RESOLUTION NO. 2284-08

A RESOLUTION OF THE TOWN COUNCILOF THE TOWN OF WINDSOR CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING RELATED MITIGATION FINDINGS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE KEISER PARK MASTER PLAN PROJECT

WHEREAS, Keiser Park is an existing community park on a 27-acre site at 700 Windsor River Road. The park is in a developed area, with single family housing to the north across Windsor River Road, and to the east. To the south is Windsor High School; to the west is lower density rural residential housing. Tributaries of Starr Creek cross the park generally from northeast to southwest; and

WHEREAS, the Town prepared a draft Master Plan to improve and update the existing facilities to include new play facilities, relocated and improved baseball and soccer fields, concession and storage facilities, realigned access along Windsor River Road, and new and upgraded parking areas. Future phases would include an aquatic facility with access from a planned extension of Jaguar Way, and an approximately 36,000 square foot recreation center adjacent to the aquatic facility. The draft Master Plan also includes new properties acquired by the Town to be added to the existing park. These improvements, as further described in the Draft Environmental Impact Report, are collectively referred to as the "Project"; and

WHEREAS, the Town is processing a General Plan amendment and Zoning Ordinance amendment to change the land use designation of the newly acquired parcels from residential to park. The Town is also proposing adoption of the Keiser Park Master Plan. These approvals are included in the Project; and

WHEREAS, the Town prepared an Initial Study dated December 13, 2007, and determined that an Environmental Impact Report ("EIR") would be required for the Project. A Notice of Preparation was circulated to public agencies and interested parties for consultation on the scope of the EIR; and

WHEREAS, the Town prepared a Draft EIR dated February 2008 (SCH # 2000032102, incorporated herein by reference and available for review at Town Hall during normal business hours) which reflects the independent judgment of the Town as to the potential environmental effects of the Master Plan Project. The Draft EIR was circulated for public review from February 28, 2008 to April 14, 2008. The Planning Commission held a public hearing on the General Plan and Zoning Ordinance amendments on March 11, 2008, which provided an additional opportunity for the public to comment on the Draft EIR; and

WHEREAS, the Planning Commission considered the Draft EIR as it relates to the General Plan Amendment and Zoning Ordinance Amendment at its March 11, 2008 meeting. The Planning Commission adopted Resolutions 539-08 and 540-08 recommending approval of the General Plan and Zoning Ordinance amendments; and

WHEREAS, the Parks and Recreation Commission at the September 27, 2006 meeting reviewed the preliminary master plan alternatives and provided their comments which were incorporated into the plan. The Parks and Recreation Commission and Town Council held a joint meeting on October 18, 2006 to review the master plan design; and

WHEREAS, the Town prepared a Final EIR dated May 2008, which is incorporated herein by reference and available for review at Town Hall during normal business hours. The Final EIR contains written responses to all comments received on the Draft EIR during the public review period, which responses provide the Town's good faith, reasoned analysis of the environmental issues raised by the comments; and

WHEREAS, pursuant to SB 18, the Town has been consulting with the Lytton Band of Pomo Indians. Also, an SB 18 consultation was held on May 1, 2008 with a tribal representative of the Federated Indians of Graton Rancheria Sacred Sites Protection Committee Chairman. The following text has been added to Mitigation Measure D-2 per the Graton Tribe's recommendation to address subsurface testing in areas planned for development in the Master Plan. "Prior to any soil disturbance, the Town shall conduct a below surface archeological investigation of cultural resources (Phase 2 testing) at the development areas to determine the presence/ absence of cultural resources. The Town shall enter into a treatment plan to properly handle any cultural resources discovered and to provide for an agreement of monitoring of below-surface work. A report by the archeologist shall be submitted to both Tribes and to the Town". A representative of the Lytton Pomo Tribe has reviewed the mitigation measure and is in agreement with the addition. The attached Exhibit A mitigations finding and Exhibit B mitigation monitoring and reporting program references to Mitigation Measure D-2 have been modified as described above; and

WHEREAS, a staff report, dated May 21, 2008 and incorporated herein by reference, described and analyzed the Project and the EIR for the Town Council; and

WHEREAS, the Town Council considered the Council staff report, the Draft and Final EIR documents, and all written and oral testimony, at a noticed public hearing on May 21, 2008, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Draft EIR and the Final EIR documents together constitute the Final Environmental Impact Report for the Project, and reflect the Town's independent judgment and analysis on the potential for environmental impacts from approval of the Keiser Park Master Plan project; and

WHEREAS, the Project would have significant effects on the environment that can be substantially reduced through mitigation measures; therefore, approval of the project must include mitigation findings as set forth in attached Exhibit A; and

WHEREAS, a Mitigation Monitoring and Reporting Program, as required by CEQA, is contained in attached Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT the Town Council hereby certifies the Final Environmental Impact Report for the Keiser Park Master Plan project including the above described addition to Mitigation Measure D-2 addressing potential subsurface cultural resources, and based on the following findings.

a. The Final Environmental Impact Report for the Project has been completed in compliance with CEQA, the State CEQA Guidelines, and the Town of Windsor CEQA Guidelines.

b. The Final Environmental Impact Report was presented to the Town Council who reviewed and considered it prior to making a decision on the Project.

c. The Final Environmental Impact Report reflects the Town's independent judgment and analysis on the potential for environmental effects of the Project.

d. The custodian of the documents and other materials which constitute the record of proceedings for the Project is the Town of Windsor Community Services Department, Windsor Civic Center Building 400, 9291 Old Redwood Highway, Windsor, CA 95492, attn: Beth Kastrup.

