future project SWPPP include Best Management Practices to ensure safe storage of hazardous materials during construction, further minimizing the potential for accidental releases.

H. Hydrology and Storm Drainage – Impact HYD-1: Future construction activities and post-construction project uses on the Jones and Smith parcels could result in degradation of water quality in Sotoyome Creek (which is a tributary to the Russian River) by reducing the quality of stormwater runoff. (S) DEIR pp. 234 FEIR p. 111

Mitigation Measure HYD-1a: As a part of the required environmental analysis for specific development project(s) on these parcels, the project sponsor(s) shall prepare a Storm-water Pollution Prevention Plan (SWPPP) to manage runoff in compliance with applicable regulations. Each SWPPP shall be designed to reduce potential impacts to surface water quality through the construction period of the project by limiting potential for erosion, sedimentation, and chemical releases from the construction site. Currently, it is not required by the RWQCB that the SWPPP be submitted for review and approval, but it must be maintained on-site and made available to RWQCB staff upon request. DEIR pp. 234-235

Mitigation Measure HYD-1b: Future project sponsors shall incorporate best management practices (BMPs) into project design and operation to reduce potential impacts to surface water quality associated with operation of the project. These BMPs shall be included in the project drainage plan and final development drawings to be submitted for review and approval by the Town of Windsor Planning, Engineering and Public Works departments during future project environmental analysis. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred in areas where year-round irrigation is already planned. If the design includes higher maintenance BMPs (e.g., sedimentation basins, hydrocarbon interceptors), then funding for long-term maintenance needs must be specified. The Town will not assume maintenance responsibilities for these features. The final design team for the development project shall incorporate as many concepts as practicable from Start at the Source, Design Guidance Manual for Stormwater Quality Protection. The Department of Public Works shall ensure that the SWPPP and drainage plan are prepared and are adequate prior to approval of the grading plan. Implementation of this mitigation would reduce this impact to a less-than-significant level. DEIR p. 235

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding- The required SWPPP will prevent the degradation of water quality in the creek by identifying and implementing measures to manage runoff during construction activities, thereby limiting the potential for erosion, sedimentation and chemical releases from the construction site. Best management practices incorporated into project design will prevent the post-construction degradation of water quality by managing runoff so that polluted runoff will not be transported to receiving waters of the Russian River.

Impact HYD-2: Future development on the Jones and Smith parcels could exceed the capacity of existing drainage facilities and cause localized flooding problems. (S) DEIR p. 235

Mitigation Measure HYD-2: As a part of the required environmental analysis for specific development project(s) proposed on these parcels, the project sponsor(s) shall retain a qualified engineer to prepare a hydrology and drainage plan for the development in accordance with the requirements of the Town of Windsor. The report must demonstrate that drainage from the proposed project would not exceed the capacity of the downstream drainage system, or exacerbate any existing flooding problems. The hydrology and drainage plans shall be reviewed for compliance with these requirements by the Town's Engineering Division. Any improvements to the storm drainage system deemed necessary by the Town of Windsor, including construction of or improvements to stormwater conveyances, shall be incorporated in the final hydrology and drainage plans prior to approval of these plans by the Town. In addition, the project proponents shall establish a self-perpetuating drainage system maintenance program to be managed by a business or similar entity that includes annual inspections of any bioswales, sedimentation basins, drainage ditches, mechanical treatment systems, if any, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Town's Engineering Division for review. DEIR pp. 235-236

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - The required hydrology and drainage plan will demonstrate that drainage from future development projects will not exceed the capacity of the downstream drainage system or exacerbate any existing flooding problems. Improvements necessary to make the above showing shall be included in the final hydrology and drainage plans, and the requirement for a self-perpetuating maintenance program and annual reporting will ensure that the plans remain effective over time.

Impact HYD-3: Use of any existing water supply wells on the Jones and Smith parcels presents the potential for migration of urban pollutants to the regional aquifer. (S) DEIR p. 236

Mitigation Measure HYD-3: Prior to approval of any new future development projects on the Jones, Smith-north, and Smith-south parcels, any existing water supply wells on these parcels shall either be:

1) Properly abandoned in compliance with the California Department of Water Resources, California Well Standards, and Sonoma County Department of Health, Environmental Health Division prior to final approval of the grading plan; or
2) Inspected by a qualified professional to determine whether each well is properly sealed at the surface to prevent infiltration of water-borne contaminants into the well casing or surrounding gravel pack. California Well Standards require an annular surface seal of at least 20 feet. If the wells are not found to comply with this requirement, the project proponent shall retain a qualified well driller to install the required seal. Documentation of the inspections and seal installations, if any, shall be provided to the Town prior to final approval of any future grading plans. DEIR p. 236

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - Proper abandonment of existing wells pursuant to state and local standards, or proper sealing of the wells, as required by the mitigation measure will prevent infiltration of surface water pollutants into the underlying aquifer

I. Geology, Soils, and Seismicity – Impact GEO-1: Occupants of future development on the Jones and Smith parcels would be subject to seismic hazards. (S) DEIR p. 250

Mitigation Measure GEO-1: As a part of the required environmental analysis for specific development projects proposed on these parcels, a design-level geotechnical study shall be prepared by a licensed professional and submitted to the Town of Windsor Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the parcels' surface geotechnical conditions, and address potential seismic hazards, such as landslide, liquefaction, lateral spreading, subsidence or collapse. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met:

- Analysis presented in the geotechnical study shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California.
- All design criteria and specifications set forth in the geotechnical and soils report shall be implemented as a condition of project approval. DEIR p. 251

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - The requirement for a design level geotechnical study showing compliance with the California Building Code as part of any future development project environmental review ensures that surface geotechnical conditions and related seismic hazards will be identified, along with building techniques appropriate to minimize such hazards before future development is approved.

Impact GEO-2: Damage to structures or property on the Jones and Smith parcels related to expansive soils, corrosive soils, and/or settlements of non-engineered fill soils could occur. (S) DEIR p. 251

Mitigation Measure GEO-2: The design-level geotechnical study mandated by mitigation measure GEO-1 shall include measures to ensure potential damage related to unstable soils, such as expansive soils and non-uniformly compacted fill, is minimized. In locations underlain by expansive soils and/or non-engineered fill, the designers of proposed building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider these conditions. Design options may range from removal of the problematic soils, and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. In addition, the design-level geotechnical study shall include an evaluation of the potential for corrosive soils. If the results indicate corrosive soil conditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that may come into contact with site soils. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made to protect iron, steel, metal, and concrete from long-term deterioration caused by contact with corrosive onsite soils. In general, these recommendations are expected to include, but not be limited to, the following provisions:

- Protect buried iron, steel, cast iron, ductile iron, galvanized steel, and dielectric coated steel or iron (including all buried metallic pressure piping) against corrosion from soil.
- Protect buried metal and cement structures in contact with earth surfaces from chloride ion concentrations.
- Use sulfate-resistant concrete mix for all concrete in contact with the ground.
- Consult a corrosion expert during the project's detailed design phase to design the most effective corrosion protection.
- All design criteria and specifications set forth in the geotechnical report shall be implemented to reduce impacts associated with problematic soils to a less-than-significant level. DEIR pp. 251-252

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding – The mitigation measure ensures that unstable soils will be considered in the design of proposed building foundations and improvements, along with related design options to minimize damage from these conditions. The measure also ensures that the potential for corrosive soils be evaluated and specified measures be implemented to prevent contact between such soils and improvements using iron, steel, metal or concrete so as to prevent long-term deterioration of these materials.

J. Public Services and Utilities: There are no significant Public Services and Utilities impacts. DEIR p. 255-278

K. Aesthetics and Visual Resources: There are no significant Aesthetics and Visual Resources Impacts. DEIR p. 279-308

Table 2 – Proposed Automobile Dealership on Sanderson Parcel

A. Land Use and Planning - There are no significant land use and planning impacts. DEIR pp.71-100

B. Transportation and Circulation –Impact TRAF-1: In the *Cumulative Plus Project* scenario, development of the proposed automobile dealership on the Sanderson parcel and future development of the Jones and Smith parcels would result in the queues at the Arata Lane westbound right-turn lane at Old Redwood Highway that exceed the available vehicular storage length. (S) DEIR p. 116

Mitigation Measure TRAF-1: As a condition of approval, each project sponsor for development on the Sanderson, Jones, and Smith parcels shall pay their fair share towards the construction of a second, westbound right-turn lane on Arata Lane at Old Redwood Highway, including any and all associated modifications to Old Redwood Highway, the Highway 101 overcrossing structure at Arata Lane, and/or any other elements of the Highway 101 Arata Lane Interchange. DEIR p. 116 FEIR p. 98

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Development of the Sanderson parcel and future development of the Jones and Smith parcels would impact the projected queue length. Each project development would pay its fair share towards future construction and associated modification to key roadway elements to expand storage availability at the interchange.

Impact TRAF-2: In the *Existing Plus Project* condition, development of the automobile dealership on the Sanderson parcel would generate the need for a northbound right turn taper lane on Old Redwood Highway at the primary project access driveway. (S) DEIR p.118

Mitigation Measure TRAF-2: As a condition of approval, the project sponsor shall construct a northbound right-turn taper lane on Old Redwood Highway at the primary (southern) access driveway. Based on standards published by the American Association of State Highway and Transportation Officials (AASHTO)[1] a taper ratio of 15:1 should be applied, which equates to a minimum taper length of 90 feet for the six feet of lateral movement. DEIR pp. 118 FEIR p. 98

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Construction of the northbound right turn taper lane will provide adequate access on Old Redwood Highway at the primary access driveway for the project.

Impact TRAF-3: Demolition and construction activities associated with the proposed automobile dealership would result in an increase in traffic to and from the Sanderson parcel and could lead to unsafe conditions near the project site. (S) DEIR p.121

Mitigation Measure TRAF-3: As a condition of project approval, the project sponsor shall submit a Traffic Control Plan for the Town's approval prior to issuance of the grading and building permits. The Traffic Control Plan shall specifically designate travel routes for large vehicles and also stipulate that site access points to the project be monitored and controlled by flaggers for large construction vehicle ingress and egress. Furthermore, the plan should include provisions for regular street sweeping near the site and require that construction employee parking be provided on the Sanderson parcel to eliminate conflicts with nearby residential and business uses. The plan shall indicate how parking for construction workers will be provided during construction. The following features shall be included in the plan.

- Heavy equipment transport to and from the site shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m.
- Material importation or exportation shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m.
- Construction ingress and egress shall occur only at the main driveway to the automobile dealership located at the southern end of the site on Old Redwood Highway. Large truck and construction equipment ingress and egress to the site shall be limited to no more than 15 trucks per hour and shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m.
- Locations for construction worker parking and storage of construction equipment and materials shall be located on-site and specified in the plan.
- Warning signs indicating frequent truck entry and exit shall be posted on Old Redwood Highway.
- Debris and mud on Old Redwood Highway and other nearby streets caused by trucks shall be monitored daily and a street cleaning program shall be instituted.
- Truck drivers shall be notified of and required to use the most direct route between the site via US-101 (i.e., via the US-101/Arata Lane northbound off-ramp and southbound on-ramp, and the US-101/Old Redwood Highway on- and off-ramps). DEIR pp121-122 FEIR p. 98

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - The mitigation measure ensures that congestion in the area during construction will be avoided by limiting the hours for heavy equipment transport, materials import or export, and construction equipment ingress and egress to avoid morning and afternoon commute times. The mitigation measure will maintain traffic safety by limiting construction ingress and egress to the main driveway access, by locating construction worker parking and construction equipment and materials on the project site, and by providing signs on Old Redwood Highway warning of frequent truck entry and exit. Daily monitoring and

establishment of a street cleaning program will ensure that construction site debris and mud will not be tracked onto nearby streets.

B. Air Quality Impact AIR-1: Construction period activities during future development of the Jones and Smith parcels and development of proposed automobile dealership on the Sanderson parcel could generate significant dust, exhaust, and organic emissions. (S) DEIR p. 134

Mitigation Measure AIR-1: The following controls shall be implemented at all construction sites for the project.

- Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non toxic stabilizers to control dust;
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water three times daily, or apply (non toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff related impacts to water quality;
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. DEIR pp.134-135

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - : Implementing the controls at the construction site would control dust production and fugitive dust.

D. Noise – Impact NOISE-1: Future development of the Jones and Smith parcels and the development of the proposed automobile dealership on the Sanderson parcel could significantly increase traffic noise on surrounding roadways. (S) DEIR p. 144

Mitigation Measure NOISE-1: Future plans for development on the Jones and Smith parcels shall include, at a minimum, the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing. DEIR p.145

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Locating the primary and secondary accesses south of the culvert overcrossing ensures that distance from future traffic noise will attenuate. Noise increases for existing sensitive receptors such that future noise increases are below the 3dBA threshold for permanent ambient noise increases.

Impact NOISE-2: On-site construction activities would potentially result in short-term noise impacts on adjacent residential uses. (S) DEIR p. 145

Mitigation Measure NOISE-2: All construction on the project site shall comply with the following noise reducing measures:

- Limit project construction to Monday to Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 6:00 p.m. Construction activities on Sundays between 9:00 a.m. and 5:00 p.m. may only occur with prior authorization by the Planning Commission or City Council.
- Properly muffle and maintain all construction equipment powered by internal combustion engines.
- Prohibit unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses. Acoustically shield such equipment.
- Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- Notify neighbors located adjacent to the construction site of the construction schedule in writing.
- Designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures to correct the problem be implemented. Post a telephone number for the disturbance coordinator at the construction site. (LTS) DEIR p. 147

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding – Implementing noise controls such as limiting project construction hours, prohibiting unnecessary idling, and considering the location of noise-generative equipment during construction hours would reduce the amount and level of construction noise affecting the neighboring residential uses.

C. Biological Resources – Impact BIO-11: Construction of the proposed automobile dealership may result in direct or indirect impacts to federally listed plants and loss of 0.33 acre of listed plant wetland habitat. (S) DEIR p. 192

Mitigation Measure BIO-11a: In order to determine that the three remaining listed species do not occur on the site, two additional years of focused surveys conducted according to USFWS protocol[2] must be conducted. Survey results shall be reported to the Town and USFWS each year according to the protocol requirements. DEIR p. 192

Mitigation Measure BIO-11b: If federally listed plants are found to be present on the Sanderson parcel, impacts to these plants shall be avoided or minimized to the extent possible by the proposed development project. Avoidance measures include redesigning the project footprint, inclusion of buffer zones to avoid impacting special-status plants, fencing the existing plant populations prior to construction, and training construction personnel on the identification and location of special-status plants on the site. Measures should also be developed for the long-term avoidance and protection of the population, including measures for avoiding potential indirect impacts such as changes in the hydrology of the site. A mitigation plan should be prepared that describes these avoidance measures and shall be submitted to the Town and the Corps prior to the issuance of grading or building permits. DEIR p. 193

Mitigation Measure BIO-11c: In the event the project sponsor chooses to forego additional surveys and, instead, assume presence of listed plants on the site, the proposed project shall purchase of 0.78-acres of preservation credits for listed plants and 0.39 acres of restoration/creation credits for fill of approximately 0.39-acre of low quality seasonal wetland habitat on the Sanderson parcel. (Total mitigation requirement for preservation and restoration/creation credits equal to 1.17-acres (3:1)). The credits shall be purchased in a USFWS-approved mitigation bank or other USFWS approved site, preferably in the northern unit of the Santa Rosa Plain. If the project sponsor provides the results of two years of surveys for the federally listed plants according to USFWS protocol and none of the listed plant species are observed, the following mitigation requirements will be substituted for those described in the previous paragraph: Prior to the issuance of any development permit (e.g., grading, building, encroachment) for the proposed project, the project applicant will purchase 0.39 acres of preservation credits for listed plants and 0.39 acres of restoration/creation credits for fill of approximately 0.39 acre of low quality seasonal wetland habitat on the Sanderson parcel. (Total mitigation requirement preservation and restoration/creation credits equal to 0.78 acres (2:1)). Alternatively, if approved by the Corps, the applicant may satisfy the wetland creation portion of the mitigation by creating restoring/creating 0.39 acres of wetlands at a Corps and USFWS approved mitigation site.

Mitigation at Mitigation Banks

If no credits are available at mitigation banks in the northern unit, credits may be purchased in another unit on the Santa Rosa Plain. The purchase of the credits shall be subject to the approval of the USFWS and coverage of the project under the Programmatic BO. The project sponsor shall provide proof to the Town of the purchase of the credits, including details on the bank name, bank location, and number of credits purchased, prior to the issuance of any development permit (e.g., grading, building, encroachment) for the project site. The project sponsor shall also provide proof of coverage of the proposed project under the Programmatic BO by issuance of a permit from the Corps for fill of wetlands on the Sanderson parcel. Proof of the permit shall also be a condition of approval for the project.

Mitigation at Dedicated Mitigation Site

- For mitigation sites, a conservation easement or similar mechanism shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails.

