Hembree Lane Oaks Subdivision Project Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Hembree Lane Oaks Subdivision Project. The purpose of the MMRP is to ensure the implementation of project-specific mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The Town of Windsor must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AIR QUALITY					
Mitigation Measure AQ-1: The project's construction contractor shall comply with the following best management practices for reducing construction emissions of fugitive dust (PM_{10} and $PM_{2.5}$) as required by the Bay Area Air Quality Management District Revised California Environmental Quality Act Air Quality Guidelines: ▪ Water all active construction areas at least twice daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. ▪ Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). ▪ Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas and staging areas at the construction site to control dust. ▪ Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. ▪ Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.	Applicant	During construction	Town of Windsor Public Works Department And Building Division	Plan Review and Approval	During scheduled construction site inspections

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▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt/sand). ▪ Limit vehicle traffic speeds on unpaved roads to 15 miles per hour. ▪ Vegetative ground cover shall be planted in disturbed areas as soon as possible and watered appropriately until the vegetation is established. ▪ Install sandbags or other erosion control measures to prevent silt runoff from public roadways.					
Mitigation Measure AQ-2: During construction, the construction contractor(s) shall: ▪ Use construction equipment that have engines that meet either United State Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 Interim emission standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the Town of Windsor Building Division that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Interim emissions standards for a similarly sized engine, as defined by the CARB's regulations. ▪ Prior to issuance of any construction permit, ensure that all construction plans submitted to the Town of Windsor Planning Division and/or Building Division clearly show the requirement for Tier 4 Interim emission standards for construction equipment more than 50 horsepower. ▪ Maintain a list of all operating equipment in use on the project site for verification by the Town of Windsor Building Division Official or their designee. The construction equipment list shall state the makes,	Applicant	During construction	Town of Windsor Public Works Department Planning and Building Division	Plan Review and Approval	During scheduled construction site inspections

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models, and number of construction equipment on site. ▪ Ensure that all equipment shall be properly serviced and maintained in accordance with manufacturer recommendations. ▪ Communicate with all sub-contractors in contracts and construction documents that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with CARB Rule 2449 and is responsible for ensuring that this requirement is met.					
BIOLOGICAL RESOURCES					
Mitigation Measure BIO-1a: Adequate measures shall be taken to avoid inadvertent take of bird nests protected under the federal Migratory Bird Treaty Act and Department of Fish and Game Code when in active use. This shall be accomplished by taking the following steps. ▪ If tree removal and initial construction is proposed during the nesting season (February 1 to August 31), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within five days prior to the onset of tree and vegetation removal in order to identify any active nests on the site and surrounding area within 100 feet of proposed construction. The project site shall be resurveyed to confirm that no new nests have been established if vegetation removal and demolition has not been completed or if construction has been delayed or curtailed for more than five days during the nesting season. ▪ If no active nests are identified during the construction survey period, or development is initiated during the non-breeding season (September 1 to January 31), tree and vegetation removal and building construction may proceed with no restrictions.	Applicant	Prior to construction During construction	Qualifying biologist in consultation with California Department of Fish and Wildlife, as needed	Preconstruction Survey	Once for survey; ongoing if nesting birds identified and until they have left the nest

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▪ If bird nests are found, an adequate setback shall be established around the nest location and vegetation removal and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFW, and may vary depending on species and sensitivity to disturbance. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the project site. ▪ The buffer distance around active nests shall be specified to protect the bird's normal behavior to prevent nesting failure or abandonment. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel and construction equipment, standing up from brooding position, and flying away from the nest. ▪ The qualified biologist shall have the authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. ▪ The qualified biologist shall monitor the behavior of the birds (adults and young, when present) at the nest location to ensure that they are not disturbed by project work. Nest monitoring shall continue during project work until the young have fully fledged (have completely left the nest and are no longer being fed by the parents), as determined by the qualified biologist,					