BE IT FURTHER RESOLVED that the Town Council adopts the mitigation findings set forth in Exhibit A and the Mitigation Monitoring and Reporting Program set forth in Exhibit B, which exhibits A and B are incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED this 21st day of May, 2008 by the following vote:

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

Debora Fudge

DEBORA FUDGE, MAYOR

ATTEST:

Maria De La O

MARIA DE LA O, TOWN CLERK

List of Attachments:
Exhibit A – Findings Concerning Significant Impacts and Mitigation Measures
Exhibit B – Mitigation Monitoring Reporting Program

Findings Concerning Significant Impacts and Mitigation Measures

Pursuant to Public Resources Code section 21081 and CEQA Guidelines section 15091, the Town Council hereby adopts the identified mitigation measures and makes these related findings with respect to the potential for significant environmental impacts from approval of the Keiser Park Master Plan project and the means for mitigating those impacts. Many of the impacts and mitigation measures in these findings are summarized rather than set forth in full. The text of the Draft and Final EIRs should be consulted for a complete description of the impacts and mitigations.[1]

Impact A-1: Construction of the proposed project would create temporary aesthetic nuisances associated with project construction and grading activities. (DEIR p. 4.A-5)

> **Mitigation Measure A-1:** The project shall incorporate into all construction contracts and ensure implementation of the following measures: (DEIR p. 4.A-5)
>
> - Main construction staging areas and the storage of large equipment shall occur in the interior of the project site, away from adjacent residents and roads (Windsor River Road and Jaguar Way).
> - Construction staging areas shall be on-site and remain clear of all trash, weeds and debris etc. Construction staging areas shall be located away from adjacent residents to minimize visibility from public view to the extent feasible.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The park contains approximately 27 acres and includes perimeter landscaping and trees; locating the construction staging areas in the interior area of the park provides as much distance as possible between the construction staging areas and public view and views from nearby residences. The interior location also allows perimeter trees and landscaping to further block construction staging areas and equipment from public view and views from residences.

Impact A-4: Implementation of the proposed project would result in an increase in light and glare at the project site. (Potentially Significant) (DEIR 4.A-6)

> **Mitigation Measure A-4a:** Cut-off fixtures shall be required on all night lighting to substantially reduce light and glare. (DEIR p. 4.A-7)
>
> **Mitigation Measure A-4b:** A shade cloth shall be installed on the existing 30 foot fence on the northwest boundary of the park (adjacent to the existing soccer

[1] The Draft EIR contains a summary table of Project impacts and mitigation measures. The Draft and Final EIR text controls over the summary table unless otherwise noted.

- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

- Limit traffic speeds on unpaved roads to 15 miles per hour.

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

- Replant vegetation in disturbed areas as quickly as possible.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant supplemental effect identified in the SEIR.

Rationale for Finding. The mitigation measures implement BAAQMD's recommended methodology for effective and comprehensive dust control, thereby minimizing fugitive dust, particulate and other emissions during construction of the park improvements.

Impact C-1: Development and improvements at the Keiser Park site could result in impacts to wetlands under the jurisdiction of the U.S. Army Corps of Engineers and waters of the State under the jurisdiction of the State Water Resources Control Board or Regional Water Quality Control Board (RWQCB). (Potentially Significant) (DEIR p. 4.C-31)

Mitigation Measure C-1a: *Wetland Delineation.* A Corps-verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the Corps determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the Corps. All applicable permits from the CDFG and RWQCB also will be obtained before construction in areas under the jurisdiction of these agencies. The permitting agencies would need to be contacted by the owner in the event of any significant deviation from permitting conditions.

If the US ACE determines that the seasonal wetlands on the site are protected by Section 404 of the CW A, the Keiser Park project will qualify as a permitted project under the recent programmatic biological opinion (USFWS, 2007). The Corps will then enter into consultation with USFWS in order to appropriately address the federally listed species in the Corps wetland permit. This action would effectively append the Keiser Park project to the biological opinion. (DEIR p. 4.C-32)

Mitigation Measure C-1b: *Wetland Avoidance and Minimization.* To the extent feasible, final project design will avoid and minimize effects to wetlands and other waters. Areas that are avoided will be protected from construction activities through implementation of Best Management Practices (BMPs), as described in Mitigation Measure Cold below. (DEIR p. 4.C-32)

Offsite mitigation should be located within the Windsor Plant Conservation Area (Conservation Strategy Team, 2005). This land will be subject to the appropriate mitigation ratios and is required to be under a conservation easement or other condition that protects the land from modification or development in perpetuity. The project proponent is responsible for providing an endowment for the continued management and monitoring of the wetlands and sensitive species habitat, and for the preservation of the habitat in perpetuity. A wetland mitigation and monitoring plan will need to be provided by the project proponent and approved by the permitting agencies for wetland mitigation sites.

- A Wetland Mitigation and Monitoring Plan (WMMP) will be developed that will outline mitigation and monitoring obligations for temporary and permanent impacts to wetlands and other waters as a result of construction activities and development. Mitigation monitoring will be carried out for a minimum of 5 years, or as specified in the permits. At a minimum, the WMMP would include the following:

RWQCB will also be required pursuant to Section 401 of the CW A. Terms and conditions of the permits will include measures to protect and maintain water quality, restoration of work sites, and mitigation to offset permanent and temporary wetland impacts.
To offset the permanent impacts to wetlands and other waters of the U.S. that will be impacted as a result of the proposed project, compensatory mitigation is listed below, but is subject to change by permit requirements. Mitigation would be provided through the following mechanisms. (DEIR p. 4.C-33)

- The purchase and/or dedication of land to provide suitable wetland restoration or creation. Permanent impacts to wetlands that provide suitable habitat for the federally listed Burke's goldfields, Sonoma sunshine, or Sebastopol meadowfoam will be mitigated at a ratio of I: I occupied or established habitat' (with success criteria met prior to groundbreaking at the project site), and 0.5:1 established habitat (with success criteria met prior to groundbreaking at the project site). However, this decision is at the discretion of the Corps, RWQCB, and USFWS.