A long-term mitigation, monitoring and management plan shall be developed for the mitigation site. The plan shall include, at minimum, a discussion of: 1) the existing unvegetated waters/wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. The plan submitted to the Town shall be the same plan submitted and approved by the Corps and USFWS. The plan shall be submitted to the Town for approval prior to the issuance of grading or building permits. Implementation of this plan shall be required as a condition of approval for the project. DEIR pp. 193-194, FEIR 108-109

Mitigation Measure BIO-11d: In addition to implementing the preservation and restoration/construction components described in Mitigation Measure BIO-11c, mitigation shall include salvaging and/or transplanting whenever practicable. The salvage plan shall be described in the mitigation plan that will be submitted to the Town and Corps for approval prior to the submittal of the development application. Salvaging and transplanting shall be implemented prior to initiation of construction activities on the site. The salvage plan shall include the following activities/elements:

- Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation and management plans.
- Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures.
- Locations and procedures for restoration/replanting of salvaged plant material including seeds.
- Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provision for remedial action to correct deficiencies, as needed. Annual reports and a final report prepared by the project sponsor and subject to approval by CDFG shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified.
- Plants should only be seeded or transplanted to sites that are preserved as wildlife and plant habitat through a conservation easement or other mechanism (e.g., county park, mitigation bank).
- Methods and location of seed/soil storage prior to relocation to an appropriate reintroduction site. (LTS) DEIR p. 194

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - The 4-part mitigation measure provides a comprehensive mitigation scheme for the potential loss of three federally listed plants that may be present on the site and for the potential loss of related wetland habitat. The measure ensures that additional surveys according to USFWS protocols will be conducted to determine presence of the plants. If present, the measure requires that site planning and project design first be considered to avoid and protect the plants to the extent possible, and that a long-term avoidance and protection plan be developed as well.

The measure ensures that the project will provide preservation and restoration mitigation for the loss of plants, if present and not avoided or if deemed present, through purchase of mitigation credits. Similarly, the measure ensures that the project will provide preservation and restoration mitigation for the loss of wetland habitat through purchase of mitigation credits, or through wetland creation if approved by the Corps and USFWS. To ensure the effectiveness of any mitigation site, the mitigation requires permanent protection and maintenance funding, as well as a long term mitigation plan, including annual reporting, 5-year monitoring and other content as specified, and as approved by the Corps and USFWS.

In addition to the above preservation and restoration mitigations, the required salvage plan ensures that listed plants removed in connection with future development will not automatically be destroyed, but will instead be included in attempts to establish or maintain the plants in another location.

Impact BIO-12: The proposed automobile dealership will result in the direct fill of 0.33 acre of potential jurisdictional seasonal wetlands and 0.03 acre (460 linear feet) of a potential jurisdictional non-wetland ditch. These features are subject to jurisdiction as waters of the United States under Section 404 of the Clean Water Act and potential waters of the State subject to jurisdiction under the Porter-Cologne Act. In addition, several ditches in the project area that have not been delineated are potential jurisdictional federal waters and/or waters of the State and could be impacted by the proposed development. (S) DEIR p. 195

Mitigation Measure BIO-12a: Two ditches, one along the eastern and one along the western boundary of the Sanderson parcel shall be formally delineated to determine their jurisdictional status. These ditches may be impacted by the proposed development and were not included in the delineation report submitted for verification. These ditches appear to be unvegetated and thus could be jurisdictional non-wetland waters of the United States. However, a formal delineation should be conducted to determine if they are vegetated jurisdictional wetlands, unvegetated waters, or non-jurisdictional features. These ditches are not considered suitable wetland habitat for federally listed plant species and thus do not require mitigation under the Programmatic BO[3] for federally listed plants. DEIR p. 195

Mitigation Measure BIO-12b: If these two ditches are jurisdictional, potential impacts to these features should first be avoided (e.g., by project redesign); and if impacts cannot be avoided, they should be minimized to the extent feasible. The project sponsor shall obtain the appropriate federal and State permits authorizing the fill of these and any other jurisdictional

wetlands and other waters. The project sponsor shall provide proof to the Town of compliance with the terms and conditions of the permits prior to issuance of the grading permit. DEIR p. 195

Mitigation Measure BIO-12c: The project sponsor shall compensate for the loss of 0.03 acre (460 linear feet) of jurisdictional non-wetland waters and other jurisdictional ditches (vegetated or unvegetated) at a minimum ratio of 1:1 (one acre of non-wetland water created for each acre of wetland/non-wetland water impacted) or at the higher of the ratios or extents specified in the permits from the Corps and Regional Water Quality Control Board. Mitigation for impacts to non-wetland jurisdictional federal waters or waters of the State, may be accomplished by on-site or off-site preservation or creation of wetlands or non-wetland waters or by purchasing credit at a Corps or RWQCB approved off-site mitigation site or preservation bank. For mitigation sites, a conservation easement or similar mechanism shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails. A long-term mitigation, monitoring and management plan shall be developed for the mitigation area. The plan shall include, at minimum, a discussion of: 1) the existing unvegetated waters/wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. The plan shall be submitted to the Town and RWQCB for approval prior to the issuance of grading or building permits. Implementation of this plan shall be required as a condition of approval for the project.
If mitigation credits are purchased in an approved mitigation bank within the Santa Rosa area, credits shall be purchased to compensate for the loss of wetlands or waters at a minimum 1:1 ratio or the higher of the ratios specified in the permits from the Corps and Regional Board. If mitigation through purchase of credits is pursued, the project sponsor shall document this approach with detailed information submitted to the Town and RWQCB.. DEIR p. 195-196, FEIR 109-110

Mitigation Measure BIO-12d: The 0.19-acre portion of the northernmost seasonal wetland on the site shall be avoided during project development and no fill shall be placed in this area. Fencing shall be installed around the preserved onsite wetland area and no material storage, construction activities, parking, or staging shall occur in the preserved wetland area. The fence shall be installed at least 25 feet from the wetland boundary as determined by a wetland specialist using the wetland delineation, once it is verified. DEIR p. 196, FEIR 110

Mitigation Measure BIO-12e: The 0.39 acre of seasonal wetlands impacted by the project are considered potential low quality habitat for Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam. Compensatory mitigation for impacts to 0.39 acre of seasonal wetlands shall be accomplished concurrently with mitigation for listed plant habitat in accordance with the Programmatic Formal Consultation for U.S. Army Corps of Engineers 404

Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California 55 as described in Mitigation Measure BIO-11c. DEIR p. 196, FEIR 110

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - Implementation of the 5-part mitigation measure ensures that jurisdictional status of two ditches along the east and west side of the project site will be determined prior to project development. The measure requires that avoidance through revised project design be considered first if the ditches are determined to be jurisdictional. The measure further ensures that any loss of jurisdictional features will be mitigated at ratios provided for in required permits from the Corps and RWQCB, through on- or off-site preservation, or creation of replacement features, or purchase of mitigation credits. To ensure the effectiveness of any mitigation site, the mitigation requires permanent protection and maintenance funding, as well as a long term mitigation plan, including annual reporting, 5-year monitoring and other content as specified, and as approved by the Town and RWQCB.

The measure further ensures that the northernmost seasonal wetland on the project site will be protected from construction and development activities through the required fencing. Finally, the measure ensures that compensatory mitigation will be provided for loss of seasonal wetlands concurrently with mitigation for listed plant habitat, per Mitigation Measure BIO-11c.

Impact BIO-13: The proposed automobile dealership could result in the loss of nesting habitat for the white-tailed kite, Cooper's hawk, loggerhead shrike, and other breeding birds and may result in direct impacts to these species through injury or mortality. (S)

Mitigation Measure BIO-13: A qualified biologist shall conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site to locate any active nests on or immediately adjacent to the site. Preconstruction surveys shall be conducted no more than 30 days prior to the start of pruning, construction, or ground disturbing activities if the activities occur during the nesting season (February 1 to August 31). Preconstruction surveys shall be repeated at 30-day intervals until construction has been initiated in the area. Locations of active nests shall be described and protective measures implemented. Protective measures shall include establishment of clearly delineated (i.e., orange construction fencing) avoidance areas around each nest site that is a minimum of 300 feet from the dripline of the nest tree or nest for raptors and 50 feet for passerines. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance. These protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be submitted to the Town at the end of the construction season documenting the observations made during monitoring. (LTS) DEIR p. 196

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - Implementation of the mitigation measure will ensure that any active nests are identified and avoided during construction activities related to development of the project site.

Impact BIO-14: The proposed automobile dealership could result in the loss of approximately 5.6 acres of potential western burrowing owl habitat and could result in direct impacts to this species through injury or mortality. (S) DEIR p. 197

Mitigation Measure BIO-14a: Preconstruction surveys shall be conducted for the burrowing owls prior to project construction, including clearing and grubbing. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium.[4] Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. The following measures shall also apply:

a) If burrowing owls are found on-site, they shall be avoided to the extent practicable. A clearly defined area (i.e., orange construction fencing) shall be established around each burrowing owl burrow to be avoided. No disturbance shall occur within 50 meters (approx. 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31.

b) If the burrowing owls occur on the project site and construction is slated to begin before February or after the end of August, and the burrows cannot be avoided, then passive relocation techniques may be used to relocate owls from the site. These passive relocation techniques would include excavating all potential burrows after excluding owls from the burrow for the required length of time. Passive relocation shall be undertaken according to the current protocol established by the CDFG. Artificial burrows shall be provided on the mitigation site for each occupied burrow destroyed on the project site at a ratio of 2:1 (two artificial burrows created for each occupied burrow destroyed).

c) If the western burrowing owl occurs on the project site and construction is slated to begin during the breeding season (February through August), then a buffer of a radius of 75 meters (250 feet) shall be established around any burrows containing owls.

d) Any removal of burrowing owls on the project site shall conform to the requirements of CDFG's *Staff Report on Burrowing Owl Mitigation* (October 1995). This entails establishing 6.5 acres of suitable habitat for each pair of burrowing owls displaced from the project site. These 6.5 acres should be adjacent to an area already used by burrowing owls. The replacement mitigation site shall be preserved in perpetuity for use as burrowing owl and wildlife habitat. An endowment for management and monitoring of the site shall also be established. DEIR pp. 197-198

Mitigation Measure BIO-14b: Mitigation Measure BIO-14b: If owls are observed using the site as breeding or wintering habitat, mitigation will be required for loss of habitat for this species. As an alternative to purchasing land as mitigation for burrowing owls, the project sponsor may purchase credits at a CDFG-approved mitigation bank authorized to sell credits for burrowing owl mitigation. The number of credits to be purchased shall be equivalent to purchasing 6.5 acres

per pair or single bird observed on the site. The final mitigation requirement shall be determined following the completion of the protocol-level survey. (LTS) DEIR p. 198

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - The 2-part mitigation measure avoids the direct loss of or harm to individual owls by providing construction buffers around occupied habitat or nests. The mitigation provides permanently protected replacement habitat for habitat that is lost through development on the project site.

Impact BIO-15: Development of the proposed automobile dealership may result in the loss of foraging and roosting habitat for the pallid bat and other special-status bat species and may result in direct impacts to these species through injury or mortality. (S) DEIR p. 198

Mitigation Measure BIO-15a: Preconstruction surveys for bat roosts should be conducted in all buildings or trees that shall be removed or modified. The survey shall take place no more than 30 days prior to construction/demolition/ removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days. DEIR p. 198

Mitigation Measure BIO-15b: If a bat roost is found in a building or tree cavity, the species of bat using the roost shall be identified and methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed to specify the methods to be used and the timing of the activities. The mitigation plan shall be submitted to the Town and CDFG for approval. DEIR p. 198

Mitigation Measure BIO-15c: Materials from roost sites shall be salvaged, when feasible, to be used in the construction of artificial roosts, pursuant to Mitigation Measure BIO-15d. DEIR p. 198

Mitigation Measure BIO-15d: If special-status bats (i.e., pallid bat, pale Townsend's big-eared bat) are found onsite, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed onsite prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be approved by the Town and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. The site on which the artificial roost is located shall be placed in a conservation easement. A report documenting the implementation of
the plan shall be provided to the Town within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit. DEIR pp. 198-199

Mitigation Measure BIO-15e: Removal of maternity roosts, if any, for special-status bats should be coordinated with CDFG prior to removal. Maternity roosts for any species of bat,

either common or special-status, shall not be removed until the young are able to fly independently. DEIR p. 199

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - The 5-part mitigation measure ensures that preconstruction surveys will identify whether any protected bat roosts are present in buildings or trees that would be affected by project development. Mitigation plans required by the measure will provide for various contingencies, e.g., encouraging the bats to leave the roost, salvaging roost materials, building artificial roosts to replace occupied roosts lost to development, preserving maternity roosts until the young bats can fly independently, with coordination and/or approval of DFG, as specified. Through these mitigation measures, direct harm to the bats will be avoided and bat roosts preserved or replaced.

F. **Cultural Resources – Impact CULT-1:** Construction activities on the Sanderson parcel could disturb human remains, including those interred outside of formal cemeteries. (S) DEIR p. 209

Mitigation Measure CULT-1: Although no human remains were identified during the field survey of the Sanderson parcel, the presence of human remains cannot be ruled out. If human remains are encountered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted (if an archaeological monitor is not present) to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the project applicant, the Town of Windsor, and the Northwest Information Center. (LTS) DEIR p. 209

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The measure ensures that any human remains discovered during construction will not be disturbed until an archeological assessment is completed to recommend treatment of the remains and associated cultural materials. The mitigation further ensures that the Native American Heritage Commission will be notified if the remains are of Native American origin so that appropriate treatment of the remains and grave goods can be determined.

Impact CULT-2: Ground-disturbing activities on the Sanderson parcel could adversely impact unknown prehistoric archaeological resources. (S) DEIR p. 209

Mitigation Measure CULT-2: A qualified archaeologist shall monitor project site preparation and construction ground disturbing activities. In the event that suspected archaeological materials are uncovered during site preparation or construction, project development activity shall cease in the immediate vicinity of the find, the discovery shall be evaluated, and appropriate treatment options developed. Archaeological monitors must be empowered to halt construction activities at the location of the discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.

If archaeological deposits are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeological monitor can evaluate the finds and make recommendations. If the finds are not significant, no further mitigation is required. If the finds are determined to be significant, mitigation shall be identified generally along the following sequence.

a. Adverse effects to archaeological discoveries shall be avoided by project activities.

b. If such deposits cannot be avoided, the adverse effects shall be mitigated in accordance with the recommendations of the archeological monitor. If data recovery excavation is appropriate, the excavation must be guided by a data recovery plan prepared by a qualified archaeologist and adopted by the lead agency prior to beginning the data recovery work. A report of findings shall be submitted to the project sponsor, the Town of Windsor, and the Northwest Information Center (CCR Title 14(3) Section 15126.4(b)(3)(C)). (LTS) DEIR p. 210

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding - The measure ensures that any human remains discovered during construction will not be disturbed until an archeological assessment is completed to recommend treatment of the remains and associated cultural materials. The mitigation further ensures that the Native American Heritage Commission will be notified if the remains are of Native American origin so that appropriate treatment of the remains and grave goods can be determined.

Impact CULT-3: Ground-disturbing activities associated with site preparation and the construction of parking areas, building foundations, and underground utilities could result in a significant impact to paleontological resources. (S) DEIR p. 210

Mitigation Measure CULT-3: If paleontological resources are identified within the project area during ground-disturbing activities, all work within 25 feet of the discovery shall be halted and a qualified paleontologist contacted to evaluate the finds and make recommendations.

If the qualified paleontologist determines that the materials are not significant, no further protection is necessary. If such paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such paleontological resources should be mitigated. Upon completion of the paleontological assessment, a report should be prepared documenting the methods and results, as well as recommendations. The Town shall require implementation of the recommendations of the report. The report shall be submitted to the University of California, Berkeley, Museum of Paleontology (UCMP) and the Town. DEIR pp. 210-211

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - The measure ensures that any paleontological resources discovered during construction will not be disturbed until an assessment is completed to determine their significance and recommend avoidance or mitigation as appropriate.

G, **Hazardous Materials/Public Health and Safety** - **Impact HAZ-4:** Historic land uses on and near the Sanderson parcel may have contaminated surface and subsurface materials, which could pose a risk to future construction workers or land users. (S) DEIR p. 226

Mitigation Measure HAZ-4: A licensed professional (Professional Geologist, Professional Engineer) shall conduct a Phase II investigation prior to development of the Sanderson parcel. The Phase II work shall, at a minimum, consist of collection and analysis of soil samples to determine the possible presence of aerially-deposited lead along the eastern and western site boundaries, chlorinated pesticides, and herbicides across the entire parcel in the shallow soils, and petroleum hydrocarbons at any former fueling, storage, or equipment maintenance locations identified. Based on the findings of the soil sample results, collection and analysis of groundwater samples may also be warranted as part of the Phase II investigation. If concentrations of chemicals are identified in soil and/or groundwater above risk-based thresholds for intended future uses, remediation shall be implemented in accordance with the requirements of the Sonoma County Department of Health, Environmental Health Division. The Phase II report shall be submitted to the Town of Windsor Planning and Building Department for review and, if the Phase II identifies chemicals above risk-based thresholds, the report shall also be submitted to Sonoma County Department of Health, Environmental Health Division. Hazardous materials identified during the May 2006 site reconnaissance shall be inventoried and disposed of at a permitted facility. DEIR pp. 226-227

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding - The required Phase II ESA ensures that chemicals from previous agricultural operations and any elevated lead concentrations will be identified and remediated, thus avoiding the potential for direct contact of these hazardous materials with project construction workers or users of the project site.