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unless otherwise approved as part of further consultation with CDFW. ▪ A report of findings shall be prepared by the qualified biologist and submitted to the Town for review and approval prior to initiation of vegetation removal and other construction during the nesting season (February 1 to August 31). The report shall either confirm absence of any active nests or should confirm that any young are within a designated no-disturbance zone and construction can proceed. No report of findings is required if vegetation removal and other construction is initiated during the non-nesting season (September 1 to January 31) and continues uninterrupted according to the above criteria.					
Mitigation Measure BIO-1b. Adequate measures shall be taken to avoid inadvertent take of special-status and more common bat species if present in trees on the project site. This shall be accomplished by taking the following steps. ▪ A qualified biologist shall visually inspect trees to be removed for bat roosts within seven days prior to their removal or pruning. The biologist shall look for signs of bats including sightings of live or dead bats, bat calls or squeaking, the smell of bats, bat droppings, grease stains or urine stains around openings in trees, or flies around such openings. Trees with multiple hollows, crevices, forked branches, woodpecker holes, or loose and flaking bark have the highest chance of occupation and shall be inspected the most carefully. ▪ If signs of bats are detected, confirmation on presence or absence shall be determined by the qualified biologist, which may include night emergency or acoustic surveys. ▪ Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be	Applicant	Prior to construction During construction	Qualifying biologist in consultation with California Department of Fish and Wildlife, as needed	Preconstruction Survey	Once for survey; ongoing if bats identified and until they have left the area

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contacted immediately if a bat roost is discovered during project construction.
▪ If an active maternity roost is encountered during the maternity season (April 1 to August 31), the CDFW shall be contacted for direction on how to proceed and an appropriate exclusion zone established around the occupied tree until young bats are old enough to leave the roost without jeopardy. The size of the buffer would take into account:
  ▪ Proximity and noise level of project activities;
  ▪ Distance and amount of vegetation or screening between the roost and construction activities; and
  ▪ Species-specific needs, if known, such as sensitivity to disturbance.
▪ Where the qualified biologist has determined that a tree provides suitable habitat for bat roosting, the qualified biologist shall oversee its removal according to the following procedure.
  ▪ Pruning or removal of living trees or snags shall preferably not occur during the maternity season between April 1 and August 31 to minimize the disturbance of young that may be present and unable to fly.
  ▪ Pruning or removal of living trees or snags that provides suitable habitat for bats shall preferably occur between the hours of 12 pm and sunset on days after nights when low temperatures were 50° or warmer to minimize impacting bats that may be present in deep torpor.
  ▪ When it is necessary to perform crown reduction on trees over 12 inches in diameter breast height or remove entire trees or branches over six inches in diameter there shall be preliminary pruning of					

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small branches less than two inches in diameter performed the day before. The purpose of this is to minimize the probability that bats would choose to roost in those trees the night before the work is performed. ▪ The qualified biologist shall oversee installation of a minimum of six bat boxes in large trees to be preserved on the project site to provide compensation for the loss of potentially suitable bat roosting habitat as a result of tree removal. The bat boxes shall be installed after any tree removal and vegetation treatment for construction and fire fuel management has been completed. ▪ A report of findings shall be prepared by the qualified biologist and submitted to the Town for review and approval prior to initiation of tree removal summarizing the results of the preconstruction survey. The report shall either confirm absence of any active roosts or define appropriate controls to be implemented under the supervision of the qualified biologist in accordance with the above criteria.					
Mitigation Measure BIO-1c. Adequate measures shall be taken to preserve and enhance suitable habitat for special-status bee species on the project site. This shall be accomplished by taking the following steps. ▪ A qualified biologist shall prepare and oversee implementation of a Special-Status Bee Species Habitat Mitigation Plan (SSBSHMP). The SSBSHMP shall be prepared in conjunction with the Riparian Restoration Plan required to address potential impacts on riparian habitat described in Mitigation Measure BIO-2.1. ▪ All initial ground-disturbing work for the project, including, but not limited to, staging of equipment on bare soil, grass, and other vegetation and trenching to remove underground infrastructure such as water and	Applicant	Prior to construction During construction	Qualifying biologist	Project initiation and during landscaping	Once for survey; ongoing if bees identified and until they have left the area

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sewer lines, shall take place between the period of October 15 to March 15. ▪ If initial ground-disturbing work for the project must occur between March 16 and August 14, preconstruction surveys shall be conducted by a qualified biologist. A minimum of three focused surveys, spaced at least three weeks apart and with at least one survey occurring during the peak flight season of Crotch bumble bee and at least one survey occurring during the peak bloom period for flowering plants on the site, shall be conducted prior to the start of ground-disturbing activities. The biologist conducting the surveys and the survey protocol must be approved in writing by the Town and CDFW prior to conducting the initial survey. The applicant shall submit a survey report of findings to the Town and CDFW prior to ground-disturbing work. The qualified biologist shall notify the Town and CDFW within 24 hours if Crotch bumble bee or other special-status bumble bee species are detected. A detailed avoidance and minimization program shall be prepared by the qualified biologist if any special-status bumble bees are encountered on the site, the results of which shall be incorporated into the SSBSHMP. ▪ The applicant shall obtain a CESA Incidental Take Permit from CDFW if impacts to Crotch bumble bee or other state-listed special-status bumble bee cannot be avoided. ▪ The SSBSHMP shall include improvements to nesting burrowing habitat and a floral resource enhancement planting plan to provide a diversity of native flowering plant species that can be utilized by a diversity of bee and other insect species. Species used in the planting plan shall be indigenous to the Windsor area and shall					