  Land purchase or dedication can be achieved by purchasing credits equal to the mitigation ratios above, at a mitigation, or preservation bank located within the Windsor Plant Conservation Area (Conservation Strategy Team, 2005). Examples of appropriate mitigation banks are; Wikiup Mitigation Bank, Desmond Mitigation Bank, or Hazel Mitigation Bank.

  Mitigation or preservation banks that are USFWS or CDFG approved typically have approved management plans in place to conserve and monitor sensitive plant populations, wetlands, and suitable habitat. However, if mitigation credits are purchased at a bank, the existing management and

Mitigation Measure C-1d: *Implement Best Management Practices.* Standard Best Management Practices (BMPs) to Maintain Water Quality and Control Erosion and Sedimentation shall be implemented during project construction to protect wetlands and drainages, as required by compliance with the General NPDES Permit for Construction Activities and established by Mitigation Measure F-1. BMPs would include, but would not be limited to: (DEIR p. 4.C-33)

- Installing silt fencing between jurisdictional waters and project related activities,
- Locating fueling stations away from potentially jurisdictional features, and
- Isolating construction work areas from any identified jurisdictional features.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation measures reflect a comprehensive program that will identify jurisdictional wetlands through the delineation process, allowing the project to consider ways to avoid such features, and where avoided, to implement Best Management Practice techniques to protect the avoided areas during construction. Where avoidance does not occur, the mitigations provide for compensatory restoration or creation of wetlands for construction and permanent impacts based on detailed specifications and resource agency permitting for impacts to wetlands.

Impact C-2: Development and improvements at the Keiser Park site could have substantial adverse effects to special status plant populations and their habitat. (Potentially Significant) (DEIR p. 4.C-34)

Mitigation Measure C-2a: *Plant Surveys.* Plant surveys will be carried out at the Keiser Park project site by a qualified botanist with knowledge of the local flora and experience conducting rare plant surveys, according to the requirements in *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain* (Appendix F). These guidelines require that:(DEIR p. 4.C-35)

- Surveys be conducted for two years (to establish a negative finding), or one year (if presence of listed species is identified during the first year of surveys), with a minimum of 3 site visits each year. Each site visit must correspond to a period when appropriate identification of one or several of the species is possible.

- Documentation of the biological setting, topography, water depth (if pools exist), and comprehensive species list must be collected on datasheets during each survey.

- If the target species are found, survey results must include a map of the population distribution with respect to the proposed project site, an

site.

Furthermore, the *PBG* states that the following requirements must be met prior to any ground disturbance, if the habitat is established as "occupied." These requirements are copied directly from the document (USFWS, 2007).

"Ground disturbance at the project site may begin when the following criteria are deemed completed by the Service and CDFG:

1. Seed/soil collection and salvage at the project site has been completed at sites that have been determined by the Service and CDFG as being occupied by one or more of the listed plants;

2. The applicant has completed one of the following: a.) purchased appropriated plant credits at a Service and CDFG approved bank; or b.) conserved occupied and established plant habitat at a location and number of acres approved by the Service and CDFG. The conserved land must also have a Service and CDFG- approved management plan and non-wasting endowment fund. Mitigation sites proposed under option b will be evaluated on a case by case basis."

Mitigation Measure C-2d: *Plant Surveys.* Conduct focused plant surveys according to the *CNPS Botanical Survey Guidelines,* (CNPS, 2001) for rare plant surveys, to determine presence or absence of sensitive plant species at the Keiser Park project site. The surveys should be conducted during the flowering season of the sensitive plant species, by a qualified botanist with experience and knowledge of the flora of the Santa Rosa Plain. A report of the findings should be submitted to the appropriate agencies within two months of completion of the surveys and will include; a comprehensive species list, a description of habitat characteristics, copies of the survey forms and any notes taken during the survey, date of the survey, and names of the surveyors. (DEIR p. 4.C-37)

Plant surveys for federally listed plants (Mitigation Measure C-2a), and plant surveys for state listed or California rare plants (Mitigation Measure C-2d) can be conducted simultaneously. However, the reporting requirements for the various species are different, which justifies different survey guidelines.

Mitigation Measure C-2e: *Impact Mitigation.* If sensitive, non-federally listed species are not found during the surveys, no mitigation is required. If sensitive species are located during the surveys, Mitigation Measure C-2c applies. Additionally, it will be necessary to mitigate the impacts to sensitive species populations either onsite or offsite. Mitigation Measure C-1c sufficiently covers the mitigation requirement for sensitive species that are permanently impacted by the development and improvements at Keiser Park, with the following modifications: (DEIR p. 4.C-37)

BMPs should be included in the plans and specifications for the project. These BMPs should be reviewed in pre-construction meetings with the Town of Windsor staff, the Town's contractor, and qualified biologists and should, at a minimum, include the following provisions:

- Construction drawings shall accurately locate areas to be avoided such as tree trunks and root protection zones.

- Prior to construction, the tree protection zone of sensitive trees shall be fenced using wire mesh fencing.

- Construction staging areas shall be designated on plans and prohibit parking, loading, digging (especially trenching), and grading during all construction activities within the tree protection zones of all trees.

- A pre-construction meeting conference shall be held with contractors to review BMPs and require bonding and fines to ensure the replacement of any inadvertently damaged trees.

- Existing grade shall be maintained within the fenced portion of the dripline. Any change in grade within the fencing can only proceed with written directions from the Town's arborist. The arborist will provide an appropriate methodology for accomplishing the change in grade within the fence, without changing the grade within the dripline.

- If pruning is necessary, pruning should be done to clean and raise canopy per International Society of Arboriculture pruning standards.

- A certified arborist shall be consulted during design to accurately locate root protection zones and identify other specific measures that would limit potential indirect impacts on trees that may be encroached upon.