Impact HAZ-5: Improper use, storage, or disposal of hazardous materials during construction of the proposed automobile dealership could affect public health and the environment. (S) DEIR p. 226

Mitigation Measure HAZ-5: Implement Mitigation Measure HYD-4a regarding preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP prepared under Mitigation Measure HYD-4a shall also include Best Management Practices for hazardous materials storage during construction to minimize the potential for releases to occur. All use, storage, transport, and disposal of hazardous materials during construction activities of the proposed automobile dealership shall be performed in accordance with existing local, State, and federal hazardous materials regulations. DEIR p. 227

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The mitigation measure requires that hazardous materials be properly used, transported and stored in accordance with applicable local, state and federal regulations, which regulations are designed to minimize the potential accidental releases or spills. The measure further ensures that any future project SWPPP include Best Management Practices to ensure safe storage of hazardous materials during construction, further minimizing the potential for accidental releases.

H. Hydrology and Storm Drainage – Impact HYD-4: Construction activities and post-construction site uses on the Sanderson parcel could result in degradation of water quality in the Sotoyome Creek (which is a tributary to the Russian River) by reducing the quality of stormwater runoff. (S) DEIR pp. 229-240 FEIR p. 111

Mitigation Measure HYD-4a: The project sponsor for the proposed automobile dealership shall prepare a Stormwater Pollution Prevention Plan (SWPPP) designed to mange runoff and reduce potential impacts to surface water quality through the construction period of the project by limiting potential for erosion, sedimentation, and chemical releases from the construction site. The RWQCB does not require that the SWPPP be submitted to the RWQCB, but that it must be maintained on-site and made available to RWQCB staff upon request. The SWPPP shall include:

- **Specific and detailed BMPs designed to mitigate construction-related pollutants.** At a minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain.
- **Educate on-site personnel of stormwater pollution prevention.** An important component of the stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of storm-water quality protecttion, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP.

- **Specify and implement a monitoring program.** The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." The developer may retain an independent monitor to conduct weekly inspections and provide written monthly reports to the Town of Windsor Department of Public Works to ensure compliance with the SWPPP. RWQCB personnel, who may make unannounced site inspections, are empowered to levy considerable fines on the project proponent if it is determined that the SWPPP has not been properly prepared and implemented.
- **Specific and detailed BMPs to reduce erosion.** BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season because disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site). End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, then these areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1. Ingress and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet conditions. DEIR pp. 238-239, FEIR p. 111

Mitigation Measure HYD-4b: The project sponsor shall design BMPs into the project features and operation to reduce potential impacts to surface water quality associated with operation of the project. These features shall be included in the project drainage plan and final development drawings and submitted to the Town's Department of Public Works for review and approval prior to issuance of grading permit. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred in areas where year-round irrigation is already planned. If the design includes higher maintenance BMPs (e.g., sedimentation basins, hydrocarbon interceptors), then funding for long-term maintenance needs must be specified. The Town will not assume maintenance responsibilities for these features. The final design team for the development project shall incorporate as many concepts as practicable from Start at the Source, Design Guidance Manual for Stormwater Quality Protection. The Town's Department of Public Works shall ensure that the SWPPP and drainage plan are prepared and are adequate prior to approval of the grading plan. Implementation of this mitigation would reduce the level of significance of this impact to a less-than-significant level. DEIR p. 239

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The required SWPPP will prevent the degradation of water quality in the creek by identifying and implementing measures to manage runoff during project construction activities, thereby limiting the potential for erosion, sedimentation and chemical

releases from the construction site. Minimum measures to be included in the SWPPP to contain runoff onsite are specified, and include measures such as isolating construction materials, equipment and storage from contact with stormwater and rain; educating construction personnel on the importance of pollution prevention; monitoring for pollutants in runoff; and implementing practices to reduce erosion of soils exposed during construction, such as soil stabilization, watering for dust control, placement of silt fences and hay bales, provision of sediment basins, and preventing off-site tracking from construction equipment and vehicles.

Best management practices incorporated into project design will prevent the post-construction degradation of water quality by managing runoff so that polluted runoff will not be transported to receiving waters of the Russian River.

Impact HYD-5: Development of the proposed automobile dealership could exacerbate existing drainage and localized flooding problems. (S) DEIR p. 239

Mitigation Measure HYD-5: The project sponsor shall retain a qualified engineer to prepare a final hydrology and drainage plan for the development in accordance with the requirements of the Town of Windsor. The report must demonstrate that drainage from the proposed project would not exceed the capacity of the downstream drainage system, or exacerbate any downstream existing flooding problems. The hydrology and drainage plans shall be reviewed for compliance with these requirements by the Town's Engineering Division. Any improvements to the storm drainage system deemed necessary by the Town, including construction of or improvements to stormwater conveyances, shall be incorporated into the final hydrology and drainage plans prior to approval of these plans by the Town. In addition, the project sponsor shall establish a self-perpetuating drainage system maintenance program to be managed by a business or similar entity that includes annual inspections of any bioswales, sedimentation basins, drainage ditches, mechanical treatment systems, if any, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Town's Engineering Division for review. DEIR pp. 239-240

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The required final hydrology and drainage plan will demonstrate that drainage from the project development will not exceed the capacity of the downstream drainage system or exacerbate any existing flooding problems. Improvements necessary to make the above showing shall be included in the final hydrology and drainage plans, and the requirement for a self-perpetuating maintenance program and annual reporting will ensure that the plans remain effective over time.

Impact HYD-6: Use of the existing water supply well on the Sanderson parcel presents the potential for migration of urban pollutants to the regional aquifer. (S) DEIR p. 240

HYD-6: The existing water supply well on the Sanderson parcel shall either be:

1) Inspected by a qualified professional to determine whether each well is properly sealed at the surface to prevent infiltration of water-borne contaminants into the well casing or surrounding gravel pack. The California Well Standards require an annular surface seal of at least 20 feet. If the wells are found not to comply with this requirement, the project proponent shall retain a qualified well driller to install the required seal. Documentation of the inspections and seal installations, if any, shall be provided to the City prior to final approval of any future grading plans or,
2) Properly abandoned in compliance with the California Department of Water Resources, California Well Standards, and Sonoma County Department of Health, Environmental Health Division prior to final approval of the grading plan. DEIR p. 240

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – Proper abandonment of existing well pursuant to state and local standards, or proper sealing of the well, as required by the mitigation measure will prevent infiltration of surface water pollutants into the underlying aquifer

I. **Geology, Soils, and Seismicity - Impact GEO-3:** Occupants of the proposed automobile dealership would be subject to seismic hazards. (S) DEIR pp.253

Mitigation Measure GEO-3: Prior to the issuance of any site-specific grading or building permits, the design-level geotechnical study prepared for the Sanderson parcel shall be submitted to the Town of Windsor Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards such as liquefaction, lateral spreading and subsidence. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met:

- Analysis presented in the geotechnical study shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California.
- All design criteria and specifications set forth in the geotechnical and soils report shall be implemented as a condition of project approval. DEIR p. 253

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Rationale for Finding – The requirement for a design level geotechnical study showing compliance with the California Building Code ensures that surface geotechnical conditions and related seismic hazards will be identified for the project site, along with building techniques appropriate to minimize such hazards before site-specific grading or building permits are issued.

Impact GEO-4: Damage to structures or property on the Sanderson parcel related to expansive soils, corrosive soils, and/or settlements of non-engineered fill soils could occur. (S) DEIR p.254

Mitigation Measure GEO-4: In locations on the Sanderson parcel underlain by expansive soils and/or non-engineered fill, the designers and engineers of proposed building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider the site's potential to be underlain by soils with moderate to high shrink-swell potential. The design-level geotechnical study, prepared by a licensed professional for the Sanderson parcel, shall include measures to ensure potential damage related to expansive soils and non-uniformly compacted fill are minimized. Mitigation options may range from removal of the problematic soils, and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. All design criteria and specifications set forth in the geo-technical report shall be implemented to reduce impacts associated with problematic soils.

In addition, the design-level geotechnical study shall include an evaluation of the potential for corrosive soils. If the results indicate corrosive soil conditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that may come into contact with site soils. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made to protect iron, steel, metal, and concrete from long-term deterioration caused by contact with corrosive onsite soils. In general, these recommendations are expected to include, but not be limited to, the following provisions:

- Protect buried iron, steel, cast iron, ductile iron, galvanized steel, and dielectric coated steel or iron (including all buried metallic pressure piping) against corrosion from soil.
- Protect buried metal and cement structures in contact with earth surfaces from chloride ion concentrations.
- Use sulfate-resistant concrete mix for all concrete in contact with the ground.
- Consult a corrosion expert during the project's detailed design phase to design the most effective corrosion protection. DEIR p. 253

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding – The mitigation measure ensures that unstable soils, which may include moderate to high shrink-swell potential and non-engineered near-surface fills, will be considered in the design of project building foundations and improvements, along with related design options to minimize damage from these conditions. The measure also ensures that the potential for corrosive soils be evaluated and specified measures be implemented to prevent contact between such soils and improvements using iron, steel, metal or concrete so as to prevent long-term deterioration of these materials

J. Public Services and Utilities: There are no significant Public Services and Utilities impacts. DEIR p. 255-278

K. Aesthetics and Visual Resources – Impact AES-1: Development of the proposed automobile dealership on the Sanderson parcel would provide additional sources of day and nighttime light and glare. (S) DEIR p. 305

Mitigation Measure AES-1a: The specific reflective properties of building materials shall be assessed by the Town during building permit review of construction plans for the proposed future structures and buildings. Prior to the issuance of building permit for any structure on the Sanderson parcel, the Town shall ensure that the use of reflective exterior materials is minimized, and that proposed reflective material would not create additional daytime or nighttime glare. DEIR p. 305

Mitigation Measure AES-1b: Specific lighting proposals shall be reviewed and approved by the Town prior to issuance of building permit. This review shall ensure that any outdoor night lighting for the automobile dealership is downward facing and shielded with an average one lumen foot candle and shall not spill onto adjacent properties, so as not to create additional nighttime glare and minimize the overall nighttime "glow" of the site. DEIR p. 306

Finding - Changes or alterations have been required in, or incorporated into the project, which avoid or substantially lessen the significant environmental effect as identified in the final EIR

Rationale for Finding – Through the required building permit review to minimize the use of reflective building materials, the mitigation ensures that additional daytime or nighttime glare will not be created. The measure also ensures that project lighting will be downward facing and shielded so as not to spill over onto adjacent properties or create additional nighttime glare, and to minimize overall nighttime glow of the site.

EXHIBIT "B"

SANDERSON FORD PROJECT AND ANNEXATIONS MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the January 2007 Draft Environmental Impact Report (Draft EIR) for the proposed Sanderson Ford Project and Annexations. This MMRP is in compliance with Section 15097 of the *CEQA Guidelines*, which requires that the Lead Agency "adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." The MMRP lists mitigation measures recommended in the EIR for the proposed project and identifies mitigation monitoring requirements. These requirements are provided only for mitigation measures that would avoid or reduce significant impacts of the proposed project.

Table 1 presents the program-level mitigation measures associated with annexation of the Smith and Jones parcels. Table 2 presents the project-specific mitigation measures associated with development of the proposed automobile dealership on the Sanderson parcel. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, TRANS-3 is the third mitigation measure identified in the Transportation, Circulation, and Parking analysis.

The first and second columns of Tables 1 and 2 provide the significant impacts and corresponding mitigation measure(s), as identified in Chapter IV of the Draft EIR for the proposed project. The third column, "Implementation Responsibility," identifies the party(ies) responsible for carrying out the required action(s) and approximate time period over which the action will be implemented. The fourth column, "Oversight Responsibility," identifies the party(ies) ultimately responsible for ensuring that the mitigation measure is implemented and outlines the steps for monitoring the action identified in the mitigation measure and the approximate timeframe for the oversight agency to ensure implementation of the mitigation measure.

Table 1: Mitigation Monitoring and Reporting Program – Proposed Boundary Adjustments to Jones and Smith Parcels

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
A. Land Use and Planning			
There are no significant Land Use and Planning impacts.			
B. Transportation and Circulation			
TRAF-1: In the *Cumulative Plus Project* scenario, development of the proposed automobile dealership on the Sanderson parcel and future development of the Jones and Smith parcels would result in the queues at the Arata Lane westbound right-turn lane at Old Redwood Highway that exceed the available vehicular storage length.	TRAF-1: As a condition of approval, each project sponsor for development on the Sanderson, Jones, and Smith parcels shall pay their fair share towards the construction of a second, westbound right-turn lane on Arata Lane at Old Redwood Highway, including any and all associated modifications to Old Redwood Highway, the Highway 101 overcrossing structure at Arata Lane, and/or any other elements of the Highway 101 Arata Lane Interchange.	Individual project sponsors proposing development projects on the Sanderson, Jones, and/or Smith parcels shall pay the pro-rata fair share towards roadway improvements specified in Mitigation Measure TRAF-1. This fee shall be paid prior to issuance of a building permit.	The Public Works Director[1] shall verify that the fair-share contribution toward the roadway improvements specified in TRAF-1 have been paid prior to issuance of a building permit.
C. Air Quality			
AIR-1: Construction period activities during future development of the Jones and Smith parcels and development of the proposed automobile dealership on the Sanderson parcel could generate significant dust, exhaust, and organic emissions.	AIR-1: The following controls shall be implemented at all construction sites for the project. • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non toxic stabilizers to control dust; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water three times daily, or apply (non toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff related impacts to water quality;	Individual project sponsors shall develop a program, including the measures listed in Mitigation Measure AIR-1, for the handling of on-site construction debris. The construction contractor shall be responsible for implementing the control measures through-out the construction period.	The Building Official shall review and approve the on-site construction debris program prior to issuance of a building permit. The Building Inspector shall periodically monitor the site so as to ensure that all control measures are properly followed throughout the construction period.