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be suitable for planting in areas of grassland and oak woodland habitat. ▪ Improvements and enhancement plantings under the SSBSHMP shall be implemented in the proposed open space area on the project site and shall be compatible with other mitigation contemplated for this area to address potential impacts on seasonal wetlands, riparian habitat and native tree loss. ▪ The SSBSHMP shall be reviewed and approved by the Town prior to initiation of vegetation removal and grading.					
Mitigation Measure BIO-1d. A pre-construction survey for western pond turtle shall be performed at the site by a qualified biologist to determine if western pond turtles occur in the seasonal wetland swale or adjacent areas at the site. If a western pond turtle is observed, it should be allowed to leave the construction area on its own. Construction activities will not commence until the western pond turtle has left the construction area.	Applicant	Prior to construction	Qualifying biologist	Preconstruction Survey	Once for survey; ongoing if turtles identified and until they have left the area
Mitigation Measure BIO-2.1. Prior to receiving construction permits from the Town, the project applicant shall implement the following: ▪ Obtain permit authorization from the California Department of Fish and Wildlife under 1600 Lake or Streambed Alteration Agreement for the loss of 0.06-acres of riparian woodland habitat and 75-linear feet of seasonal drainage and implement all agency permit conditions. ▪ Prepare and implement a Riparian Restoration Plan for the loss of 0.06-acres of riparian woodland habitat and 75-linear feet of seasonal drainage.	Applicant	Prior to approval of a grading permit	Qualifying biologist in consultation with California Department of Fish and Wildlife as needed	Plan Review and Approval	During scheduled construction site inspections
Mitigation Measure BIO-2.2. As part of the project approval process, the project applicant shall dedicate approximately 2.1 acres of valley oak woodland habitat to the Town of Windsor to be preserved in perpetuity as part of the	Applicant and Town of Windsor Planning Division	Prior to approval of a grading permit	Town of Windsor Planning Division	Review and Approval	Once, prior to dedication of land

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development agreement with the Town of Windsor, thereby allowing the long-term preservation of trees and other habitats.					
Mitigation Measure BIO-3.1. Prior to receiving construction permits from the Town, the project applicant shall obtain permit authorization from the United States Army Corps of Engineers under the 404 Nationwide Permit Program for the loss of 0.192-acres of seasonal wetland habitat and implement all agency permit conditions.	Applicant with the United States Army Corps of Engineers	Prior to approval of a grading permit	Town of Windsor Public Works Department and Planning Division	Review Permit	Once, prior to construction
Mitigation Measure BIO-3.2. Prior to receiving construction permits from the Town, the project applicant shall obtain permit authorization from the State Water Resources Control Board (SWRCB) under the 401 Water Quality Certification Program for the loss of 0.192-acres of seasonal wetland habitat and implement all agency permit conditions.	Applicant with the State Water Resources Control Board	Prior to approval of a grading permit	Town of Windsor Public Works Department and Planning Division	Review Permit	Once, prior to construction
Mitigation Measure BIO-3.3. Prior to receiving construction permits from the Town, the project applicant shall request the United States Army Corps of Engineers (Corps) to append the project to the United States Fish and Wildlife Services (USFWS) Programmatic Biological Opinion - Reinitiation of Formal Consultation of Issuance of Clean Water Act, Section 404 Permits by the Corps on the Santa Rosa Plain, Sonoma County, California dated June 11, 2020 and implement all conditions required by the USFWS under the Programmatic Biological Opinion.	Applicant with the United States Army Corps of Engineers and USFWS	Prior to approval of a grading permit	Town of Windsor Public Works Department and Planning Division	Confirm appendment, and all conditions required therein	Once, prior to construction
Mitigation Measure BIO-3.4. Prior to receiving construction permits from the Town, the project applicant shall mitigate for the loss of 0.192-acres of seasonal wetland habitat through the purchase of seasonal wetland habitat credits at a 1:1 ratio at an agency approved wetland mitigation bank.	Applicant	Prior to approval of a grading permit	Town of Windsor Public Works Department and Planning Division	Review and approve credit purchase	Once, prior to construction
Mitigation Measure BIO-3.5. Prior to receiving construction permits from the Town, the project applicant shall mitigate for the loss of 0.192-acres of suitable federally endangered vernal pool plant habitat through the purchase of federally	Applicant	Prior to approval of a grading permit	Town of Windsor Public Works Department and Building Division	Review and approve credit purchase	Once, prior to construction