- A drainage plan shall be designed that will avoid oak trees to be preserved.

- Additional construction activities within the Tree Protection Zone including tunneling, trenching, excavating, and root cutting, among others, shall be carried out according to the requirements in the "Town of Windsor Tree Technical Manual" sections 4.0-4.5 (Appendix E).

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Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation measures ensure that protected trees will be identified through a tree survey. The measures further ensure that any protected trees that are removed will be replaced in accordance with the Town's tree removal and

prior to the start of work activities and would cover all affected areas including a 500-foot buffer area around the active project area, staging areas, and access road improvement areas where substantial ground disturbance or vegetation clearing is required. (DEIR p. 4.C-41)

- Additional pre-construction surveys shall be conducted for each new phase of project implementation that occurs during the nesting season, no more than two weeks prior to construction (e.g., prior to tree removal, and again prior to major grading).

- If any active nests are found, an appropriate nest buffer area shall be established. The following guidelines for protection zones shall be used: For passerine birds, a 50 100-foot protection zone shall be established around active nests; for raptors, a 300-foot protection zone and for golden eagles a 500 foot protection zone shall be established around active nests. These protection zones may be modified on a site-specific basis as determined by the qualified biologist or in coordination with CDFG.

- Active nests within the project area would be monitored for signs of disturbance. If the qualified biologist determines that a disturbance is occurring, construction shall be halted, and CDFG shall be contacted to determine the need for additional protection measures.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation measure provisions for restricting construction activity to outside of nesting and breeding seasons, and requiring construction buffers if activity does occur during those seasons ensures that active nests in or adjacent to the Project area will not be subject to noise and visual disturbance that could lead to nest abandonment or failure.

Impact C-6: Construction of the proposed project has the potential to affect roosting or breeding special-status bats in and near the project site. (Potentially Significant) (DEIR p. 4.C-41)

Mitigation Measure C-6: ***Avoidance and Minimization of Impacts.*** Implement protection measures to avoid and minimize impacts to special-status bats during construction. Concurrent with breeding bird surveys (Mitigation Measure C-5) a qualified biologist will conduct preconstruction surveys for special-status bats within suitable open structures and large trees (e.g., > 24 inch diameter at breast height) on the site. If bat species identified in Table 4.C-1 are identified on-site, the biologist will evaluate whether breeding adults or juveniles are present. If present, a suitably sized buffer (e.g., 100 to 150 feet) will be placed around the roost if it appears that grading, tree removal or other project activities may cause abandonment. If it appears that demolition activities may cause nest abandonment,

including a records search, test units will be placed within the area to determine the presence of a subsurface deposit. If the test units contain material that may answer pertinent research questions, a treatment plan should be developed that includes data recovery will be developed and implemented to adequately address any research questions or themes. (DEIR p. 4.D-9)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures that any cultural resources related to the flat pad and utility pole area will be identified, and if present, the potential for related subsurface deposits will be surveyed prior to any project construction, thus preventing inadvertent destruction of the resources. The mitigation further ensures that any identified resources will be examined for pertinent information through a treatment plan that includes data recovery.

Impact D-2: The implementation of the Master Plan would involve ground-disturbing activities outside of the flat area, therefore it is possible that such actions could unearth, expose, or disturb buried archaeological deposits that were not observable on the surface. (Potentially Significant) (DEIR p. 4.D-10)

> **Mitigation Measure D-2:** Prior to any soil disturbance, the Town shall conduct a below surface archeological investigation of cultural resources (Phase 2 testing) at the development areas to determine the presence/ absence of cultural resources. The Town shall enter into a treatment plan to properly handle any cultural resources discovered and to provide for an agreement of monitoring of below-surface work. A report by the archeologist shall be submitted to both the Tribe(s) and Town. Any accidental discovery of cultural resources during construction will be evaluated by a qualified archaeologist. If the find is determined to be potentially significant, the archaeologist, in consultation with the Town of Windsor and appropriate Native American group(s), will develop a treatment plan. All work in the immediate vicinity of the unanticipated discovery shall cease until the qualified archaeologist has evaluated the discovery, or the treatment plan has been implemented. (DEIR p. 4.D-10)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures that construction activities will not inadvertently destroy currently undiscovered buried cultural resources that could be present on the site but are not recorded or visible.

Impact D-3: The implementation of the Master Plan would involve ground-disturbing activities, therefore it is possible that such actions could unearth, expose, or disturb buried human remains. (Potentially Significant) (DEIR p. 4.D-10)

Impact E-1: Implementation of the Master Plan would expose people and structures to seismic hazards such as ground shaking and liquefaction. (Potentially Significant) (DEIR p. 4.E-7)

> **Mitigation Measure E-1**: A site-specific, design level geotechnical investigation for the aquatic center and recreation center shall be required as part of this project. Each investigation shall include an analysis of expected ground motions at the site from known active faults. The expected ground motions shall be used to develop foundation type (i.e. slab-an-grade, reinforced mat foundation, deep foundation system, etc.), soil preparation (i.e. need for imported fill, compaction requirements, etc.), and associated improvements such as utility connections and paved surfaces (i.e. access roads, sidewalks, etc.) and shall meet or exceed geotechnical practices and the California Building Code. The investigations shall be reviewed and approved by a California registered geotechnical engineer. All recommendations by the project engineer and geotechnical engineer shall be included in the final design. Recommendations that are applicable to foundation design, earthwork, and site preparation that are prepared prior to or during the project design phase, shall be incorporated in the project. The analyses and recommendations shall be consistent with the most recent version of the California Building Code. (DEIR p. 4.E-8)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. Compliance with the mitigation ensures that soils and other geologic conditions affected by seismic activity and specific to the site will be identified and that appropriate, effective and accepted building and improvement techniques tailored to those conditions will be incorporated into the design of the structures and improvements, thereby minimizing the potential for building collapse or major injury during a seismic event.