[1] Wherever the Planning Director is charged with oversight responsibility, an officially-designated representative of the Director could fulfill this role.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
AIR-1 *Continued*	• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;		
D. Noise			
NOISE-1: Future development of the Jones and Smith parcels and the development of the proposed automobile dealership on the Sanderson parcel could significantly increase traffic noise on surrounding roadways.	NOISE-1: Future plans for development on the Jones and Smith parcels shall include, at a minimum, the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing.	Individual project sponsor's for development on the Jones and Smith parcels shall include the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing on project development plans, as applicable.	The Public Works Director shall review and approve project development plans on the Jones and Smith parcels for compliance with Mitigation Measure NOISE-1 prior to project approval.
NOISE-2: On-site construction activities would potentially result in short-term noise impacts on adjacent residential uses.	NOISE-2: All construction on the project site shall comply with the following noise reducing measures: • Limit project construction to Monday to Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 6:00 p.m. Construction activities on Sundays between 9:00 a.m. and 5:00 p.m. may only occur with prior authorization by the Planning Commission or City Council. • Properly muffle and maintain all construction equipment powered by internal combustion engines. • Prohibit unnecessary idling of internal combustion engines. • Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses. Acoustically shield such equipment. • Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order. • Notify neighbors located adjacent to the construction site of the construction schedule in writing.	Construction contractors shall implement the noise reduction measures listed in Mitigation Measure NOISE-2, and shall adhere to the permitted hours and days of construction throughout the construction period.	The Building Official shall ensure that the noise reduction measures listed in Mitigation Measure NOISE-2 are followed throughout the construction period.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
E. Biological Resources			
BIO-1: Future development on the Jones and Smith parcels may result in direct or indirect impacts to non-listed, special-status plant populations.	BIO-1a: Focused, floristic surveys for non-listed special-status plants shall be conducted on the Smith and Jones parcels as part of the environmental and project review of any for future development on these parcels. These surveys will be conducted according to CNPS and CDFG protocols during the appropriate blooming periods of the target species to determine the presence of special-status plants for which suitable habitat occurs on the parcels. A single season of surveys conducted according to the CNPS and CDFG protocols will be adequate to assess the presence of non-listed, special-status species on the parcels. All suitable habitats on the parcels shall be surveyed by qualified botanists with experience conducting rare plant surveys on the Santa Rosa Plain. The results of the survey shall be submitted to the Town in a report within two months of its completion. The report shall be prepared according to CNPS and CDFG standards for reporting the results of rare plant surveys applicable at the time of the survey, and shall include a list of all plants observed on the site, the name of the surveyors, the dates of the surveys, the target species for the surveys, reference sites visited, and a description of habitats onsite.	A qualified botanist shall conduct protocol level surveys for non-listed, special status plant populations during the appropriate blooming periods. These surveys shall be conducted as part of the environmental review process for development projects proposed for the Smith and Jones parcels. Survey results shall be submitted to the Town within two months of completion.	The Planning Director shall verify that the appropriate protocol level surveys are conducted and review the survey findings prior to project approval.
	BIO-1b: If non-listed, special-status plants are not found during the protocol-level surveys, no mitigation for non-listed, special-status plants will be required. If such species are found, the project sponsor shall prepare a mitigation plan that describes the avoidance or compensatory mitigation measures that will be implemented for these populations. If compensatory mitigation entails purchasing credit at an approved mitigation bank, then the applicant shall prepare documentation of this transaction. The mitigation plan shall be submitted to the Town and CDFG as a part of the environmental and project review of any future development application. Mitigation for impacts to non-listed special-status species shall first include avoidance measures when feasible and compensatory mitigation when avoidance is	If non-listed special status plant species are identified, the project sponsor shall prepare a mitigation plan for impacts to these species, as specified in Mitigation Measure BIO-1b. If compensatory mitigation entails purchasing credit at an approved mitigation bank, then the applicant shall comply with the provisions listed in Mitigation Measure BIO-1b and prepare documentation of this transaction and submit it to the Town and CDFG.	If non-listed, special-status plants are identified, the Planning Director shall review and approve the mitigation plan for compliance with Mitigation Measure BIO-1b prior to project approval. If compensatory mitigation entails purchasing credits at an approved mitigation bank, then the Director of Planning and CDFG shall verify that the project sponsor has purchased the appropriate credits at an approved

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-1 *Continued*	not possible. Avoidance measures may include redesigning the project footprint to include buffer zones if feasible to avoid impacting non-listed, special-status plants; fencing the existing plants populations prior to and during construction; and training construction personnel on the identification and location of these plants on the site. Measures should also be developed for the long-term avoidance and protection of the population, including measures for avoiding potential indirect impacts such as changes in the hydrology of the site. Compensatory mitigation shall include preservation at a mitigation site of populations of the non-listed, special-status plant species observed on the proposed development site. Plants shall be preserved at a ratio of 2:1 (preserved:impacted) at the mitigation site. The proposed mitigation site shall be approved by the Town and CDFG. A conservation easement or other mechanism shall be placed on the mitigation site to preserve the site in perpetuity as wildlife and plant habitat. A long-term management plan shall be developed for the mitigation site. The project sponsor shall provide an endowment in an amount to be determined by the Town for the long-term maintenance and monitoring of the mitigation area. Alternatively, the project sponsor may purchase credits at a mitigation bank at a ratio of 2:1 instead of preservation of an existing population at a non-bank site. The bank must support populations of the impacted, non-listed species and the credits purchased must be equivalent to preservation of two times the area to be impacted (2:1 ratio). If credit is purchased at a bank, development of a mitigation plan is not necessary, but documentation of the transaction must be provided to the Town and CDFG prior to final approval of the project. Preference should be given to locating the mitigation site or purchasing credits in the Windsor area. If mitigation sites or credits are not available in the Windsor area, mitigation for non-listed plants may be accomplished at any site in the County that is suitable.		mitigation bank prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-1 *Continued*	BIO-1c: In addition to the preservation or mitigation credit measures described in Mitigation Measure BIO-1b, mitigation for these populations shall include salvaging and/or transplanting whenever practicable. The salvage plan shall be described in the mitigation plan that will be submitted to the Town and CDFG as a part of the environmental and project review of any future development application. Salvaging and transplanting shall be implemented prior to initiation of construction activities on the site. The salvage plan shall include the following activities/ elements: • Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation and management plans. • Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures. • Locations and procedures for restoration/replanting of salvaged plant material including seeds. • Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provision for remedial action to correct deficiencies, as needed. Annual reports and a final report prepared by the project sponsor and subject to approval by CDFG shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified. • Plants should only be seeded or transplanted to sites that are preserved as wildlife and plant habitat through a conservation easement or other mechanism (e.g., county park, mitigation bank). • The project sponsor will provide a secure source of funding for salvage and monitoring operation.	The project sponsor shall develop and implement a salvage plan for non-listed special status plants prior to the initiation of construction activities. The project sponsor shall submit this plan to the Town and CDFG along with the mitigation plan required in BIO-1b.	The Planning Director and CDFG shall review and approve the salvage plan for compliance with Mitigation Measure BIO-1c prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-2: Future development on the Jones and Smith parcels may result in direct or indirect impacts to federally listed plant populations or habitat.	BIO-2a: Focused surveys for the federally-listed Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam shall be conducted on these parcels as a part of the environmental and project review of any future development application in accordance with the USFWS protocols developed for federally-listed plants on the Santa Rosa Plain: Guidelines and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain. This protocol was developed specifically for four federally-listed plants: Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam, and many-flowered navarretia (Navarretia leucocephala ssp. plieantha). Many-flowered navarretia occurs on volcanic ash flow vernal pools and this habitat is not present on the project site, so this species in unlikely to occur on the project site and does not require focused surveys. The protocol specifies that a minimum of three surveys in a season should be conducted and these three surveys must span a period when all four of the listed plants have been observed (not necessarily at the same time) and are identifiable at local reference sites. A minimum of two seasons of surveys with negative results will be required to support a conclusion that these federally listed plants are absent from the site. Results of the surveys will be reported to the Town within two months of the completion of the survey each year. The report will be completed according to the reporting requirements specified in the USFWS protocol guidelines. Alternatively, the project sponsor may choose to forego the two years of surveys for listed plants and assume presence of the plants on the site.	A qualified botanist shall conduct protocol level surveys for Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam populations in compliance with Mitigation Measure BIO-2. These surveys shall be conducted as part of the environmental review process for development projects proposed for the Smith and Jones parcels. Survey results shall be submitted to the Town within two months of completion.	The Planning Director shall verify that the appropriate protocol level surveys are conducted and review the survey findings prior to project approval.
	BIO-2b: If listed plants or their habitat (seasonal wetlands, vernal pools and swales) will be impacted either directly or indirectly as a result of development on the parcels, mitigation will be required according to the terms of the Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California (Programmatic BO) This	If listed plants or their habitat are identified, the project sponsor shall implement the avoidance, preservation, and restoration-construction measures listed in Mitigation Measure BIO-2b, as appropriate. If credits are purchased at a	If listed plants or their habitat are identified, the Planning Director and Corps shall review and approve the mitigation plan for compliance with Mitigation Measure BIO-2b prior to project approval. If