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endangered vernal pool plant species credits at a 1.5:1 mitigation ratio at an agency approved plant preservation bank.					
CULTURAL RESOURCES					
Mitigation Measure CULT-1: The project applicant shall comply with the following procedures: 1. Prior to issuance of building permits by the Town, a qualified "archaeological monitor" under the supervision of a qualified "archaeologist" and a qualified "Native American monitor" shall be retained by the project applicant for Cultural Awareness Training pursuant to item 2 and archaeological monitoring pursuant to item 3. 2. Prior to construction, the qualified archaeological monitor and Native American monitor retained by the project applicant pursuant to item 1 shall provide Cultural Awareness Training for all supervisors, contractors, and equipment operators, and staff from the Town of Windsor in order to familiarize them with the types of artifacts that could be encountered and the procedures to follow if subsurface cultural resources are unearthed during construction. The applicant shall notify the Town's Public Works Department and Building Division up to two weeks in advance of the time and location of the Cultural Awareness Training. Following the Cultural Awareness Training, project applicant shall provide the Town with written verification that the Cultural Awareness Training has occurred. 3. The qualified archaeological monitor and Native American monitor retained by the project applicant pursuant to item 1 shall observe all project-related ground disturbing activities within limits of the ground-disturbing footprint of the proposed project. Ground-disturbing activities include, but are not limited to, asphalt removal, grading, exaction, and hand excavation,	Applicant	Prior to construction During construction	Consulting archeologist, archaeological monitor, and Town of Windsor Public Works Department and Building Division	Plan Review and Approval	As needed if resources are unearthed

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clearing, grubbing, and removing and/or recompacting unconsolidated soils near the ground surface. The Town shall be notified up to two weeks in advance of project-related ground disturbing activities. Following the monitoring, project applicant shall provide the Town with written verification that the monitoring has occurred. If a suspected archaeological resource(s) (find) is encountered at any point during the project-related ground-disturbing activities on the project site, work within a minimum of 60 feet of the find shall be halted and the find shall be evaluated by the qualified archaeologist and Native American monitor to determine if the find qualifies for listing in the California Register of Historic Places (CRHR) and to determine if the find is human remains. The qualified Native American monitor, or other qualified representative of the appropriate tribe if the Native American monitor is not in the position to do so, shall determine if the find is a tribal cultural resource (TCR), and if the find is human remains, if the remains are Native American. If the find does not qualify for listing in the CRHR, is not a TCR, and is not human remains, then ground-disturbing activities may commence and no further archaeological investigation or mitigation shall be required. If the find qualifies for listing in the CRHR or is TCR, follow the procedures in item 4. If the find is determined to be human remains, follow the procedures in item 5. 4. If the find qualifies for listing in the CRHR or is a TCR, the qualified archaeologist, in consultation the Native American monitor (or other qualified representative of the appropriate tribe if the Native American monitor is not in the position to do so), Town, and project applicant shall determine whether preservation in place is feasible. If perseveration in place is feasible, a Preservation Plan					

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shall be prepared by the archaeologist and Native American monitor and implemented by the project applicant. If preservation in place is infeasible in light of project design or layout, or is unnecessary to avoid significant effects, a Cultural Resources Data Recovery Plan (CRDRP) shall be developed by the qualified archaeologist and the Native American monitor, to outline excavation and laboratory procedures, and if appropriate, curation at a university depository or other treatment considered appropriate by the tribe. The CRDRP shall include, but is not limited to, the following: ▪ A description of the excavation and laboratory procedures, and if appropriate, curation at a university depository or other appropriate facility. ▪ Identify a proposed data recovery program and how the program would preserve the significant information the archaeological resource or TCR is expected to contain. ▪ Specify compliance with the applicable requirements of PRC Section 21083.2 for the treatment of the unique archaeological resources. Note that the treatment for most resources would consist of, but would not be limited to, sample excavation, artifact collection, site documentation, and historical research, with the aim of targeting the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. ▪ Provisions for analysis of data in a regional context; reporting of results within a timely manner and subject to review and comments by the appropriate Native American representative, where applicable, before being finalized; curation of artifacts and data at a local facility acceptable to the Town and appropriate Native American representative, if					