Impact E-2: Structures, buildings, or other proposed improvements could be subject to soil hazards, including expansive soils and differential settlement. (Potentially Significant) (DEIR p. 4.E-8)

> **Mitigation Measure E-2:** Prior to the commencement of any grading or earthwork activities, a site-specific, design level geotechnical investigation for all improvements such as roads and structures, shall be required as part of this project. The analysis shall include an evaluation of the underlying soil types and geotechnical properties. The investigations shall be reviewed and approved by a California registered geotechnical engineer. All recommendations by the project engineer and geotechnical engineer shall be included in the final design and shall include mitigations for soil hazards such as expansive soils and differential settlement which meet or exceed design standards found in the California Building Code. Recommendations can include, without limitation, treatment of site surface soils with additives such as lye, removal of native surface soils and replacement

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures that construction will cease if any unidentified chemicals or contaminated soils are encountered in exposed subsurface soils during grading and earthwork activities until the soils can be examined and appropriate measures or equipment identified and implemented to protect construction workers.

Impact F-2: Use of hazardous materials during construction under the Master Plan could adversely impact soil, and surface and groundwater. (Potentially Significant) (DEIR p. 4.F-5)

> **Mitigation Measure F-2: The construction contractor shall implement standard prevention and control measures as part of construction best management practices. These shall include but not be limited to the following:** (DEIR 4.F-5)
>
> - Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction;
> - Avoid overtopping construction equipment fuel gas tanks;
> - During routine maintenance of construction equipment, properly contain and remove grease and oils.
> - Properly dispose of discarded containers of fuels and other chemicals.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures proper handling of chemicals such as oils and fuels so as to avoid an inadvertent release of chemicals into the environment, thus minimizing the potential for the chemicals to adversely affect soil, surface waters, or groundwater quality.

Impact F-3: Demolition of existing residence buildings could disturb and release hazardous building components (i.e. asbestos and lead-based paint) and transport of these materials could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Less than Significant with Mitigation) (DEIR p. 4.F-5)

> **Mitigation Measure F-3a:** All structures shall have received a pre-demolition Asbestos Containing Material (ACM) Survey performed by a state-certified asbestos consultant prior to demolition. The survey shall include sampling and analysis of suspected ACMs. Abatement of known or suspected ACMs shall

- During operation of the proposed project, erosion of soils shall be controlled by limiting areas of exposed soil through landscaping and/or revegetation.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures that specific techniques will be identified and implemented through the required SWPPP to avoid erosion and sedimentation into receiving waters by reducing dust production during construction, and by keeping soils, sediments and hazardous waste products generated during construction from being transported from construction areas.

Impact G-2: Implementation of the Master Plan could result in increased Nonpoint Source Pollution (NPS). (Potentially Significant) (DEIR p. 4.G-7)

> **Mitigation Measure G-2:** The Town shall adhere to the requirements of the Sonoma County Standard Urban Storm Water Mitigation Plan (SUSMP) by implementing post-development storm water pollution control measures such as bio-swales and detention basins, as required. These post-development control measures shall be incorporated into the project specifications after review and approval by the Sonoma County Permit and Resource Management Department. (DEIR p. 4.G-8)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation ensures that pollutants from post-construction operation of the project are controlled through project design and improvement to reduce runoff that could otherwise enter receiving waters.

Impact G-3: Implementation of the Master Plan would result in an increase in impervious surface area and a corresponding increase in runoff from the project site. (Potentially Significant) (DEIR p. 4.G-8)

As mentioned above, implementation of the proposed project would increase impervious surfaces by approximately four acres. This increase in impervious surfaces could create increased storm water runoff volumes. However, implementation of Mitigation Measure G-3 which would require the project to adhere to the SUSMP in addition to the County Flood Control Design Criteria would reduce the potential impact to less than significant.

> **Mitigation Measure G-3**: The Town shall adhere to the requirements of the Sonoma County Standard Urban Storm Water Mitigation Plan (SUSMP) by implementing post-development storm water quantity control measures such as detention basins, as required. The Town shall also adhere to the Flood Control

Impact I-2: Increased traffic on nearby roadways under implementation of the Master Plan would result in an increase in ambient noise levels. (Potentially Significant) (DEIR p. 4.I-12)

> **Mitigation Measure I-2:** Prior to modifying Jaguar Way to provide through access to Keiser Park, the Town shall install a solid wood fence along the northern edge of Jaguar Way that is between six and eight feet tall in order to block the line of sight between residences and traffic along Jaguar Way. (DEIR p. 4.I-13)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The six-to-eight foot fence will provide a noise barrier between the ambient noise increase from increased weekend traffic along Jaguar Way and existing residences, reducing the potential ambient noise exposure to less than significant levels.

Impact I-3: Athletic facility noise under the Master Plan could disturb existing residential uses in the vicinity of the park. (Potentially Significant) (DEIR p. 4.I-12)

> **Mitigation Measure I-3:** To limit disturbance to nearby residences, all activity at the ball fields shall cease by no later than 10:00 p.m. (DEIR p. 4.I-13)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. Limiting the nighttime ballfield activity ensures that the activities do not occur late into the night, thus ensuring compliance with the Town's noise exposure standards for adjacent residential uses.

Impact I-5: Increases in traffic under the Master Plan in combination with other development would result in cumulative noise increases. (Potentially Significant) (DEIR p. 4.I-15)

> **Mitigation Measure I-5**: Implement Mitigation Measure I-2. (DEIR p. 4.I-15)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The six-to-eight foot fence will provide a noise barrier between the cumulative ambient noise increase from increased weekend traffic along Jaguar Way and existing residences, reducing the potential ambient noise exposure to less than significant levels.