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-2 *Continued*	programmatic BO allows for impacts to low quality seasonal wetland habitat as defined by the Corps' Habitat Quality Evaluation procedure manual, but not high quality seasonal wetland habitat. Impacts for high quality wetland habitats are not covered in this Programmatic BO and require an individual Corps permit and USFWS consultation. For purposes of this EIR, mitigation will be required for impacts to wetland habitat that is suitable for these federally–listed species regardless of the state or federal jurisdictional status of the wetlands under Section 401 and 404 of the Clean Water Act. If listed plants or their habitat are found on the site, the applicant shall first develop measures to avoid impacts to the populations if feasible, and then implement compensatory mitigation measures for unavoidable impacts. If avoidance of these populations is not feasible, then compensatory mitigation measures should be implemented. Compensatory mitigation for listed plants includes both preservation and restoration/construction components. Preservation entails purchase of mitigation credits in a USFWS-approved preservation bank, or preservation of high quality seasonal wetlands on the project site or on another non-bank site as approved by the USFWS. Restoration/construction is accomplished by purchasing mitigation credits within a USFWS-approved habitat restoration/ construction mitigation bank, or by restoring/constructing wetlands on the project site or on another non-bank site as approved by the USFWS. All preserved seasonal wetlands and supporting uplands will be protected in perpetuity by an approved conservation easement or similar mechanism. Compensatory mitigation will be located in the "northern unit" (north of Airport Boulevard) of the Santa Rosa Plain as specified in the BO. If no mitigation credits are available in the northern unit, mitigation credits may be purchased in any bank on the Santa Rosa Plain that has credits available for the listed plant species impacted by the proposed project. If appropriate mitigation bank credits are unavailable, the USFWS may accept payment in	mitigation bank, then the appropriate documentation of the transaction shall be provided to the Town and USFWS. If compensatory mitigation entails preserving on-site wetlands or a non-bank site, a mitigation plan shall be prepared by the applicant (as described in detail in Mitigation BIO-2c) and submitted to the Town and Corps for approval.	compensatory mitigation entails purchasing credits at an approved mitigation bank, then the Planning Director and USFWS shall verify that the project sponsor has purchased the appropriate credits at an approved mitigation bank prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-2 *Continued*	lieu fees for the preservation and/or restoration/construction components. If credits are purchased at a mitigation bank, then the applicant shall provide documentation to the Town and USFWS of the transaction. If compensatory mitigation entails preserving on-site wetlands or a non-bank site, a mitigation plan shall be prepared by the applicant (as described in detail in Mitigation BIO-2c) and submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels.		
	BIO-2c: If mitigation for impacts at the Jones or Smith parcels is approved by the Corps at a non-bank site, then a long-term mitigation, monitoring and management plan shall be developed for the mitigation site and submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels. Implementation of this plan shall be required as a condition of approval for the project. The plan shall include, at minimum, a discussion of: 1) the existing wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. A conservation easement or other similar mechanism shall be placed on the mitigation site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment in an amount to be determined by the Town and Corps for the long-term maintenance and monitoring of the mitigation area.	If mitigation is approved by the Corps at a non-bank site, then the project sponsor shall develop a long-term mitigation, monitoring and management plan in compliance with Mitigation Measure BIO-2c. The plan shall be submitted to the Town and Corps for approval. The project sponsor shall also provide an endowment in an amount to be determined by the Town and Corps for the long-term maintenance and monitoring of the mitigation area.	If mitigation is approved by the Corps at a non-bank site, the Planning Director and Corps shall review and approve the long-term mitigation, monitoring, and management plan prior to project approval. The Planning Director and Corps shall also determine the amount and verify payment of the endowment prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-2 *Continued*	BIO-2d: In addition to implementing the preservation and restoration/ construction components described in Mitigation Measure BIO-2b, mitigation shall include salvaging and/or transplanting whenever practicable. The salvage plan shall be described in the mitigation plan that will be submitted to the Town and Corps for approval as part of the environmental and project review for future development on these parcels. Salvaging and transplanting shall be implemented prior to initiation of construction activities on the site. The salvage plan shall include the following activities/elements: • Preparation by a qualified botanist experienced in the development and implementation of native plant restoration, mitigation and management plans. • Salvage and/or recovery requirements, including clearly defined goals focusing on plant establishment (stability, succession, reproduction) and non-native species control measures. • Locations and procedures for restoration/replanting of salvaged plant material including seeds. • Specification of a five-year post-construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provision for remedial action to correct deficiencies, as needed. Annual reports and a final report prepared by the project applicant and submitted to the Corps shall document the progress/success of the revegetation effort. If the revegetation is not successful, an additional period of correction and monitoring shall be specified. • Plants should only be seeded or transplanted to sites that are preserved as wildlife and plant habitat through a conservation easement or other mechanism (e.g., county park, mitigation bank). • Methods and location of seed/soil storage prior to relocation to an appropriate reintroduction site.	The project sponsor shall develop and implement a salvage plan for special status plant species prior to the initiation of construction activities. The project sponsor shall submit this plan to the Town and the Corps in compliance with the provisions of Mitigation Measure BIO-2d.	The Director of Planning and the Corps shall review and approve the salvage plan for compliance with Mitigation Measure BIO-2d prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-3: Future development on the Jones and Smith parcels could result in the fill of wetland habitat or non-wetland waters that are waters of the State subject to jurisdiction under the Porter-Cologne Act and subject to jurisdiction as waters of the United States under Section 404 of the Clean Water Act.	BIO-3a: As part of the environmental and project review for future development on these parcels, formal wetland delineation shall be conducted to determine to extent of jurisdictional waters of the United States on the site. Potential impacts to jurisdictional waters shall be avoided if feasible, and impacts that cannot be avoided shall be minimized to the extent that is feasible.	Individual project sponsors shall conduct formal wetland delineations as part of the environmental and project review process.	The Planning Director shall verify that formal wetland delineations have been conducted on the Jones and Smith parcels prior to project approval.
	BIO-3b: The project sponsor shall obtain the appropriate federal and State permits authorizing the fill of jurisdictional wetlands and other waters including waters of the State. Copies of the permits will be provided to the Town prior to the initiation of ground disturbing activities or other construction activities on the site. If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland dripline, the project sponsor shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game. The project sponsor shall provide proof to the Town of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.	The project sponsor shall obtain the appropriate federal and State permits as specified in Mitigation Measure BIO-3b. The project sponsor shall provide copies of the permits to the Town prior to the initiation of ground disturbing activities or any construction in jurisdictional waters, as applicable.	The Planning Director shall verify that the appropriate permits have been obtained prior to issuance of grading permits.
	BIO-3c: Seasonal wetlands on the Santa Rosa Plain are considered habitat for federally-listed plants even if these plants are not found after conducting the USFWS protocol-level surveys for listed plants. Compensatory mitigation for impacts to low quality seasonal wetlands shall be in accordance with the interim measures established in the 1998 Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California (Programmatic BO) for these federally-listed plants and their wetland habitat. Impacts to high quality wetland habitat are not covered by this Programmatic BO and require an individual Corps permit and USFWS consultation. Compensatory mitigation for low quality seasonal wetlands is described above under Mitigation Measure BIO-2 for federally-listed plants.	The project sponsor shall ensure that compensatory mitigation for low-quality seasonal wetlands complies with the interim measures established by the Corps.	The Planning Director shall verify that compensatory mitigation for low-quality seasonal wetlands complies with the interim measures established by the Corps prior to issuance of grading permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-3 *continued*	BIO-3d: The project sponsor shall compensate for the loss of jurisdictional wetlands that are not habitat for federally-listed plants (such as perennial wetlands) and non-wetland waters (such as creek channels or unvegetated ditches) at a minimum ratio of 2:1 (two acres of wetlands/non-wetland water created for each acre of wetland/non-wetland water impacted). Mitigation for impacts to these wetlands or other waters may be accomplished by on-site or off-site preservation or creation of wetlands or non-wetland waters or by purchasing credit at an approved off-site mitigation site or preservation bank. For mitigation sites, a conservation easement or similar mechanism shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails. A long-term mitigation, monitoring and management plan shall be developed for the mitigation area. The plan shall include, at minimum, a discussion of: 1) the existing wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated, 3) monitoring procedures, 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria, 5) an annual report, 6) and a rationale for expected success. The mitigation plan shall be approved prior to approval of the grading plan. The mitigation wetland shall be monitored for five years after installation. Implementation of this plan shall be required as a condition of approval for the project and shall be submitted to the Town and Corps for as part of the environmental and project review for future development on these parcels.	The project sponsor shall compensate for the loss of jurisdictional wetlands that are not habitat for federally-listed plants as described in Mitigation Measure BIO-2d. The project sponsor shall submit the appropriate documentation, as described in the mitigation measure, to the Town and the Corps.	The Planning Director shall verify compliance with Mitigation Measure BIO-2d prior to issuance of grading permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-3 *continued*.	If mitigation credits are purchased in an approved mitigation bank within the Santa Rosa area, chosen credits shall be purchased to compensate for the loss of wetlands or waters at a ratio of 2:1. If this mitigation approach is selected, the project sponsor shall prepare documentation for the Town and Corps that provides detailed information about the bank.		
	BIO-3e: Implement Mitigation Measure HYD-1a. Any potential water quality impacts to the creek channel shall be avoided by implementing best management practices (BMPs) as described in the required Storm Water Pollution Prevention Plan. Development and construction shall not be located any closer than 50 feet from the creek channel in accordance with General Plan Policy ER-D.1.5. Setbacks could be greater than 50 feet as required by the Town's Creekside Development ordinance that measure setbacks from the toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback.	The project sponsor shall implement Mitigation Measure HYD-1a and maintain appropriate setbacks, as described in Mitigation Measure BIO-1e.	The Planning Director shall verify compliance with Mitigation Measure HYD-1a prior to issuance of grading permits.
BIO-4: Future development on the Jones and Smith parcels could result in the loss of mature native trees that are protected under the Town's Tree Protection and Preservation Ordinance.	BIO-4a: Any proposed development adjacent to Sotoyome Creek shall be in accordance with the Town's Creekside Development ordinance and General Plan Policy ER-D.1.5. Development and construction shall not be located any closer than 50 feet from the creek channel in accordance with General Plan Policy ER-D.1.5. Setbacks could be greater than 50 feet as required by the Creekside Development ordinance that measure setbacks from the toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback.	For development occuring adjacent to Sotoyome Creek, the project sponsor shall comply with the Town's Creekside Development Ordinance and General Plan Policy ER-D.1.5, The project sponsor shall implement the setbacks described in Mitigation Measure BIO-4a.	The Planning Director shall verify compliance with the Town's Creekside Development Ordinance, General Plan Policy ER-D.1.5, and setbacks described in Mitigation Measure BIO-4a prior to issuance of grading permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-4 *continued*	BIO-4b: In accordance with the Town's Tree Protection and Preservation Ordinance, an approved Tree Protection and Preservation Plan shall be prepared by a certified arborist according to the guidelines in the Town's *Tree Technical Manual* prior to site development. The report shall include measures to protect trees during construction and the appraised value of all protected trees. Any protected trees that are damaged or removed during construction shall be compensated for by monetary payment of the appraised value or by developing a replacement plan at ratios determined by the Town.	The project sponsor shall retain a certified arborist to prepare a Tree Protection and Preservation Plan, as described in Mitigation Measure BIO-4b prior to site development.	The Planning Director shall review and approve the Tree Protection and Preservation Plan prior to issuance of grading permits.
BIO-5: Future development on the Jones and Smith parcels could result in the loss of riparian woodlands.	BIO-5a: Future development adjacent to Sotoyome Creek shall be designed in accordance with the Town's Creekside Development ordinance and General Plan Policy ER-D.1.5. Development setbacks from the creek shall be measured from the toe of the creek bank outward a distance of 2½ times the height of the creek bank plus 30 feet, or 30 feet outward from the creek bank, whichever distance is greater. If the calculated setbacks do not encompass the entire riparian woodland corridor, which is defined by CDFG as extending outward to the dripline of the riparian trees, the setback shall be increased to the point that the entire corridor is included in the development setback.	For development occurring adjacent to Sotoyome Creek, the project sponsor shall comply with the Town's Creekside Development Ordinance and General Plan Policy ER-D.1.5. The project sponsor shall implement the setbacks described in Mitigation Measure BIO-5a.	The Planning Director shall verify compliance with the Town's Creekside Development Ordinance, General Plan Policy ER-D.1.5, and setbacks described in Mitigation Measure BIO-5a prior to issuance of grading permits.
	BIO-5b: In accordance with the Town's Tree Protection and Preservation Ordinance, an approved Tree Protection and Preservation Plan, prepared by a certified arborist according to the guidelines in the Town's *Tree Technical Manual*, shall be prepared prior to site development. The report shall include measures to protect trees during construction and the appraised value of all protected trees. Any protected trees that are damaged or removed during construction shall be compensated for by monetary payment of the appraised value or by developing a replacement plan at ratios determined by the Town.	The project sponsor shall retain a certified arborist to prepare a Tree Protection and Preservation Plan, as described in Mitigation Measure BIO-5b prior to site development.	The Planning Director shall review and approve the Tree Protection and Preservation Plan prior to issuance of grading permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-5 *continued*	BIO-5c: Any impacts to riparian vegetation that cannot be avoided shall be mitigated for by compensatory mitigation measures such as riparian enhancement or restoration at an appropriate on-site or off-site location and at ratios of at least 2:1 or as negotiated with CDFG.	The project sponsor shall mitigate for impacts to riparian vegetation, in consultation with CDFG, as described in Mitigation Measure BIO-5c.	The Planning Director and CDFG shall verify that impacts to riparian vegetation are mitigated as described in Mitigation Measure BIO-5c prior to issuance of grading permits.
BIO-6: Future development of the Jones and Smith parcels could result in the loss of aquatic habitat for listed salmonids, and aquatic and terrestrial habitat for the Pacific pond turtle and foothill yellow-legged frog and may result in direct impacts to these species through injury or mortality and water quality degradation.	Mitigation Measure BIO-6a: Surveys to determine the habitat suitability for or the presence of listed salmonids, Pacific pond turtles and foothill yellow-legged frogs shall be conducted. Surveys for turtles will identify basking sites and potential nesting areas and shall be conducted during the spring or summer when the turtles and frogs are active and observable. Surveys will be conducted prior to submittal of the development application for the Smith or Jones parcels. Results of the surveys will be considered valid for a period of two years provided that site conditions remain unchanged.	The project sponsor shall retain a qualified biologist to conduct surveys identifying habitat suitability for or the presence of listed salmonids, Pacific pond turtles and foothill yellow-legged frogs. These surveys shall be completed prior to submittal of the development application for the Smith or Jones parcels.	The Planning Director shall verify the completion of surveys identifying habitat suitability for or the presence of listed salmonids, Pacific pond turtles and foothill yellow-legged frogs prior to completion of a development application for the Smith or Jones parcels.
	Mitigation Measure BIO-6b: If turtles and frogs are found to inhabit the creek, then preconstruction surveys for the Pacific pond turtle and foothill yellow-legged frog shall be conducted in and around Sotoyome Creek at least 48 hours prior to work in turtle and frog habitat. Any frogs or turtles observed during the preconstruction survey will be relocated at least 300 feet up or downstream of the work area.	If turtles and frogs are found to inhabit the creek, the project sponsor shall conduct preconstruction surveys for the Pacific pond turtle and foothill yellow-legged frog at least 48 hours prior to work in turtle or frog habitat.	If turtles and frogs are found to inhabit the creek, the Planning Director shall verify that preconstruction surveys are completed for the Pacific pond turtle and foothill yellow-legged frog at least 48 hours prior to work in turtle or frog habitat.
	Mitigation Measure BIO-6c: If listed salmonids are found in the creek, then the applicant will consult with the NOAA Fisheries regarding mitigation and avoidance measures. All work in the creek will be conducted when listed salmonids are absent from the creek to avoid impacts to these species.	If listed salmonids are found to inhabit the creek, the project sponsor shall comply with mitigation and avoidance measures recommended by the NOAA Fisheries.	If listed salmonids are found to inhabit the creek, the Planning Director shall verify that the project sponsor complies with the mitigation and avoidance measures recommended by the NOAA Fisheries prior to issuance of permits allowing work in the creek.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-6 *continued*	Mitigation Measure BIO-6d: In conjunction with Mitigation Measure BIO-5a above, creek setbacks that are at least 50 feet from top of bank shall be established along both banks of the creek. Creek setback measures are described in more detail in Mitigation Measure BIO-5a and could require setbacks larger than 50 feet to include the riparian woodland dripline. The buffer zone provided by the creek setback shall be sufficient to provide upland habitat on-site for pond turtles, if present.	For development adjacent to Sotoyome Creek, the project sponsor shall implement the setbacks described in Mitigation Measure BIO-5a.	The Planning Director shall verify compliance with the setbacks described in Mitigation Measure BIO-5a prior to issuance of grading permits for development on the Jones and Smith parcels.
BIO-7: Future development on the Jones and Smith parcels could result in the loss of nesting habitat for the white-tailed kite, Cooper's hawk, loggerhead shrike, and other breeding birds and may result in direct impacts to these species through injury or mortality.	BIO-7: A qualified biologist shall conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site to locate any active nests on or immediately adjacent to the site. Preconstruction surveys shall be conducted no more than 30 days prior to the start of pruning, construction, or ground disturbing activities if the activities occur during the nesting season (February 1 to August 31). Preconstruction surveys shall be repeated at 30-day intervals until construction has been initiated in the area. Locations of active nests shall be described and protective measures implemented. Protective measures shall include establishment of clearly delineated (i.e., orange construction fencing) avoidance areas around each nest site that is a minimum of 300 feet from the dripline of the nest tree or nest for raptors and 50 feet for passerines. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance. These protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be submitted to the Town at the end of the construction season documenting the observations made during monitoring.	The project sponsor shall retain a qualified biologist to conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site. These surveys shall be conducted no more than 30 days prior to the start of the activities described above during the nesting season (February 1 to August 31). Surveys shall be repeated at 30 day intervals until construction has been initiated in the area. If active nests are found, the protective measures listed in Mitigation Measure BIO-7 shall be implemented.	The Planning Director shall verify that preconstruction surveys are conducted and preservation measures are in place as described in Mitigation Measure BIO-7 prior to issuance of tree removal, grading, or construction permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-8: Future development on the Jones and Smith parcels could result in the loss of approximately 16.7 acres of potential western burrowing owl habitat and could result in direct impacts to this species through injury or mortality.	BIO-8a: Preconstruction surveys shall be conducted for the burrowing owls prior to project construction, including clearing and grubbing. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium. Pre-construction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. The following measures shall also apply: a) If burrowing owls are found on-site, they shall be avoided to the extent practicable. A clearly defined area (i.e., orange construction fencing) shall be established around each burrowing owl burrow to be avoided. No disturbance shall occur within 50 meters (approx. 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31. b) If the burrowing owls occur on the project site and construction is slated to begin before February or after the end of August, and the burrows cannot be avoided, then passive relocation techniques may be used to relocate owls from the site. These passive relocation techniques would include excavating all potential burrows after excluding owls from the burrow for the required length of time. Passive relocation shall be undertaken according to the current protocol established by the CDFG. Artificial burrows shall be provided on the mitigation site for each occupied burrow destroyed on the project site at a ratio of 2:1 (two artificial burrows created for each occupied burrow destroyed). c) If the western burrowing owl occurs on the project site and construction is slated to begin during the breeding season (February through August), then a buffer of a radius of 75 meters (250 feet) shall be established around any burrows containing owls.	No more than 30 days prior to initiation of grading or development activities on the site, a qualified ornithologist retained by the project applicant shall undertake pre-construction protocol level surveys for the presence of burrowing owls. If burrowing owls are identified, the ornithologist, in consultation with CDFG, shall implement construction-free buffer zones around any active burrows. If avoiding occupied areas is not feasible, then eviction of the owls must occur outside of the breeding season (September 1 through January 31), under the authorization and direction of the CDFG. As necessary, the project sponsor shall mitigate for the loss of any burrowing owls as described in Mitigation Measure BIO-8a or BIO-8b.	The Planning Director shall ensure that pre-construction burrowing owl surveys are conducted no more than 30 days prior to initiation of grading or development activities on the site, and if burrowing owls are identified, that the appropriate buffer zones are created. If buffer zones are not feasible, the Planning Director shall ensure that owls are evicted outside of the breeding season. The Planning Director shall also ensure that loss of burrowing owls is mitigated in compliance with Mitigation Measure BIO-8a or BIO-8b. These actions shall occur prior to issuance of grading, demolition, and construction permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-8 *continued*	d) Any removal of burrowing owls on the project site shall conform to the requirements of CDFG's *Staff Report on Burrowing Owl Mitigation* (October 1995). This entails establishing 6.5 acres of suitable habitat for each pair of burrowing owls displaced from the project site. These 6.5 acres should be adjacent to an area already used by burrowing owls. The replacement mitigation site shall be preserved in perpetuity for use as burrowing owl and wildlife habitat. An endowment for management and monitoring of the site shall also be established.		
	BIO-8b: As an alternative to purchasing land as mitigation for burrowing owls, the project sponsor may purchase credits at a CDFG-approved mitigation bank authorized to sell credits for burrowing owl mitigation. The number of credits to be purchased shall be equivalent to purchasing 6.5-acres per pair or single bird observed on the site. The final mitigation requirement shall be determined following the completion of the protocol-level survey.	As necessary, the project sponsor shall mitigate for the loss of any burrowing owls as described in Mitigation Measure BIO-8a or BIO-8b.	The Planning Director shall ensure that loss of burrowing owls is mitigated in compliance with Mitigation Measure BIO-8a or BIO-8b. These actions shall occur prior to issuance of grading, demolition, and construction permits.
BIO-9: Future development on the Jones and Smith parcels may result in the loss of foraging and roosting habitat for the pallid bat and other special-status bat species and may result in direct impacts to these species through injury or mortality.	BIO-9a: Preconstruction surveys for bat roosts shall be conducted in all buildings or trees that would be removed or modified. The survey shall take place no more than 30 days prior to construction/demolition /removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days.	The project sponsor shall retain a qualified biologist to conduct preconstruction surveys for bat roosts in all buildings or trees that are to be removed or modified. These surveys shall occur no more than 30 days prior to initiation of construction/demolition /removal activities.	The Planning Director shall verify that preconstruction surveys for bat roosts are conducted no more than 30 days prior to the issuance of demolition/construction/tree removal permits. The Planning Director shall verify that these surveys are repeated, if necessary.
	BIO-9b: If a bat roost is found in a building or tree cavity, the species of bat using the roost shall be identified and methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed to specify the methods to be used and the timing of the activities. The mitigation plan shall be submitted to the Town and CDFG for approval.	If bat roosts are identified, the project sponsor shall implement the removal methods listed in Mitigation Measure BIO-9b prior to roost removal. The project sponsor shall prepare and submit a mitigation plan to the Town and CDFG.	If bat roosts are identified, the Planning Director and CDFG shall review and approve the mitigation plan. The Planning Director shall verify that the removal methods listed in Mitigation Measure BIO-9b are implemented prior to issuance

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-9 *continued*			of demolition or tree removal permits.
	BIO-9c: Materials from roost sites shall be salvaged, when feasible, to be used in the construction of artificial roosts, pursuant to Mitigation Measure BIO-9d.	During roost removal, the project sponsor shall salvage materials from existing roosts for use in constructing artificial roosts.	The Planning Director shall verify that existing roosts have been salvaged prior to issuance demolition/tree removal permits.
	BIO-9d: If special-status bats (i.e., pallid bat, pale Townsend's big-eared bat) are found onsite, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed onsite prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be prepared and approved by the Town and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. A report documenting the implementation of the plan shall be provided to the Town within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.	The project sponsor shall develop and implement a mitigation plan for construction of artificial special status bat roosts prior to the initiation of construction activities. The project sponsor shall submit this plan to the Town and CDFG for approval. The project sponsor shall also submit a report documenting the implementation of the plan to the Town within one month of completion of the artificial roost.	The Planning Director and the CDFG shall review and approve the mitigation plan for construction of special-status bat roosts prior to issuance of a grading permit.
	BIO-9e: Removal of maternity roosts, if any, for special-status bats shall be coordinated with CDFG prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be removed until the young are able to fly independently.	The project sponsor shall coordinate with CDFG if removing bat maternity roosts in compliance with Mitigation BIO-9e.	The Planning Director shall verify that removal of any bat maternity roosts occurs in coordination with the recommendations of CDFG. This shall occur prior to issuance of demolition/tree removal permits.
BIO-10: Future development on the Jones and Smith parcels may interfere with the movement of wildlife within the Sotoyome Creek corridor.	BIO-10a: Setbacks from Sotoyome Creek, as discussed in Mitigation Measure BIO-5a, will avoid impacts to the movement corridor in the creek by limiting construction activities and development to outside the creek corridor.	For development occurring adjacent to Sotoyome Creek, the project sponsor shall implement the setbacks described in Mitigation Measure BIO-5a.	The Planning Director shall verify implementation of the setbacks described in Mitigation Measure BIO-5a prior to issuance of grading permits.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-10 *continued*	BIO-10b: The project sponsor shall provide evidence of compliance with the terms of the Streambed Alteration Agreement for all work within areas subject to regulation under Section 1602 of the Fish and Game Code.	The project sponsor shall submit evidence of compliance with the Streambed Alteration Agreement, as applicable.	The Building Official and CDFG shall verify compliance with the Streambed Alteration Agreement prior to issuance of grading or construction permits for work adjacent to the creek, as applicable.
G. Hazardous Materials/Public Health and Safety			
HAZ-1: Historic land uses on and near the Jones, Smith-north, and Smith-south parcels may have contaminated surface and subsurface materials, which could pose a risk to future construction workers or land users.	HAZ-1: As a part of the required environmental analysis for a specific development project(s) proposed on these parcels, a qualified professional shall prepare a Phase I ESA. The Phase I ESA shall be conducted in accordance with ASTM standards. If the Phase I ESA identifies environmental conditions that could have the potential to adversely affect the environment or public health, a Phase II investigation shall be conducted. If required, the Phase II work shall, at a minimum, consist of collection and analysis of soil samples to determine the possible presence of aerially-deposited lead along	A qualified professional shall prepare a Phase I ESA during the environmental review of development projects. If required, a Phase II ESA shall also be prepared in compliance with Mitigation Measure HAZ-1. The Phase I ESA and Phase II shall be submitted to the Windsor Building and Planning	The Planning Director shall verify that the appropriate ESAs have been completed and the recommendations implemented prior to issuance of grading permits.
	the eastern and western parcel boundaries, and if the parcels historically included orchards or other agricultural activities, collection and analysis of shallow soil samples for chlorinated pesticides, herbicides, and petroleum hydrocarbons. Based on the findings of the soil sample results, collection and analysis of groundwater samples may also be warranted as part of the Phase II investigation. If concentrations of chemicals are identified in soil and/or groundwater above risk-based thresholds for intended future uses, remediation shall be implemented in accordance with the requirements of the Sonoma County Department of Health, Environmental Health Division The Phase I ESA and Phase II shall be submitted to the Windsor Building and Planning Department for review and, if the Phase II identifies chemicals at or above risk-based thresholds, the report shall also be submitted to	Department for review and, if the Phase II identifies chemicals at or above risk-based thresholds, the report shall also be submitted to Sonoma County Department of Health, Environmental Health Division.	