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applicable; and dissemination of final confidential reports to the appropriate Native American representative, if applicable, the Northwest Information Center of the California Historical Resources Information System and the Town.					
5. If the find is determined to be human remains, the Sonoma County Coroner must be notified immediately. It is especially important that the suspected human remains, and the area around them, are undisturbed and the proper authorities are called to the scene as soon as possible, as it could be a crime scene. The coroner will determine if the remains are precontact period Native American remains or of modern origin and if there are any further investigation by the coroner is warranted. If the remains are suspected to be those of a precontact period Native American, the coroner shall contact the Native American Heritage Commission (NAHC) by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48-hours to make recommendations to the landowner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48-hours, the landowner is required by law to reinter the remains in an area of the property secure from further disturbance. If the project applicant does not accept the recommendation of the MLD, the owner or the descendant may request mediation by NAHC. The applicant shall also retain a qualified archaeologist to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site in coordination with the MLD.					

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GEOLOGY AND SOILS					
Mitigation Measure GEO-1: The project applicant shall comply with the recommendations identified in the site-specific Geotechnical Report prepared for the proposed project related to seismic design. The recommendations shall be shown on the construction site plans prior to issuance of building permits.	Applicant	Prior to Construction During construction	Town of Windsor Public Works Department and Building Division	Plan Review and Approval	During scheduled construction site inspections
Mitigation Measure GEO-2. The project applicant shall comply with the recommended drainage design standards identified in the site-specific Geotechnical Report prepared for the proposed project. The recommendations shall be shown on the construction site plans prior to issuance of building permits.	Applicant	Prior to construction During construction	Town of Windsor Public Works Department and Building Division	Plan Review and Approval	During scheduled construction site inspections
Mitigation Measure GEO-3. The project applicant shall comply with the recommendations identified in the site-specific Geotechnical Report prepared for the proposed project related to site grading and earthwork, and foundation options. The recommendations shall be shown on the construction site plans prior to issuance of building permits.	Applicant	Prior to construction During construction	Town of Windsor Public Works Department and Building Division	Plan Review and Approval	During scheduled construction site inspections
Mitigation Measure GEO-4. The project applicant shall comply with the recommendations identified in the site-specific Geotechnical Report prepared for the proposed project related to expansive soils. The recommendations shall be shown on the construction site plans prior to issuance of building permits.	Applicant	Prior to construction During construction	Town of Windsor Public Works Department and Building Division	Plan Review and Approval	During scheduled construction site inspections
Mitigation Measure GEO-5: Prior to the start of construction, a qualified paleontologist, or his or her designee, shall conduct training for construction personnel and staff from the Town of Windsor regarding the appearance of fossils and the procedures for notifying a paleontologist should fossils be discovered by during project-related ground-disturbing activities. The applicant shall notify the Town's Public Works Department and	Applicant	Prior to construction During construction	Consulting paleontologist and Town of Windsor Public Works Department and Building Division	Project initiation and at the time of discovery	During project initiation and during scheduled construction site inspections

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Building Division up to two weeks in advance of the time and location of the training. Following the training, project applicant shall provide the Town's Public Works Department and Building Division with written verification that the training has occurred. The qualified paleontologist shall prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the proposed project. Additionally, a paleontologist shall be on-call to respond in the event a fossil is recovered and to perform subsequent work to determine whether it can be identified and whether it meets significance criteria. A paleontological cross-trained archaeologist can also respond in the possible event of vertebrate fossil exposure during grading. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease until the paleontologist has the opportunity to inspect and evaluate the discovery. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall monitor remaining ground disturbing activities (including grading, trenching, foundation work, and other excavations) on a full-time basis. Monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the project paleontologist. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required, and reduction or suspension would need to be reconsidered by the Principal Paleontologist. Ground disturbing activity that does not occur in areas mapped as high sensitivity or that do not exceed five feet in depth in					