Impact J-1: Implementation of the Master Plan would increase the demand

Mitigation Measure K-1: The Town of Windsor and construction contractor(s) shall develop a construction management plan for review and approval by the Town's Public Works Department. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible and traffic congestion during construction: (DEIR p. 4.K-11)

- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.

- Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area.

- Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur.

- Provisions for accommodation of bicycle flow, particularly along Windsor River Road and Windsor Road.

- Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. Through the required construction management plan, the mitigation provides a comprehensive approach to minimizing construction traffic effects by identifying and implementing an array of techniques to keep construction traffic operationally separated from day to day vehicular, bike and pedestrian traffic as much as possible. The measure's notification requirement ensures that residents and safety personnel are aware of and can plan for and around construction activities affecting traffic flows.

Impact K-3: The build out of the Master Plan would result in event activities that would increase traffic on local and regional roadways in the area and would increase parking demand in the project area. (Potentially Significant) (DEIR p. 4.K-14)

Mitigation Measure K-3: Organizers of large scale special events at Keiser Park shall work with Town staff in a coordinated strategy to accommodate

the following water-efficient equipment and devices into the design of new park facilities and project plans: low-, ultra-low, and dual flush flow toilets and showerheads; water efficient irrigation systems that include drip irrigation and efficient sprinkler heads; evapotranspiration (ET) irrigation controllers; and drought-resistant and native plants for landscaping. In addition, irrigation sprinklers shall be checked for broken heads or clogged nozzles and repaired immediately and watering of landscaped areas shall be avoided or limited on windy days or during the hottest part of the day. (DEIR p. 4.L-6)

Finding. Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant effect identified in the EIR.

Rationale for Finding. The mitigation provides for installation and use of a variety of water efficient equipment and devices to ensure that water demand for the project is minimized and to further ensure that water demand for the Town does not exceed water supply capacity.

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Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Air Quality and Climate			
Impact B-1: Construction under the Master Plan would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions. (Potentially Significant)	**Mitigation Measure B-1:** During construction, the Town of Windsor shall require the construction contractor to implement the following measures required as part of BAAQMD's basic and enhanced dust control measures required for sites larger than four acres. These include: • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two 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. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible.	Town of Windsor, Community Services/Public Works	During construction

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact C-1 (cont.)	To offset the permanent impacts to wetlands and other waters of the U.S. that will be impacted as a result of the proposed project, compensatory mitigation is listed below, but is subject to change by permit requirements. Mitigation would be provided through the following mechanisms. • The purchase and/or dedication of land to provide suitable wetland restoration or creation. Permanent impacts to wetlands that provide suitable habitat for the federally listed Burke's goldfields, Sonoma sunshine, or Sebastapol meadowfoam will be mitigated at a ratio of 1:1 occupied or established habitat (with success criteria met prior to groundbreaking at the project site), and 0.5:1 established habitat (with success criteria met prior to groundbreaking at the project site). However, this decision is at the discretion of the Corps, RWQCB, and USFWS. Land purchase or dedication can be achieved by purchasing credits equal to the mitigation ratios above, at a mitigation, or preservation bank located within the Windsor Plant Conservation Area (Conservation Strategy Team, 2005). Examples of appropriate mitigation banks are; Wikiup Mitigation Bank, Desmond Mitigation Bank, or Hazel Mitigation Bank. Mitigation or preservation banks that are USFWS or CDFG approved typically have approved management plans in place to conserve and monitor sensitive plant populations, wetlands, and suitable habitat. However, if mitigation credits are purchased at a bank, the existing management and monitoring plan will need to be approved for the Keiser Park mitigation by USFWS and CDFG prior to the purchase of the credits. The project sponsor is also responsible not only for the purchase of credits, but for providing an endowment for the continued management and monitoring of the wetlands and sensitive species habitat. Alternatively, wetlands can be mitigated onsite or offsite by creating wetlands and sensitive species habitat. Enclosure 3 of the programmatic biological opinion (USFWS, 2007) gives preserve establishment and evaluation criteria, all of which would apply to mitigated or created wetlands. Offsite mitigation should be located within the Windsor Plant Conservation Area (Conservation Strategy Team, 2005).		

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
	Mitigation Measure C-1d: *Implement Best Management Practices.* Standard Best Management Practices (BMPs) to Maintain Water Quality and Control Erosion and Sedimentation shall be implemented during project construction to protect wetlands and drainages, as required by compliance with the General NPDES Permit for Construction Activities and established by Mitigation Measure F-1. BMPs would include, but would not be limited to; • Installing silt fencing between jurisdictional waters and project related activities, • Locating fueling stations away from potentially jurisdictional features, and • Isolating construction work areas from any identified jurisdictional features.	Town of Windsor, Community Services/Public Works	BMPs shall be implemented during project construction to wetlands and drainages.

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact C-2 (cont.)	**Mitigation Measure C-2b:** *Avoidance.* If it is determined that sensitive species or sensitive species habitat occur at the site, the project development plan should be appropriately redesigned to minimize impacts to these resources. This includes; redesigning the construction footprint with coordination from all parties involved in the project planning, and fencing areas with sensitive species populations or habitat prior to, and during all construction activities.	Town of Windsor, Community Services	During all construction activities
	Mitigation Measure C-2c: *Impact Mitigation.* Mitigation for impacts to the federally listed plant species and/or their habitat are described in the PBO (USFWS, 2007), and state the following; If, after two years of botanical surveys, federally listed plant species are not observed on the site, but it is determined that suitable habitat is present, the mitigation for impacts to suitable habitat will be covered by Mitigation Measure C-1c. If federally listed plant species are observed on the property, or if development or improvements on the property have the potential to impact known occurrences on adjacent or nearby property, the compensation for "occupied habitat" applies. Mitigation requirements for occupied habitat are listed below, and would replace the mitigation ratios in Measure C-1c. All other aspects of Mitigation Measure C-1d apply to the mitigation of occupied habitat, with the addition of the following requirements. Burke's goldfields and Sonoma sunshine. 3:1 occupied or established habitat (any combination) with success criteria met prior to groundbreaking at the project site. Sebastapol meadowfoam. 2:1 occupied or established habitat (any combination) with success criteria met prior to groundbreaking at the project site. Furthermore, the PBO states that the following requirements must be met prior to any ground disturbance, if the habitat is established as "occupied." These requirements are copied directly from the document (USFWS, 2007). "Ground disturbance at the project site may begin when the following criteria are deemed completed by the Service and CDFG: 1. Seed/soil collection and salvage at the project site has been completed at sites that have been determined by the Service and CDFG as being occupied by one or	USFWS and CDFG in consultation with Town of Windsor, Community Services	Prior to ground disturbing activities