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HAZ-1 *continued*	Sonoma County Department of Health, Environmental Health Division.		
HAZ-2: Demolition of structures on the Jones, Smith-north, and Smith-south parcels containing lead-based paint, asbestos-containing building materials, or other hazardous materials could release airborne particles of hazardous materials, which may affect construction workers and the general public.	HAZ-2: As a condition of approval for any demolition permit for any structure on the Jones, Smith-north, and Smith-south parcels, a lead-based paint and asbestos-containing material survey shall be performed for the structures by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint and identified asbestos hazards shall be abated by a certified contractor in accordance with federal and State requirements. Other hazardous wastes generated during demolition activities, such as fluorescent light tubes and mercury switches, shall be managed and disposed of in accordance with existing hazardous waste regulations. Federal and State construction worker health and safety regulations shall apply to demolition activities, and any required worker health and safety procedures shall be incorporated into the demolition specifications for future development projects.	The project sponsor shall retain a qualified environmental professional to conduct a lead-based paint and asbestos-containing materials survey for structures located on the Jones and Smith parcels. If asbestos and/or lead are found within the project site buildings, the project sponsor and construction contractor shall implement remediation or worker safety measures, as required by existing hazardous materials regulations. The construction contractor shall also dispose of other hazardous wastes in accordance with existing hazardous waste regulations.	The Building Official shall ensure that a lead-based paint and asbestos-containing materials survey is completed for all structures on the Smith and Jones parcels and that the construction work plan includes appropriate remediation and/or worker safety protection measures (if asbestos, lead, or other hazardous materials are present in existing buildings). These actions shall occur prior to the issuance of demolition permits.
HAZ-3: Improper use, storage, or disposal of hazardous materials during construction of future development on the Jones, Smith-north, and Smith-south parcels could affect public health and the environment.	HAZ-3: Implement Mitigation Measure HYD-1a regarding preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall also include Best Management Practices for hazardous materials storage during construction to minimize the potential for releases to occur. All use, storage, transport, and disposal of hazardous materials during future construction activities on the Jones, Smith-north, and Smith-south parcels shall be performed in accordance with existing local, State, and federal hazardous materials regulations.	The project sponsor shall ensure that the Storm Water Pollution Prevention Plan (SWPPP) includes Best Management Practices (BMPs) for hazardous materials storage during construction.	The Public Works Director shall ensure that the SWPPP includes the appropriate BMPs for the handling of hazardous materials.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
H. Hydrology and Storm Drainage			
HYD-1: Future construction activities and post-construction project uses on the Jones and Smith parcels could result in degradation of water quality in Sotoyome Creek and the Russian River by reducing the quality of stormwater runoff.	HYD-1a: As a part of the required environmental analysis for specific development project(s) on these parcels, the project sponsor(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) to manage runoff in compliance with applicable regulations. Each SWPPP shall be designed to reduce potential impacts to surface water quality through the construction period of the project by limiting potential for erosion, sedimentation, and chemical releases from the construction site. Currently, it is not required by the RWQCB that the SWPPP be submitted for review and approval, but it must be maintained on-site and made available to RWQCB staff upon request.	The project sponsor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The construction contractor shall maintain the SWPPP on the project site throughout the construction period.	The Public Works Director shall ensure that the project sponsor has prepared and implemented a SWPPP prior to issuance of permits.
	HYD-1b: Future project sponsors shall incorporate best management practices (BMPs) into project design and operation to reduce potential impacts to surface water quality associated with operation of the project. These BMPs shall be included in the project drainage plan and final development drawings to be submitted for review and approval by the Town of Windsor Planning, Engineering and Public Works departments during future project environmental analysis. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred in areas where year-round irrigation is already planned. If the design	The project sponsor shall incorporate Best Management Practices (BMPs) into project drainage and final design plans. This shall be submitted to the Town of Windsor Planning, Engineering and Public Works departments during future project environmental analysis.	The Public Works Director shall review and approve the SWPPP and drainage plans prior to approval of the grading plan.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-1 *continued*	includes higher maintenance BMPs (e.g., sedimentation basins, hydrocarbon interceptors), then funding for long-term maintenance needs must be specified. The Town will not assume maintenance responsibilities for these features. The final design team for the development project shall incorporate as many concepts as practicable from Start at the Source, Design Guidance Manual for Stormwater Quality Protection. The Department of Public Works shall ensure that the SWPPP and drainage plan are prepared and are adequate prior to approval of the grading plan. Implementation of this mitigation would reduce this impact to a less-than-significant level.		
HYD-2: Future development on the Jones and Smith parcels could exceed the capacity of existing drainage facilities and cause localized flooding problems.	HYD-2: As a part of the required environmental analysis for specific development project(s) proposed on these parcels, the project sponsor(s) shall retain a qualified engineer to prepare a hydrology and drainage plan for the development in accordance with the requirements of the Town of Windsor. The report must demonstrate that drainage from the proposed project would not exceed the capacity of the downstream drainage system, or exacerbate any existing flooding problems. The hydrology and drainage plans shall be reviewed for compliance with these requirements by the Town's Engineering Division. Any improvements to the storm drainage system deemed necessary by the Town of Windsor, including construction of or improvements to stormwater conveyances, shall be incorporated in the final hydrology and drainage plans prior to approval of these plans by the Town. In addition, the project proponents shall establish a self-perpetuating drainage system maintenance program to be managed by a business or similar entity that includes annual inspections of any bioswales, sedimentation basins, drainage ditches, mechanical treatment systems, if any, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Town's Engineering Division for review.	The project sponsor shall retain a qualified engineer to prepare a hydrology and drainage plan, as described in Mitigation Measure HYD-2. The project sponsor shall also establish a self-perpetuating drainage system maintenance program and submit an annual report documenting inspection and remedial action activities to the Town's Engineering Division.	The Public Works Director shall review and approve the hydrology and drainage plan prior to issuance of permits. The Town Engineer shall review and approve the self-perpetuating maintenance system annual report on an annual basis.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-3: Use of any existing water supply wells on the Jones and Smith parcels presents the potential for migration of urban pollutants to the regional aquifer.	HYD-3: Prior to approval of any new future development projects on the Jones, Smith-north, and Smith-south parcels, any existing water supply wells on these parcels shall either be: 1) Properly abandoned in compliance with the California Department of Water Resources, California Well Standards, and Sonoma County Department of Health, Environmental Health Division prior to final approval of the grading plan; or 2) Inspected by a qualified professional to determine whether each well is properly sealed at the surface to prevent infiltration of water-borne contaminants into the well casing or surrounding gravel pack. California Well Standards require an annular surface seal of at least 20 feet. If the wells are not found to comply with this requirement, the project proponent shall retain a qualified well driller to install the required seal. Documentation of the inspections and seal installations, if any, shall be provided to the Town prior to final approval of any future grading plans.	The project sponsor shall properly abandon or inspect any existing water supply wells as described in Mitigation Measure HYD-3. Documentations of the inspections and seal installations, if any, shall be submitted to the Town.	The Public Works Director shall verify compliance with the treatment of existing water supply wells, as described in Mitigation Measure HYD-3, prior to project approval.
I. Geology, Soils, and Seismicity			
GEO-1: Occupants of future development on the Jones and Smith parcels would be subject to seismic hazards.	GEO-1: As a part of the required environmental analysis for specific development projects proposed on these parcels, a design-level geotechnical study shall be prepared by a licensed professional and submitted to the Town of Windsor Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the parcels' surface geotechnical conditions, and address potential seismic hazards, such as landslide, liquefaction, lateral spreading, subsidence or collapse. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met:	The project sponsor shall retain a licensed professional to prepare a design-level geotechnical study. The study shall be submitted to the Town of Windsor Building Division for approval.	The Building Official and the Town Building Official shall review and approve the design-level geotechnical study for compliance with Mitigation Measure GEO-1 prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
GEO-1 *Continued*	• Analysis presented in the geotechnical study shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. • All design criteria and specifications set forth in the geotechnical and soils report shall be implemented as a condition of project approval.		
GEO-2: Damage to structures or property on the Jones and Smith parcels related to expansive soils, corrosive soils, and/or settlements of non-engineered fill soils could occur.	GEO-2: The design-level geotechnical study mandated by mitigation measure GEO-1 shall include measures to ensure potential damage related to unstable soils, such as expansive soils and non-uniformly compacted fill, is minimized. In locations underlain by expansive soils and/or non-engineered fill, the designers of proposed building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider these conditions. Design options may range from removal of the problematic soils, and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. In addition, the design-level geotechnical study shall include an evaluation of the potential for corrosive soils. If the results indicate corrosive soil conditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that may come into contact with site soils. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made to protect iron, steel, metal, and concrete from long-term deterioration caused by contact with corrosive onsite soils. In general, these recommendations are expected to include, but not be limited to, the following provisions:	The project sponsor shall ensure that the design-level geotechnical study incorporates the measures described in Mitigation Measure GEO-2.	The Building Official shall verify that the design-level geotechnical study includes the measures described in Mitigation Measure GEO-2 prior to project approval.

Table 1 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
GEO-2 *continued*	• Protect buried iron, steel, cast iron, ductile iron, galvanized steel, and dielectric coated steel or iron (including all buried metallic pressure piping) against corrosion from soil. • Protect buried metal and cement structures in contact with earth surfaces from chloride ion concentrations. • Use sulfate-resistant concrete mix for all concrete in contact with the ground. • Consult a corrosion expert during the project's detailed design phase to design the most effective corrosion protection. All design criteria and specifications set forth in the geotechnical report shall be implemented to reduce impacts associated with problematic soils to a less-than-significant level.		
J. Public Services and Utilities			
There are no significant Public Services and Utilities impacts.			
K. Aesthetics and Visual Resources			
There are no significant Aesthetics and Visual Resources impacts.			

Source: LSA Associates, Inc., 2007

Table 2: Mitigation Monitoring and Reporting Program – Proposed Automobile Dealership on Sanderson Parcel

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
A. Land Use and Planning			
There are no significant Land Use and Planning impacts.			
B. Transportation and Circulation			
TRAF-1: In the *Cumulative Plus Project* scenario, development of the proposed automobile dealership on the Sanderson parcel and future development of the Jones and Smith parcels would result in the queues at the Arata Lane westbound right-turn lane at Old Redwood Highway that exceed the available vehicular storage length.	TRAF-1: As a condition of approval, each project sponsor for development on the Sanderson, Jones, and Smith parcels shall pay their fair share towards the construction of a second, westbound right-turn lane on Arata Lane at Old Redwood Highway, including any and all associated modifications to Old Redwood Highway, the Highway 101 overcrossing structure at Arata Lane, and/or any other elements of the Highway 101 Arata Lane Interchange.	The project sponsor shall pay the pro-rata fair share towards roadway improvements specified in Mitigation Measure TRAF-1. This fee shall be paid prior to issuance of a building permit.	The Public Works Director[2] shall verify that the fair-share contribution toward the roadway improvements specified in TRAF-1 has been paid prior to issuance of a building permit.
TRAF-2: In the *Existing Plus Project* condition, development of the automobile dealership on the Sanderson parcel would generate the need for a northbound right turn taper lane on Old Redwood Highway at the primary project access driveway.	TRAF-2: As a condition of approval, the project sponsor shall construct a northbound right-turn taper lane on Old Redwood Highway at the primary (southern) access driveway. Based on standards published by the American Association of State Highway and Transportation Officials (AASHTO)[3] a taper ratio of 15:1 should be applied, which equates to a minimum taper length of 90 feet for the six feet of lateral movement.	The project sponsor shall construct the roadway improvement described in Mitigation Measure TRAF-1.	The Public Works Director shall verify that the roadway improvements described in Mitigation Measure TRAF-1 are in place prior to issuance of a building permit.
TRAF-3: Demolition and construction activities associated with the proposed automobile dealership would result in an increase in traffic to and from the Sanderson parcel and could lead to unsafe conditions near the project site.	TRAF-3: As a condition of project approval, the project sponsor shall submit a Traffic Control Plan for the Town's approval prior to issuance of the grading and building permits. The Traffic Control Plan shall specifically designate travel routes for large vehicles and also stipulate that site access points to the project be monitored and controlled by flaggers for large construction vehicle ingress and egress. Furthermore, the plan should include provisions for regular street sweeping near the site and require that construction employee parking be provided on the Sanderson parcel to eliminate conflicts with nearby residential and business uses. The plan shall indicate how parking for construction workers will be	The project sponsor shall prepare and submit a Traffic Control Plan for the proposed project. The plan shall include the provisions and measures listed in Mitigation Measure TRAF-3.	The Public Works Director shall review and approve the Traffic Control Plan for compliance with Mitigation Measure TRAF-3 prior to issuance of grading or building permits.

[2] Wherever the Planning Director is charged with oversight responsibility, an officially-designated representative of the Director could fulfill this role.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
TRAF-3 *continued*	provided during construction. The following features shall be included in the plan. • Heavy equipment transport to and from the site shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m. • Material importation or exportation shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m. • Construction ingress and egress shall occur only at the main driveway to the automobile dealership located at the southern end of the site on Old Redwood Highway. Large truck and construction equipment ingress and egress to the site shall be limited to no more than 15 trucks per hour and shall not occur between the hours of 7:00 a.m. and 9:00 a.m. or the hours between 4:00 p.m. and 6:00 p.m. • Locations for construction worker parking and storage of construction equipment and materials shall be located on-site and specified in the plan. • Warning signs indicating frequent truck entry and exit shall be posted on Old Redwood Highway. • Debris and mud on Old Redwood Highway and other nearby streets caused by trucks shall be monitored daily and a street cleaning program shall be instituted. • Truck drivers shall be notified of and required to use the most direct route between the site via US-101 (i.e., via the US-101/Arata Lane northbound off-ramp and southbound on-ramp, and the US-101/Old Redwood Highway on- and off-ramps).		

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
C. Air Quality			
AIR-1: Construction period activities during future development of the Jones and Smith parcels and development of the proposed automobile dealership on the Sanderson parcel could generate significant dust, exhaust, and organic emissions.	AIR-1: The following controls shall be implemented at all construction sites for the project. • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non toxic stabilizers to control dust; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water three times daily, or apply (non toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff related impacts to water quality; • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.	The project sponsor shall develop a program which includes the measures listed in Mitigation Measure AIR-1, for the handling of on-site construction debris. The construction contractor shall be responsible for implementing the control measures through-out the construction period.	The Building Official shall review and approve the on-site construction debris program prior to issuance of a construction permit. The Building Official shall periodically monitor the site so as to ensure that all control measures are properly followed throughout the construction period.
D. Noise			
NOISE-1: Future development of the Jones and Smith parcels and the development of the proposed automobile dealership on the Sanderson parcel could significantly increase traffic noise on surrounding roadways.	NOISE-1: Future plans for development on the Jones and Smith parcels shall include, at a minimum, the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing.	Individual project sponsor's for development on the Jones and Smith parcels shall include the primary access driveway and two secondary access driveways south of the Sotoyome Creek culvert overcrossing on project development plans, as applicable.	The Public Works Director shall review and approve project development plans on the Jones and Smith parcels for compliance with Mitigation Measure NOISE-1 prior to project approval.
NOISE-2: On-site construction activities would potentially result in short-term noise impacts on adjacent residential uses.	NOISE-2: All construction on the project site shall comply with the following noise reducing measures: • Limit project construction to Monday to Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 6:00 p.m. Construction activities on Sundays between 9:00 a.m. and 5:00 p.m. may only occur with prior authorization by the Planning	The construction contractor shall implement the noise reduction measures listed in Mitigation Measure NOISE-2, and shall adhere to the permitted hours and days of construction throughout the construction	The Building Official shall periodically monitor construction activities at the site to ensure that the noise reduction measures listed in Mitigation Measure NOISE-2 are followed throughout