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areas overlying potentially high sensitivity units would not require paleontological monitoring.					
NOISE					
Mitigation Measure NOISE-1a: The following shall be incorporated in all activity phases and construction plans, pursuant to General Plan Policy 8.10, Construction Site Nosie Restrictions, and as required by Windsor Municipal Code Section 7-1-1018, Construction Hours, in Title VII, Building and Housing. Construction activities shall take place only during daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. No construction, alteration or repair activities shall be permitted on Sunday unless expressly authorized by the Building Official; but in no event shall such construction activity be permitted on Sunday before 9:00 a.m. or after 5:00 p.m. In addition, the construction manager shall ensure that the following best management practices are implemented: ▪ At least 30 days prior to the start of any construction, demolition, or grading activities, all off-site residents within 350 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the construction activities that would occur, the hours when activity would occur, and the construction period's overall duration. The notification shall include the telephone numbers of the contractor's authorized representatives that are assigned to respond in the event of a noise complaint. ▪ Prior to start of construction, a temporary noise barrier/curtain between the construction zone and adjacent residences and along the entire project site boundary with no gaps or breaks with the exception for the project site entrance/access way shall be installed. The temporary sound barrier shall have a	Applicant	Prior to issuance of building permits During construction	Town of Windsor Public Works Department and Building Division	Plan review and approval/site inspections	Once for plan review/ during scheduled construction site inspections

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minimum height of 12 feet and be free of gaps and holes. The barrier can be either a 0.75-inch-thick plywood wall – OR – a hanging blanket/curtain with a surface density or at least two pounds per square foot. A temporary wall built to these minimum specifications and breaking the line of sight from construction activities to the sensitive receptors would provide at least a 10 dBA attenuation. ▪ The project applicant and contractors shall prepare and submit a Construction Noise Control Plan to the Town's Building Department and Code Enforcement for review and approval prior to issuance of any tree removal, grading, demolition, and/or building permits. The Construction Noise Control Plan shall demonstrate compliance with the Federal Transit Administration (FTA) 80 dBA Leq limit. The details of the Construction Noise Control Plan, including those details listed herein, shall be included as part of the building/construction permit drawing set. Text identifying this requirement on the building/construction permit drawing sets shall be confirmed by the Town prior to approval of building/construction permit and shall be implemented by the on-site construction manager. The following are controls that for the Construction Noise Control Plan may include to comply with the 80 dBA Leq limit: ▪ At least ten days prior to the start of construction activities, post a sign at the entrance(s) to the job site, clearly visible to the public, which includes permitted construction days and hours, as well as the telephone numbers of the Town's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's					

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MITIGATION MONITORING AND REPORTING PROGRAM TABLE

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the Town. ▪ During the entire active construction period, utilize the best available noise control techniques (e.g., improved engine mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) for equipment and trucks used for project construction. ▪ Include noise control requirements such as performing work in a manner that minimizes noise and undertaking the noisiest activities during times of least disturbance to nearby sensitive receptors. ▪ During the entire active construction period, locate stationary noise sources as far from sensitive receptors as possible, muffle stationary noise sources and enclose stationary noise sources within temporary sheds, or insulation barriers or other measures. ▪ Post signs at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than five minutes. ▪ During the entire active construction period use noise producing signals, including horns, whistles, alarms, and bells for safety warning purposes only. Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and law.					

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
Mitigation Measure NOISE-1b: The project applicant shall select mechanical equipment that is designed to reduce impacts on surrounding uses to meet the Town of Windsor Zoning Ordinance (Title XVII, Zoning), Chapter 27.20, General Property Development and Use Standard, Section 27.20.030, General Performance Standards, Subsection F, Noise, noise limits of 55 dBA and 50 dBA at residential uses during daytime and nighttime, respectively. The project applicant shall retain a qualified acoustical consultant to review the selected mechanical noise systems selected to determine specific noise reduction measures necessary to comply with the Town's noise level requirements. Noise reduction measures could include, but are not limited to: ▪ Selection of equipment that emits low noise levels; ▪ Installation of noise dampening techniques, such wall and acoustical blanket enclosures to block the line-of-sight between the noise source and the nearest receptors; or ▪ Locating equipment at a distance to where noise levels would naturally attenuate to levels that comply with the Windsor Municipal Code. This distance shall be determined by a qualified acoustical consultant based on the sound power specifications of the heating, ventilation, and air conditioning equipment attained.	Applicant	Prior to issuance of building permits	Town of Windsor Public Works Department	Plan review and approval/site inspections	Once for plan review/ during scheduled construction site inspections
Mitigation Measure NOISE-2: During the construction phase of the proposed project, all grading and earthwork activities within 15 feet of existing adjacent residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less. Text identifying this requirement and a map showing existing, adjacent residential structures within 15 feet of the construction zone on the building/construction permit drawing sets shall be confirmed by the Town prior to approval of building/construction permits and shall be implemented by the on-site construction manager.	Applicant	Prior to construction During construction	Town of Windsor Public Works Department	Site inspections	During scheduled construction site inspections

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