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact C-3: Improvements and additions to Keiser Park facilities as part of the project could potentially impact protected trees. (Potentially Significant)	**Mitigation Measure C-3a:** *Tree inventory.* As necessary, an updated tree inventory of the property to be developed or improved should be completed prior to finalization of the development plans.	Town of Windsor, Community Services	Prior to finalization of the development plans.
	Mitigation Measure C-3b: *Avoidance.* To the greatest extent possible, avoid protected tree removal.		
	Mitigation Measure C-3c: *Tree Protection and Preservation Plan.* A Tree Protection and Preservation Plan will be prepared according to the guidelines for plan content found in section 2.20 of the "Tree Technical Manual" (Appendix E). The Town of Windsor must comply with the requirements of tree removal permits typically required by private project sponsors for the removal of all protected trees (a definition of "protected trees" is given in the Tree Ordinance section of Regulatory Framework above).	Town of Windsor, Community Services	Prior to finalization of the development plans.
	Mitigation Measure C-3d: *Tree Replacement.* Protected trees that are removed must be replaced according to the requirements in section 27.36.061 of the City's Zoning Ordinance- *Tree Preservation and Protection*, or as specifically directed by the Town in response to the Tree Protection and Preservation Plan, or tree removal permits. A minimum replacement ratio of 2:1 trees replaced to trees removed will be required.	Town of Windsor, Community Services	At the completion of each Phase of development.
	Mitigation Measure C-3e: *Implement Best Management Practices.* Require application of Best Management Practices during construction. The implementation of Best Management Practices (BMPs) will be required during construction to reduce impacts to protected trees. The trees that shall be avoided and protected during construction include any protected tree that has a diameter 6-inches or greater as measured 4.5 feet above the ground.	Town of Windsor, Community Services	During construction

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact C-4: Development and improvements of the Keiser Park site may result in loss of riparian woodland vegetation (other than trees). (Potentially Significant)	**Mitigation Measure C-4a:** *Riparian Setback.* Development adjacent to the unnamed tributaries to Starr Creek on the Keiser Park property will conform to the setback requirements given in the Town of Windsor's Design Standards, or to the edge of the riparian corridor, which extends out from the creek to the dripline of riparian trees.	Town of Windsor, Community Services	During design and construction
	Mitigation Measure C-4b: *Impact Mitigation.* Mitigation ratios for native vegetation and wildlife habitat (other than trees) removed as a result of construction activities and development will be 2:1, unless otherwise stipulated by the permitting agency. This applies to unavoidable impacts to riparian vegetation within the 50 ft. riparian conservation corridor. Mitigation for the removal or destruction of riparian vegetation will take place on site in the riparian corridor, and will consist of riparian restoration and riparian enhancement plantings. Exotic plant species removed will be replaced with locally and ecologically appropriate native plant species.	Town of Windsor, Community Services	At the completion of each Phase of development unless more specifically mandated by permits.

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact C-6: Construction of the proposed project has the potential to affect roosting or breeding special-status bats in and near the project site. (Potentially Significant)	**Mitigation Measure C-6:** *Avoidance and Minimization of Impacts.* Implement protection measures to avoid and minimize impacts to special-status bats during construction. Concurrent with breeding bird surveys (Mitigation Measure C-5) a qualified biologist will conduct preconstruction surveys for special-status bats within suitable open structures and large trees (e.g., > 24 inch diameter at breast height) on the site. If bat species identified in Table 4.C-1 are identified on-site, the biologist will evaluate whether breeding adults or juveniles are present. If present, a suitably sized buffer (e.g., 100 to 150 feet) will be placed around the roost if it appears that grading, tree removal or other project activities may cause abandonment. If it appears that demolition activities may cause nest abandonment, demolition activities must cease until juvenile bats are self-sufficient and would not be directly impacted by project activities.	Qualified biologist in consultation with Town of Windsor, Community Services	Pre-construction surveys for bats concurrent with breeding bird surveys.
Impact C-7: Construction of the proposed project has the potential to impact sensitive fish species habitat. (Potentially Significant)	**Mitigation Measure C-7a:** • Work in or near active waterways shall occur only during the summer low-flow period (June 1 through October 15). • Litter and construction debris shall be removed from creek channel and flood plain and disposed of at an appropriate site. • Implement Mitigation Measure F-1 to prevent construction-related erosion.	Town of Windsor, Community Services/Public Works	Work in or near active waterways shall occur only during June 1-Oct. 15

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact D-3: The implementation of the Master Plan would involve ground-disturbing activities, therefore it is possible that such actions could unearth, expose, or disturb buried human remains. (Potentially Significant)	**Mitigation Measure D-3:** If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code § 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC § 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	County Coroner or NAHC in consultation with the Town of Windsor, Community Services	During construction excavation and grading activities
Impact D-4: The implementation of the Master Plan would result in excavation in bedrock where significant paleontologic discovery could be present. (Potentially Significant)	**Mitigation Measure D-4:** If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the Town of Windsor.	Qualified paleontologist in consultation with the Town of Windsor, Community Services	During ground disturbing activities