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
NOISE-2 *continued*	Commission or City Council. • Properly muffle and maintain all construction equipment powered by internal combustion engines. • Prohibit unnecessary idling of internal combustion engines. • Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other	period.	the construction period.
	noise-sensitive land uses. Acoustically shield such equipment. • Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order. • Notify neighbors located adjacent to the construction site of the construction schedule in writing.		
E. Biological Resources			
BIO-11: Construction of the proposed automobile dealership may result in direct or indirect impacts to federally listed plants and loss of 0.33 acre of listed plant wetland habitat.	BIO-11a: In order to determine that the three remaining listed species do not occur on the site, two additional years of focused surveys conducted according to USFWS protocol must be conducted. Survey results shall be reported to the Town and USFWS each year according to the protocol requirements.	The project sponsor shall retain a qualified biologist to conduct two additional years of focused protocol-level surveys for the three remaining listed species. The results of these surveys shall be submitted each year to the Town and USFWS.	The Planning Director and USFWS shall verify completion of the protocol level surveys required in Mitigation Measure BIO-11a on a yearly basis.
	BIO-11b: If federally listed plants are found to be present on the Sanderson parcel, impacts to these plants shall be avoided or minimized to the extent possible by the proposed development project. Avoidance measures include redesigning the project footprint, inclusion of buffer zones to avoid impacting special-status plants, fencing the existing plant populations prior to construction, and training construction personnel on the identification and location of special-status plants on the site. Measures should also be developed for the long-term avoidance and protection of the population, including measures for avoiding potential indirect impacts such as changes in the hydrology of the site. A mitigation plan should be prepared that describes these avoidance mea	If federally listed plants are identified, the project sponsor shall implement the avoidance measures described in Mitigation Measure BIO-11b. The project sponsor shall also prepare and submit a mitigation plan describing these measures to the Town and Corps.	The Planning Director and the Corps shall review and approve the mitigation plan for compliance with Mitigation Measure BIO-11b prior to issuance of grading or building permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-11 *continued*	sures and shall be submitted to the Town and the Corps prior to the issuance of grading or building permits.		
	BIO-11c: In the event the project sponsor chooses to forego additional surveys and, instead, assume presence of listed plants on the site, the proposed project shall purchase of 0.78-acres of preservation credits for listed plants and 0.39 acres of restoration/creation credits for fill of approximately 0.39-acre of low quality seasonal wetland habitat on the Sanderson parcel. (Total mitigation requirement for preservation and restoration/creation credits equal to 1.17-acres (3:1)). The credits shall be purchased in a USFWS-approved mitigation bank or other USFWS approved site, preferably in the northern unit of the Santa Rosa Plain. If the project sponsor provides the results of two years of surveys for the federally listed plants according to USFWS protocol and none of the listed plant species are observed, the following mitigation requirements will be substituted for those described in the previous paragraph: Prior to the issuance of any development permit (e.g., grading, building, encroachment) for the proposed project, the project applicant will purchase 0.39 acres of preservation credits for listed plants and 0.39 acres of restoration/creation credits for fill of approximately 0.39 acre of low quality seasonal wetland habitat on the Sanderson parcel. (Total mitigation requirement preservation and restoration/creation credits equal to 0.78 acres (2:1)). Alternatively, if approved by the Corps, the applicant may satisfy the wetland creation portion of the mitigation by creating restoring/creating 0.39 acres of wetlands at a Corps and USFWS approved mitigation site. Mitigation at Mitigation Banks • If no credits are available at mitigation banks in the northern unit, credits may be purchased in another unit on the Santa Rosa Plain. The purchase of the credits shall be subject to the approval of the USFWS and coverage of the project under the Programmatic BO. The project sponsor shall provide proof to the Town of the purchase of the credits, including details	The project sponsor shall purchase the preservation credits as described in Mitigation Measure BIO-11c. The project sponsor shall provide proof of compliance with the listed measures to the Town, USFWS, and Corps as applicable.	The Planning Director shall verify that the appropriate preservation credits have been purchased prior to issuance of grading permits. The Planning Director, USFWS, and the Corps shall review and approve the appropriate plans required under Mitigation Measure BIO-11c prior to the issuance of grading or building permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
	on the bank name, bank location, and number of credits purchased, prior to the issuance of any		
BIO-11 *continued*	development permit (e.g., grading, building, encroachment) for the project site. The project sponsor shall also provide proof of coverage of the proposed project under the Programmatic BO by issuance of a permit from the Corps for fill of wetlands on the Sanderson parcel. Proof of the permit shall also be a condition of approval for the project. Mitigation at Dedicated Mitigation Site • For mitigation sites, a conservation easement or similar mechanism shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails. • A long-term mitigation, monitoring and management plan shall be developed for the mitigation site. The plan shall include, at minimum, a discussion of: 1) the existing unvegetated waters/wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. The plan submitted to the Town shall be the same plan submitted and approved by the Corps and USFWS. The plan shall be submitted to the Town for approval prior to the issuance of grading or building permits. Implementation of this plan shall be required as a condition of approval for the project.		

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-12: The proposed automobile dealership will result in the direct fill of 0.33 acre of potential jurisdictional seasonal wetlands and 0.03 acre (460 linear feet) of a potential jurisdictional non-wetland ditch. These features are subject to jurisdiction as waters of the United States under Section 404 of the Clean Water Act and potential waters of the State subject to jurisdiction under the Porter-Cologne Act. In addition, several ditches in the project area that have not been delineated are potential jurisdictional federal waters and/or waters of the State and could be impacted by the proposed development.	BIO-12a: Two ditches, one along the eastern and one along the western boundary of the Sanderson parcel shall be formally delineated to determine their jurisdictional status. These ditches may be impacted by the proposed development and were not included in the delineation report submitted for verification. These ditches appeared to be unvegetated and thus could be jurisdictional non-wetland waters of the United States. However, a formal delineation should be conducted to determine if they are vegetated jurisdictional wetlands, unvegetated waters, or non-jurisdictional features. These ditches are not considered suitable wetland habitat for federally listed plant species and thus do not require mitigation under the Programmatic BO for federally listed plants.	The project sponsor shall retain a qualified biologist to conduct a jurisdictional wetland delineation to determine the status of the two ditches.	The Planning Director shall verify completion of the jurisdictional wetland delineation prior to issuance of a grading permit.
	BIO-12b: If these two ditches are jurisdictional, potential impacts to these features should first be avoided (e.g., by project redesign); and if impacts cannot be avoided, they should be minimized to the extent feasible. The project sponsor shall obtain the appropriate federal and State permits authorizing the fill of these and any other jurisdictional wetlands and other waters. The project sponsor shall provide proof to the Town of compliance with the terms and conditions of the permits prior to issuance of the grading permit.	The project sponsor shall obtain the appropriate federal and State permits as described in Mitigation Measure BIO-12b. Proof of compliance shall be submitted to the Town.	The Planning Director shall verify compliance with the terms and conditions of the appropriate permits prior to issuance of a grading permit.
	BIO-12c: The project sponsor shall compensate for the loss of 0.03 acre (460 linear feet) of jurisdictional non-wetland waters and other jurisdictional ditches (vegetated or unvegetated) at a minimum ratio of 1:1 (one acre of non-wetland water created for each acre of wetland/non-wetland water impacted) or at the higher of the ratios or extents specified in the permits from the Corps and Regional Water Quality Control Board. Mitigation for impacts to non-wetland jurisdictional federal waters or waters of the State, may be accomplished by on-site or off-site preservation or creation of wetlands or non-wetland waters or by purchasing credit at a Corps or RWQCB approved off-site mitigation site or preservation bank. For mitigation sites, a conservation easement or similar mechanism	The project sponsor shall compensate for the loss of jurisdictional non-wetland waters as described in Mitigation Measure BIO-12c. The project sponsor shall also develop a long-term mitigation, monitoring and management plan for mitigation areas or document the approach to purchase of mitigation credits, as appropriate. The appropriate plans and documentation shall be submitted to the Town and RWQCB, as applicable.	The Planning Director shall verify that the loss of jurisdictional non-wetland waters are compensated for as described in Mitigation Measure BIO-12c. The Planning Director and RWQCB shall review and approve the appropriate plans and documentation prior to issuance of a grading permit.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-12 *continued*	shall be placed on the site to preserve the site in perpetuity as a natural open space. The project sponsor shall provide an endowment for the long-term maintenance and monitoring of the mitigation area. A performance bond, letter of credit, or other financial instrument, shall be established to guarantee any remedial work that might need to occur if the prior effort fails. A long-term mitigation, monitoring and management plan shall be developed for the mitigation area. The plan shall include, at minimum, a discussion of: 1) the existing unvegetated waters/wetland's plant species composition and hydrology and the proposed plant species composition and hydrology of the mitigation wetland; 2) the performance criteria by which success will be evaluated; 3) monitoring procedures; 4) a contingency plan for describing alternative compensatory mitigation measures if the proposed mitigation measures fail to meet the performance criteria; 5) an annual report; and 6) a rationale for expected success. The mitigation wetland shall be monitored for five years after installation. The plan shall be submitted to the Town and RWQCB for approval prior to the issuance of grading or building permits. Implementation of this plan shall be required as a condition of approval for the project. If mitigation credits are purchased in an approved mitigation bank within the Santa Rosa area, credits shall be purchased to compensate for the loss of wetlands or waters at a minimum 1:1 ratio or the higher of the ratios specified in the permits from the Corps and Regional Board. If mitigation through purchase of credits is pursued, the project sponsor shall document this approach with detailed information submitted to the Town and RWQCB.		

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-12 *continued*	BIO-12d: The 0.19-acre portion of the northernmost seasonal wetland on the site shall be avoided during project development and no fill shall be placed in this area. Fencing shall be installed around the preserved onsite wetland area and no material storage, construction activities, parking, or staging shall occur in the preserved wetland area. The fence shall be installed at least 25 feet from the wetland boundary as determined by a wetland specialist using the wetland delineation, once it is verified.	The project sponsor shall retain a wetland specialist to determine the location of the appropriate fencing adjacent to preserved on-site wetland.	The Planning Director and Building Official shall verify that the preserved on-site wetland is appropriately fenced prior to issuance of a grading permit.
	BIO-12e: The 0.39 acre of seasonal wetlands impacted by the project are considered potential low quality habitat for Sonoma sunshine, Burke's goldfields, and Sebastopol meadowfoam. Compensatory mitigation for impacts to 0.39 acre of seasonal wetlands shall be accomplished concurrently with mitigation for listed plant habitat in accordance with the Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects that May Affect Four Endangered Plant Species on the Santa Rosa Plain, California 55 as described in Mitigation Measure BIO-11c.	The project sponsor shall purchase the preservation credits as described in Mitigation Measure BIO-11c. The project sponsor shall provide proof of compliance with the listed measures to the Town, USFWS, and Corps as applicable.	The Public Works Director shall verify that the appropriate preservation credits have been purchased prior to issuance of grading permits. The Planning Director, USFWS, and the Corps shall review and approve the appropriate plans required under Mitigation Measure BIO-11c prior to the issuance of grading or building permits.
BIO-13: The proposed automobile dealership could result in the loss of nesting habitat for the white-tailed kite, Cooper's hawk, loggerhead shrike, and other breeding birds and may result in direct impacts to these species through injury or mortality.	BIO-13: A qualified biologist shall conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site to locate any active nests on or immediately adjacent to the site. Preconstruction surveys shall be conducted no more than 30 days prior to the start of pruning, construction, or ground disturbing activities if the activities occur during the nesting season (February 1 to August 31). Preconstruction surveys shall be repeated at 30-day intervals until construction has been initiated in the area. Locations of active nests shall be described and protective measures implemented. Protective measures shall include establishment of clearly delineated (i.e., orange construction fencing) avoidance areas around each nest site that is a minimum of 300 feet from the dripline of the nest tree or nest for raptors and 50 feet	The project sponsor shall retain a qualified biologist to conduct raptor and passerine nest surveys prior to tree pruning, tree removal, ground disturbing activities, or construction activities on the site. These surveys shall be conducted no more than 30 days prior to the start of the activities described above during the nesting season (February 1 to August 31). Surveys shall be repeated at 30 day intervals until construction has been initiated in the area. If active nests are found, the protective measures listed in	The Planning Director shall verify that preconstruction surveys are conducted and preservation measures are in place as described in Mitigation Measure BIO-13 prior to issuance of tree removal, grading, or construction permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-13 *continued*	for passerines. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance. These protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be submitted to the Town at the end of the construction season documenting the observations made during monitoring.	Mitigation Measure BIO-13 shall be implemented. The project sponsor shall submit a report to the Town at the end of the construction season.	
BIO-14: The proposed automobile dealership could result in the loss of approximately 5.6 acres of potential western burrowing owl habitat and could result in direct take of this species through injury or mortality.	BIO-14a: Preconstruction surveys shall be conducted for the burrowing owls prior to project construction, including clearing and grubbing. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium.[4] Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. The following measures shall also apply: a) If burrowing owls are found on-site, they shall be avoided to the extent practicable. A clearly defined area (i.e., orange construction fencing) shall be established around each burrowing owl burrow to be avoided. No disturbance shall occur within 50 meters (approx. 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31. b) If the burrowing owls occur on the project site and construction is slated to begin before February or after the end of August, and the burrows cannot be avoided, then passive relocation techniques may be used to relocate owls from the site. These passive relocation techniques would include excavating all potential burrows after excluding owls from the burrow for the required length of time. Passive relocation shall be undertaken	No more than 30 days prior to initiation of grading or development activities on the site, a qualified ornithologist retained by the project applicant shall undertake pre-construction protocol level surveys for the presence of burrowing owls. If burrowing owls are identified, the ornithologist, in consultation with CDFG, shall implement construction-free buffer zones around any active burrows. If avoiding occupied areas is not feasible, then eviction of the owls must occur outside of the breeding season (September 1 through January 31), under the authorization and direction of the CDFG. As necessary, the project sponsor shall mitigate for the loss of any burrowing owls as described in Mitigation Measure BIO-14a or BIO-14b.	The Planning Director shall ensure that pre-construction burrowing owl surveys are conducted no more than 30 days prior to initiation of grading or development activities on the site, and if burrowing owls are identified, the appropriate buffer zones are created. If buffer zones are not feasible, the Planning Director shall ensure that owls are evicted outside of the breeding season. The Planning Director shall also ensure that loss of burrowing owls is mitigated in compliance with Mitigation Measure BIO-14a or BIO-14b. These actions shall occur prior to issuance of grading, demolition, and construction permits.

[4] Burrowing Owl Survey Protocol and Survey Guidelines, April 1993.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-14 *continued*	according to the current protocol established by the CDFG. Artificial burrows shall be provided on the mitigation site for each occupied burrow destroyed on the project site at a ratio of 2:1 (two artificial burrows created for each occupied burrow destroyed). c) If the western burrowing owl occurs on the project site and construction is slated to begin during the breeding season (February through August), then a buffer of a radius of 75 meters (250 feet) shall be established around any burrows containing owls. d) Any removal of burrowing owls on the project site shall conform to the requirements of CDFG's *Staff Report on Burrowing Owl Mitigation* (October 1995). This entails establishing 6.5 acres of suitable habitat for each pair of burrowing owls displaced from the project site. These 6.5 acres should be adjacent to an area already used by burrowing owls. The replacement mitigation site shall be preserved in perpetuity for use as burrowing owl and wildlife habitat. An endowment for management and monitoring of the site shall also be established.		
	BIO-14b: If owls are observed using the site as breeding or wintering habitat, mitigation will be required for loss of habitat for this species. As an alternative to purchasing land as mitigation for burrowing owls, the project sponsor may purchase credits at a CDFG-approved mitigation bank authorized to sell credits for burrowing owl mitigation. The number of credits to be purchased shall be equivalent to purchasing 6.5 acres per pair or single bird observed on the site. The final mitigation requirement shall be determined following the completion of the protocol-level survey.	As necessary, the project sponsor shall mitigate for the loss of any burrowing owls as described in Mitigation Measure BIO-8a or BIO-8b.	The Planning Director shall ensure that loss of burrowing owls is mitigated in compliance with Mitigation Measure BIO-8a or BIO-8b. These actions shall occur prior to issuance of grading, demolition, and construction permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-15: Development of the proposed automobile dealership may result in the loss of foraging and roosting habitat for the pallid bat and other special-status bat species and may result in direct impacts to these species through injury or mortality.	BIO-15a: Preconstruction surveys for bat roosts should be conducted in all buildings or trees that shall be removed or modified. The survey shall take place no more than 30 days prior to construction/demolition/ removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days.	The project sponsor shall retain a qualified biologist to conduct preconstruction surveys for bat roosts in all buildings or trees that are to be removed or modified. These surveys shall occur no more than 30 days prior to initiation of construction/demolition /removal activities.	The Planning Director shall verify that preconstruction surveys for bat roosts are conducted no more than 30 days prior to the issuance of demolition/construction/tree removal permits. The Planning Director shall verify that these surveys are repeated, if necessary.
	BIO-15b: If a bat roost is found in a building or tree cavity, the species of bat using the roost shall be identified and methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed to specify the methods to be used and the timing of the activities. The mitigation plan shall be submitted to the Town and CDFG for approval.	If bat roosts are identified, the project sponsor shall implement the removal methods listed in Mitigation Measure BIO-15b prior to roost removal. The project sponsor shall prepare and submit a mitigation plan to the Town and CDFG.	If bat roosts are identified, the Planning Director and CDFG shall review and approve the mitigation plan. The Planning Director shall verify that the removal methods listed in Mitigation Measure BIO-15b are implemented prior to issuance of demolition or tree removal permits.
	BIO-15c: Materials from roost sites shall be salvaged, when feasible, to be used in the construction of artificial roosts, pursuant to Mitigation Measure BIO-15d.	During roost removal, the project sponsor shall salvage materials from existing roosts for use in constructing artificial roosts.	The Planning Director shall verify that existing roosts have been salvaged prior to issuance demolition/tree removal permits.
	BIO-15d: If special-status bats (i.e., pallid bat, pale Townsend's big-eared bat) are found onsite, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed onsite prior to removal of the original roost. The project sponsor shall prepare a mitigation plan specifying the construction details and siting of the structure. The plan shall be approved by the Town and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. The site on which the artificial roost is located shall be placed in a conservation easement. A report documenting the implementation of	The project sponsor shall develop and implement a mitigation plan for construction of artificial bat roosts prior to the initiation of construction activities. The project sponsor shall submit this plan to the Town and CDFG for approval. The project sponsor shall also submit a report documenting the implementation of the plan to the Town within one month of completion of the artificial roost.	The Planning Director and the CDFG shall review and approve the mitigation plan for construction of bat roosts prior to issuance of a grading permit.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
BIO-15 *continued*	the plan shall be provided to the Town within one month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.		
	BIO-15e: Removal of maternity roosts, if any, for special-status bats should be coordinated with CDFG prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be removed until the young are able to fly independently.	The project sponsor shall coordinate with CDFG if removing bat maternity roosts in compliance with Mitigation BIO-15e.	The Planning Director shall verify that removal of any bat maternity roosts occurs in coordination with the recommendations of CDFG. This shall occur prior to issuance of demolition/tree removal permits.
F. Cultural Resources			
CULT-1: Construction activities on the Sanderson parcel could disturb human remains, including those interred outside of formal cemeteries.	CULT-1: Although no human remains were identified during the field survey of the Sanderson parcel, the presence of human remains cannot be ruled out. If human remains are encountered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted (if an archaeological monitor is not present) to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the project applicant, the Town of Windsor, and the Northwest Information Center.	The project sponsor shall retain the appropriate personnel and follow the procedures outlined in Mitigation Measure CULT-1 upon encountering human remains on the project site.	The Building Official shall ensure that appropriate personnel are consulted and appropriate procedures are followed upon discovery of human remains on the project site.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
CULT-2: Ground-disturbing activities on the Sanderson parcel could adversely impact unknown prehistoric archaeological resources.	CULT-2: A qualified archaeologist shall monitor project site preparation and construction ground disturbing activities. In the event that suspected archaeological materials are uncovered during site preparation or construction, project development activity shall cease in the immediate vicinity of the find, the discovery shall be evaluated, and appropriate treatment options developed. Archaeological monitors must be empowered to halt construction activities at the location of the discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered. If archaeological deposits are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeological monitor can evaluate the finds and make recommendations. If the finds are not significant, no further mitigation is required. If the finds are determined to be significant, mitigation shall be identified generally along the following sequence. a. Adverse effects to archaeological discoveries shall be avoided by project activities. b. If such deposits cannot be avoided, the adverse effects shall be mitigated in accordance with the recommendations of the archeological monitor. If data recovery excavation is appropriate, the excavation must be guided by a data recovery plan prepared by a qualified archaeologist and adopted by the lead agency prior to beginning the data recovery work. A report of findings shall be submitted to the project sponsor, the Town of Windsor, and the Northwest Information Center (CCR Title 14(3) Section 15126.4(b)(3)(C)).	The project proponent shall retain a qualified archeologist to monitor all ground disturbing activity within the project site, as described in Mitigation Measure CULT-1.	The Planning Director shall ensure that an archeologist has been retained prior the initiation of ground disturbing activities at the site. The Building Official shall also ensure that the appropriate reporting occurs in the event that cultural resources are uncovered.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
CULT-3: Ground-disturbing activities associated with site preparation and the construction of parking areas, building foundations, and underground utilities could result in a significant impact to paleontological resources.	CULT-3: If paleontological resources are identified within the project area during ground-disturbing activities, all work within 25 feet of the discovery shall be halted and a qualified paleontologist contacted to evaluate the finds and make recommendations. If the qualified paleontologist determines that the materials are not significant, no further protection is necessary. If such paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such paleontological resources should be mitigated. Upon completion of the paleontological assessment, a report should be prepared documenting the methods and results, as well as recommendations. The Town shall require implementation of the recommendations of the report. The report shall be submitted to the University of California, Berkeley, Museum of Paleontology (UCMP) and the Town.	In the event that paleontological resources are encountered during construction activities, the construction manager shall ensure that project activities within 25 feet of the discovery are redirected until a qualified paleontologist has evaluated the discovery and made recommendations.	The Building Official shall verify that the construction work plans provide measures for the treatment of paleontological discoveries prior to the initiation of ground disturbing activities at the project site.
G. Hazardous Materials/Public Health and Safety			
HAZ-4: Historic land uses on and near the Sanderson parcel may have contaminated surface and subsurface materials, which could pose a risk to future construction workers or land users.	HAZ-4: A licensed professional (Professional Geologist, Professional Engineer) shall conduct a Phase II investigation prior to development of the Sanderson parcel. The Phase II work shall, at a minimum, consist of collection and analysis of soil samples to determine the possible presence of aerially-deposited lead along the eastern and western site boundaries, chlorinated pesticides, and herbicides across the entire parcel in the shallow soils, and petroleum hydrocarbons at any former fueling, storage, or equipment maintenance locations identified. Based on the findings of the soil sample results, collection and analysis of groundwater samples may also be warranted as part of the Phase II investigation. If concentrations of chemicals are identified in soil and/or groundwater above risk-based thresholds for intended future uses, remediation shall be implemented in accordance with the requirements of the Sonoma County Department of Health, Environmental Health Division. The Phase II report shall be submitted to the Town of Windsor Planning and Building Department for review and, if the Phase II identifies	A qualified professional shall prepare a Phase II ESA, in compliance with Mitigation Measure HAZ-4 prior to development of the project site. The project sponsor shall submit the Phase II ESA to the Windsor Building and Planning Department. The project sponsor shall dispose of identified hazardous materials, as required.	The Planning Director shall verify that the Phase II ESA has been completed and the recommendations implemented prior to issuance of grading permits. The Planning Director shall also verify that identified hazardous materials are appropriately disposed of.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HAZ-4 *continued*	chemicals above risk-based thresholds, the report shall also be submitted to Sonoma County Department of Health, Environmental Health Division. Hazardous materials identified during the May 2006 site reconnaissance shall be inventoried and disposed of at a permitted facility.		
HAZ-5: Improper use, storage, or disposal of hazardous materials during construction of the proposed automobile dealership could affect public health and the environment.	HAZ-5: Implement Mitigation Measure HYD-4a regarding preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP prepared under Mitigation Measure HYD-4a shall also include Best Management Practices for hazardous materials storage during construction to minimize the potential for releases to occur. All use, storage, transport, and disposal of hazardous materials during construction activities of the proposed automobile dealership shall be performed in accordance with existing local, State, and federal hazardous materials regulations.	The project sponsor shall ensure that the Storm Water Pollution Prevention Plan (SWPPP) includes Best Management Practices (BMPs) for hazardous materials storage during construction.	The Public Works Director shall ensure that the SWPPP includes the appropriate BMPs for the handling of hazardous materials.
H. Hydrology and Storm Drainage			
Impact HYD-4: Construction activities and post-construction site uses on the Sanderson parcel could result in degradation of water quality in Sotoyome Creek (which is a tributary to the Russian River) by reducing the quality of stormwater runoff.	HYD-4a: The project sponsor for the proposed automobile dealership shall prepare a Stormwater Pollution Prevention Plan (SWPPP) designed to mange runoff and reduce potential impacts to surface water quality through the construction period of the project by limiting potential for erosion, sedimentation, and chemical releases from the construction site. The RWQCB does not require that the SWPPP be submitted to the RWQCB, but that it must be maintained on-site and made available to RWQCB staff upon request. The SWPPP shall include: • Specific and detailed BMPs designed to mitigate construction-related pollutants. At a minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain. • Educate on-site personnel of stormwater pollution prevention. An important component of the	The project sponsor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes specific and detailed Best Management Practices (BMPs). The SWPPP shall specify the frequency of regular pollution prevention meetings and include a monitoring program to be implemented by the construction site manager.	The Public Works Director shall ensure that the project sponsor has prepared and implemented a SWPPP prior to issuance of permits. The Building Official shall ensure regular pollution prevention meetings are conducted and a monitoring program is implemented by the construction site supervisor during project construction activities.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-4 *continued*	stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP. • Specify and implement a monitoring program. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." The developer may retain an independent monitor to conduct weekly inspections and provide written monthly reports to the Town of Windsor Department of Public Works to ensure compliance with the SWPPP. RWQCB personnel, who may make unannounced site inspections, are empowered to levy considerable fines on the project proponent if it is determined that the SWPPP has not been properly prepared and implemented. • Specific and detailed BMPs to reduce erosion. BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season because disturbed soil can be exposed to rainfall and storm runoff. • If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site).		

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-4 *continued*	End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, then these areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1. Ingress and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet conditions.		
	HYD-4b: The project sponsor shall design BMPs into the project features and operation to reduce potential impacts to surface water quality associated with operation of the project. These features shall be included in the project drainage plan and final development drawings and submitted to the Town's Department of Public Works for review and approval prior to issuance of grading permit. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred in areas where year-round irrigation is already planned. If the design includes higher maintenance BMPs (e.g., sedimentation basins, hydrocarbon interceptors), then funding for long-term maintenance needs must be specified. The Town will not assume maintenance responsibilities for these features. The final design team for the development project shall incorporate as many concepts as practicable from Start at the Source, Design Guidance Manual for Stormwater Quality Protection. The Town's Department of Public Works shall ensure that the SWPPP and drainage plan are prepared and are adequate prior to approval of the grading plan. Implementation of this mitigation would reduce the level of significance of this impact to a less-than-significant level.	The project proponent shall retain a qualified professional to prepare a design-level storm water control plan which includes features and operational BMPs to reduce potential operational impacts to surface water quality.	The Public Works Director shall ensure that the project drainage plan and final development drawings include features and operational BMPs to reduce potential operational impacts to surface water quality prior to approval of the grading plan. The Public Works Director shall review and approve the SWPPP and drainage plan prior to approval of the grading plan.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-5: Development of the proposed automobile dealership could exacerbate existing drainage and localized flooding problems.	HYD-5: The project sponsor shall retain a qualified engineer to prepare a final hydrology and drainage plan for the development in accordance with the requirements of the Town of Windsor. The report must demonstrate that drainage from the proposed project would not exceed the capacity of the downstream drainage system, or exacerbate any downstream existing flooding problems. The hydrology and drainage plans shall be reviewed for compliance with these requirements by the Town's Engineering Division. Any improvements to the storm drainage system deemed necessary by the Town, including construction of or improvements to storm-water conveyances, shall be incorporated into the final hydrology and drainage plans prior to approval of these plans by the Town. In addition, the project sponsor shall establish a self-perpetuating drainage system maintenance program to be managed by a business or similar entity that includes annual inspections of any bioswales, sedimentation basins, drainage ditches, mechanical treatment systems, if any, and drainage inlets. Any accumulation of sediment or other debris shall be promptly removed. An annual report documenting the inspection and any remedial action conducted shall be submitted to the Town's Engineering Division for review.	The project sponsor shall retain a qualified engineer to prepare a final hydrology and drainage plan, as described in Mitigation Measure HYD-5. The project sponsor shall also establish a self-perpetuating drainage system maintenance program and submit an annual report documenting inspection and remedial action activities to the Town's Engineering Division.	The Public Works Director shall review and approve the final hydrology and drainage plan prior to issuance of permits. The Public Works Director shall review and approve the self-perpetuating maintenance system annual report on a yearly basis.
HYD-6: Use of the existing water supply well on the Sanderson parcel presents the potential for migration of urban pollutants to the regional aquifer.	HYD-6: The existing water supply well on the Sanderson parcel shall either be:	The project sponsor shall properly abandon or inspect any existing water supply wells as described in Mitigation Measure HYD-6. Documentation of the inspections and seal installations, if any, shall be submitted to the Town.	The Public Works Director shall verify compliance with the treatment of existing water supply wells, as described in Mitigation Measure HYD-6, prior to approval of the grading plan.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
HYD-6 *Continued*	1) Inspected by a qualified professional to determine whether each well is properly sealed at the surface to prevent infiltration of water-borne contaminants into the well casing or surrounding gravel pack. The California Well Standards require an annular surface seal of at least 20 feet. If the wells are found not to comply with this requirement, the project proponent shall retain a qualified well driller to install the required seal. Documentation of the inspections and seal installations, if any, shall be provided to the City prior to final approval of any future grading plans or, 2) Properly abandoned in compliance with the California Department of Water Resources, California Well Standards, and Sonoma County Department of Health, Environmental Health Division prior to final approval of the grading plan.		
I. Geology, Soils, and Seismicity			
GEO-3: Occupants of the proposed automobile dealership would be subject to seismic hazards.	GEO-3: Prior to the issuance of any site-specific grading or building permits, the design-level geotechnical study prepared for the Sanderson parcel shall be submitted to the Town of Windsor Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards such as liquefaction, lateral spreading and subsidence. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met: • Analysis presented in the geotechnical study shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. • All design criteria and specifications set forth in the geotechnical and soils report shall be implemented as a condition of project approval.	The project sponsor shall retain a licensed professional to prepare a design-level geotechnical study. The study shall be submitted to the Town of Windsor Building Division for approval.	The Planning Director and the Public Works Director shall review and approve the design-level geotechnical study for compliance with Mitigation Measure GEO-3 prior to issuance of grading and building permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
GEO-4: Damage to structures or property on the Sanderson parcel related to expansive soils, corrosive soils, and/or settlements of non-engineered fill soils could occur.	GEO-4: In locations on the Sanderson parcel underlain by expansive soils and/or non-engineered fill, the designers and engineers of proposed building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider the site's potential to be underlain by soils with moderate to high shrink-swell potential. The design-level geotechnical study, prepared by a licensed professional for the Sanderson parcel, shall include measures to ensure potential damage related to expansive soils and non-uniformly compacted fill are minimized. Mitigation options may range from removal of the problematic soils, and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. All design criteria and specifications set forth in the geotechnical report shall be implemented to reduce impacts associated with problematic soils. In addition, the design-level geotechnical study shall include an evaluation of the potential for corrosive soils. If the results indicate corrosive soil conditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that may come into contact with site soils. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made to protect iron, steel, metal, and concrete from long-term deterioration caused by contact with corrosive onsite soils. In general, these recommendations are expected to include, but not be limited to, the following provisions: • Protect buried iron, steel, cast iron, ductile iron, galvanized steel, and dielectric coated steel or iron (including all buried metallic pressure piping) against corrosion from soil. • Protect buried metal and cement structures in contact with earth surfaces from chloride ion concentrations.	The project sponsor shall ensure that the design-level geotechnical study evaluates the soil conditions and incorporates the measures described in Mitigation Measure GEO-2.	The Public Works Director and the Building Official shall verify that the design-level geotechnical study evaluates the appropriate soil conditions and includes the measures described in Mitigation Measure GEO-2 prior to issuance of grading and building permits.

Table 2 *Continued*

Environmental Impacts	Mitigation Measures	Implementation Responsibility	Oversight Responsibility
GEO-4 *continued*	• Use sulfate-resistant concrete mix for all concrete in contact with the ground. • Consult a corrosion expert during the project's detailed design phase to design the most effective corrosion protection.		
J. Public Services and Utilities			
There are no significant public service and utilities impacts from the proposed automobile dealership on the Sanderson parcel.			
K. Aesthetics and Visual Resources			
AES-1: Development of the proposed automobile dealership on the Sanderson parcel would provide additional sources of day and nighttime light and glare.	AES-1a: The specific reflective properties of building materials shall be assessed by the Town during building permit review of construction plans for the proposed future structures and buildings. Prior to the issuance of building permit for any structure on the Sanderson parcel, the Town shall ensure that the use of reflective exterior materials is minimized, and that proposed reflective material would not create additional daytime or nighttime glare.	The project sponsor shall submit a list of building materials to the Town.	The Planning Director shall ensure that the use of reflective exterior materials is minimized and does not create additional glare prior to issuance of building permits.
	AES-1b: Specific lighting proposals shall be reviewed and approved by the Town prior to issuance of building permit. This review shall ensure that any outdoor night lighting for the automobile dealership is downward facing and shielded with an average one lumen foot candle and shall not spill onto adjacent properties, so as not to create additional nighttime glare and minimize the overall nighttime "glow" of the site.	The project sponsor shall submit the lighting plan to the Town.	The Planning Director shall review and approve the proposed lighting plan prior to issuance of a building permit.