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact E-3: Implementation of the Master Plan could increase soil erosion during grading, excavation, and construction activities. (Potentially Significant)	**Mitigation Measure E-3:** During construction, the applicant shall comply with construction best management practices for the reduction of pollutants in runoff and the State Water Quality Control Board National Pollution Discharge Elimination System (NPDES) requirements, including the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMPs). The SWPPP shall identify BMPs for implementation during construction activities, such as detention basins, straw bales, silt fences, check dams, geofabrics, drainage swales, and sandbag dikes.	Town of Windsor, Community Services/Public Works	During construction
Hazards and Hazardous Materials			
Impact F-1: Construction under the Master Plan would include site preparation and excavation activities that could expose construction workers to unidentified chemicals or contaminated soils. (Potentially Significant)	**Mitigation Measure F-1:** In the event that ground disturbing activities encounter subsurface soils with a notable odor or staining, the contractor shall cease all earthwork activities and contact Sonoma County Environmental Health for further direction. Work may proceed as guided and directed by the Sonoma County Environmental Health department or other overseeing agency, if applicable, using appropriate health and safety precautions such as personal protective equipment.	Town of Windsor, Community Services	During construction
Impact F-2: Use of hazardous materials during construction under the Master Plan could adversely impact soil, and surface and groundwater. (Potentially Significant)	**Mitigation Measure F-2:** The construction contractor shall implement standard prevention and control measures as part of construction best management practices. These shall include but not be limited to the following: • Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction; • Avoid overtopping construction equipment fuel gas tanks; • During routine maintenance of construction equipment, properly contain and remove grease and oils. • Properly dispose of discarded containers of fuels and other chemicals.	Town of Windsor, Community Services	During construction

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact G-2: Implementation of the Master Plan could result in increased Nonpoint Source Pollution (NPS). (Potentially Significant)	**Mitigation Measure G-2:** The Town shall adhere to the requirements of the Sonoma County Standard Urban Storm Water Mitigation Plan (SUSMP) by implementing post-development storm water pollution control measures such as bio-swales and detention basins, as required. These post-development control measures shall be incorporated into the project specifications after review and approval by the Sonoma County Permit and Resource Management Department.	Town of Windsor, Community Services, Public Works	Post-development
Impact G-3: Implementation of the Master Plan would result in an increase in impervious surface area and a corresponding increase in runoff from the project site. (Potentially Significant)	**Mitigation Measure G-3:** The Town shall adhere to the requirements of the Sonoma County Standard Urban Storm Water Mitigation Plan (SUSMP) by implementing post-development storm water quantity control measures such as detention basins, as required. The Town shall also adhere to the Flood Control Design Criteria, as applicable, as required by the Sonoma County Water Agency (SCWA). These drainage improvements and design criteria shall be incorporated into the project specifications after review and approval by the SCWA and the Sonoma County Permit and Resource Management Department.	Town of Windsor, Community Services, Public Works	Post-development

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Impact I-5: Increases in traffic under the Master Plan in combination with other development would result in cumulative noise increases. (Potentially Significant)	**Mitigation Measure I-5:** Implement Mitigation Measure I-2.	See I-2	See I-2
Public Services			
Impact J-1: Implementation of the Master Plan would increase the demand for fire protection and emergency medical services, but would not result in the need for the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts. (Potentially Significant)	**Mitigation Measure J-1:** The Town shall require that a Safety and Accident Prevention Program be prepared and implemented prior to operating any new aquatic facilities. The Program shall include, but shall not be limited to, a requirement that certified lifeguards and defibrillators be present at the aquatic center during operating hours. Security personal and emergency service providers shall be included in the safety program as needed.	Town of Windsor, Administrative Services/Community Services	Prior to operation of aquatic facilities
Impact J-2: Implementation of the Master Plan would increase the demand for police protection services, but would not result in the need for the provision of new or physically altered facilities. (Potentially Significant)	**Mitigation Measure J-2:** The Town shall require that a Standard Procedures Manual be prepared and implemented prior to operating any new aquatic facilities or organizing any large-scale events. The Manual shall include a requirement for additional emergency services personnel to be present at the site during large-scale events. The number of emergency services personnel required at such events shall be decided in consultation with the Windsor Police Department, but would generally be exponentially proportional to the number of event attendees anticipated.	Town of Windsor, Community Services, Administrative Services, Police Department	Prior to operation of aquatic facilities or large-scale events
Transportation			
Impact K-1: Construction under the Master Plan would result in temporary increases in truck traffic and construction worker traffic. (Potentially Significant)	**Mitigation Measure K-1:** The Town of Windsor and construction contractor(s) shall develop a construction management plan for review and approval by the Town's Public Works Department. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible and traffic congestion during construction: • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.	Town of Windsor, Community Services, Public Works	Prior to construction

Impacts	Mitigation Measures	Monitoring Responsibility	Implementation and Monitoring Timeline
Utilities and Service Systems			
Impact L-1: Implementation of the Master Plan would increase the demand for water. (Potentially Significant)	**Mitigation Measure L-1:** As feasible and applicable, the Town shall implement the following water-efficient equipment and devices into the design of new park facilities and project plans: low-, ultra-low, and dual flush flow toilets and showerheads; water efficient irrigation systems that include drip irrigation and efficient sprinkler heads; evapotranspiration (ET) irrigation controllers; and drought-resistant and native plants for landscaping. In addition, irrigation sprinklers shall be checked for broken heads or clogged nozzles and repaired immediately and watering of landscaped areas shall be avoided or limited on windy days or during the hottest part of the day.	Town of Windsor, Community Services, Administrative Service	Incorporate into design of new park facilities and project plans.