

KEISER PARK MASTER PLAN UPDATE

APPENDICES

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APPENDIX **A**

2008 KEISER PARK MASTER PLAN

KEISER PARK MASTER PLAN UPDATE



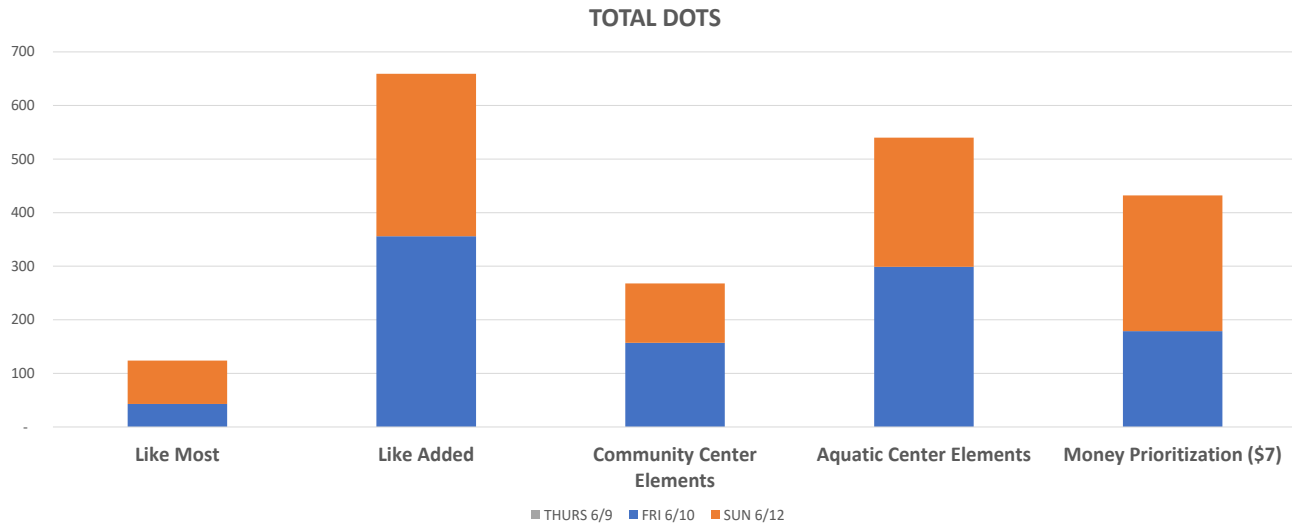


APPENDIX B
COMMUNITY OUTREACH

POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

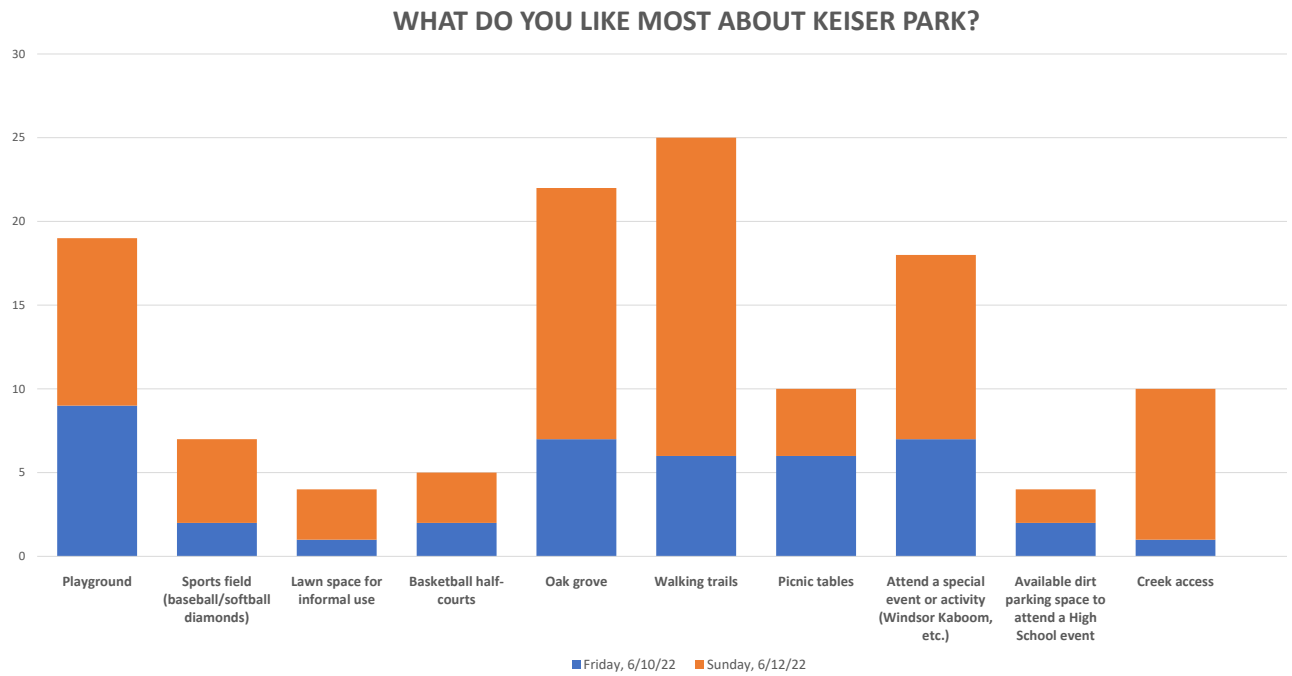
Project:	**Keiser Park Master Plan Update**
Round:	Round #1
Event(s):	Summer Nights on the Green; El Mercadito de Windsor; Farmers Market
Date(s):	6/9/2022; 6/10/2022; 6/12/22
Gates:	Linda, Alexa; Dana, Gonzalo; Casey, Chloe, Rebecca

Dot Counts					
QUESTION	THURS 6/9	FRI 6/10	SUN 6/12	**TOTAL**	**# Boards**
Like Most	-	43	81	**124**	1
Like Added	-	356	303	**659**	2
Community Center Elements	-	157	111	**268**	1
Aquatic Center Elements	-	299	241	**540**	1
Money Prioritization ($7)	-	179	253	**432**	2
TOTAL DOTS	**-**	**1,034**	**989**	**2,023**	7
Approx People (~10 dots)	-	86	74	159	



POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

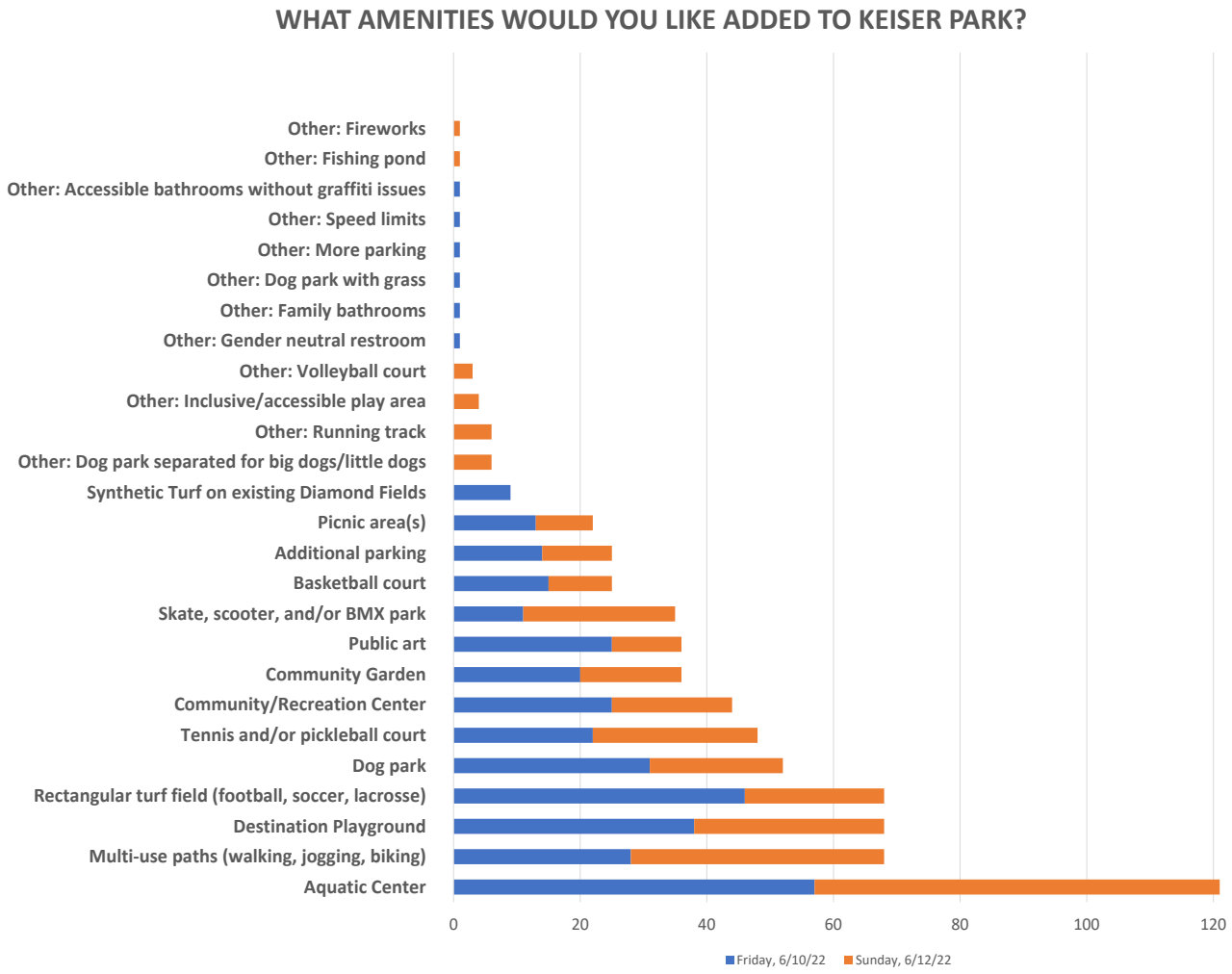
WHAT DO YOU LIKE MOST ABOUT KEISER PARK?	*¿QUÉ ES LO QUE MÁS TE GUSTA DE KEISER PARK?*	Friday, 6/10/22	Sunday, 6/12/22	Total
Playground	*Patio de Recreo*	9	10	**19**
Sports field (baseball/softball diamonds)	*Campo deportivo (diamantes de béisbol/softbol)*	2	5	**7**
Lawn space for informal use	*Espacio de césped para uso informal*	1	3	**4**
Basketball half-courts	*Medias canchas de baloncesto*	2	3	**5**
Oak grove	*Arboleda de robles*	7	15	**22**
Walking trails	*Senderos*	6	19	**25**
Picnic tables	*Mesas de pícnic*	6	4	**10**
Attend a special event or activity (Windsor Kaboom, etc.)	*Ir a un evento o actividad especial (Windsor Kaboom, etc.)*	7	11	**18**
Available dirt parking space to attend a High School event	*Espacio de estacionamiento de tierra disponible para asistir a un evento de la escuela secundaria*	2	2	**4**
Creek access	*Acceso a la cala*	1	9	**10**
		Total # of Dots		**124**



POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

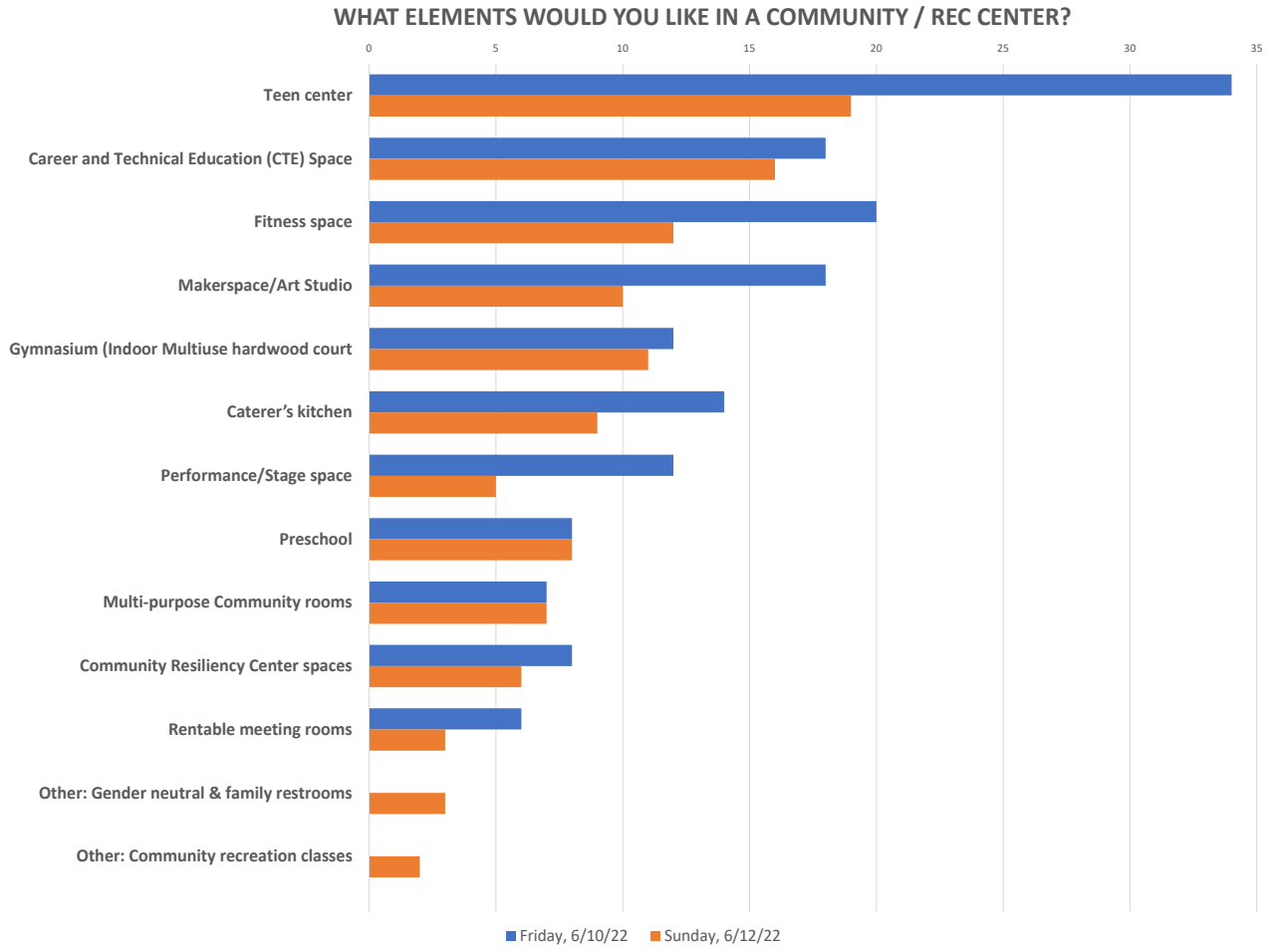
WHAT AMENITIES WOULD YOU LIKE ADDED TO KEISER PARK?	*¿QUÉ LE GUSTARÍA QUE SE AGREGARA A KEISER PARK?*	Friday, 6/10/22	Sunday, 6/12/22	Total
Aquatic Center	*Centro Acuático*	57	64	**121**
Multi-use paths (walking, jogging, biking)	*Senderos de usos múltiples (caminar, trotar, andar en bicicleta)*	28	40	**68**
Destination Playground	*Zona de juegos de destino*	38	30	**68**
Rectangular turf field (football, soccer, lacrosse)	*Campo de césped rectangular (fútbol, soccer, lacrosse)*	46	22	**68**
Dog park	*Parque para perros*	31	21	**52**
Tennis and/or pickleball court	*Cancha de tenis y/o pickleball*	22	26	**48**
Community/Recreation Center	*Centro Comunitario/Recreativo*	25	19	**44**
Community Garden	*Jardín comunitario*	20	16	**36**
Public art	*Arte publico*	25	11	**36**
Skate, scooter, and/or BMX park	*Parque de skate, scooter y/o BMX*	11	24	**35**
Basketball court	*Cancha de baloncesto*	15	10	**25**
Additional parking	*Estacionamiento adicional*	14	11	**25**
Picnic area(s)	*Áreas de picnic*	13	9	**22**
Synthetic Turf on existing Diamond Fields	*Césped sintético en campos de diamantes existentes*	9	0	**9**
Other: Dog park separated for big dogs/little dogs			6	**6**
Other: Running track			6	**6**
Other: Inclusive/accessible play area			4	**4**
Other: Volleyball court			3	**3**
Other: Gender neutral restroom		1		**1**
Other: Family bathrooms		1		**1**
Other: Dog park with grass		1		**1**
Other: More parking		1		**1**
Other: Speed limits		1		**1**
Other: Accessible bathrooms without graffiti issues		1		**1**
Other: Fishing pond			1	**1**
Other: Fireworks			1	**1**
		Total # of Dots		**684**

POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022



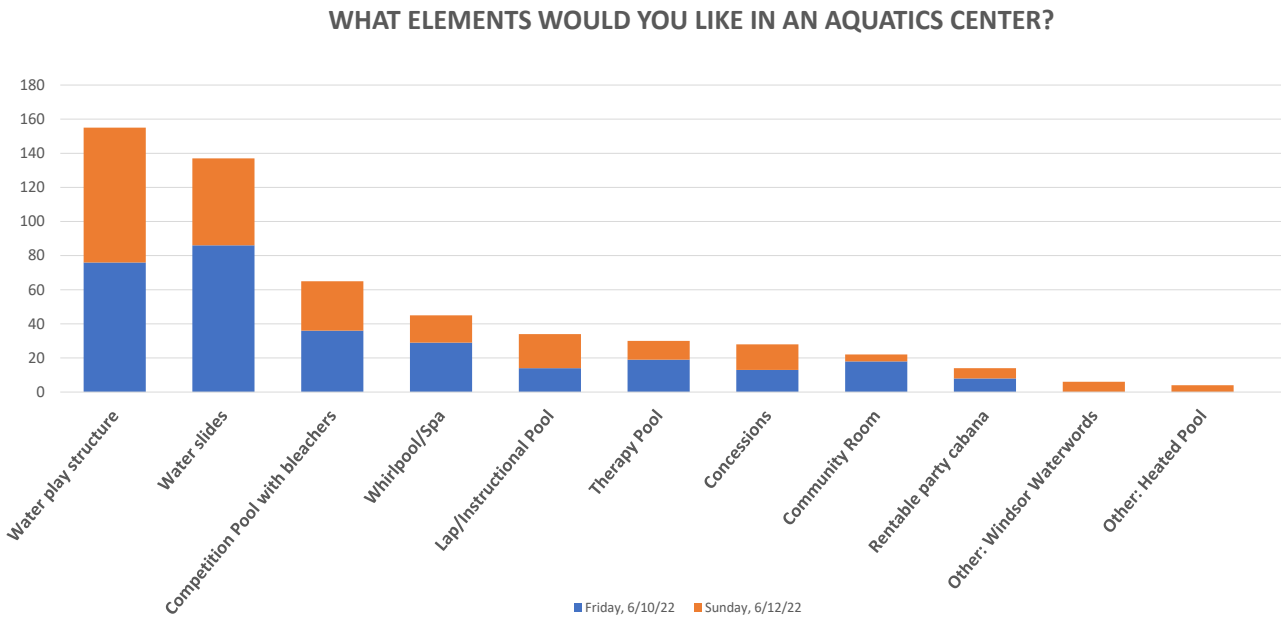
POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

WHAT ELEMENTS WOULD YOU LIKE IN A COMMUNITY / REC CENTER?	*¿QUÉ ELEMENTOS LE GUSTARÍAN EN UN CENTRO COMUNITARIO / RECREATIVO?*	Friday, 6/10/22	Sunday, 6/12/22	Total
Teen center	*Centro para adolescentes*	34	19	**53**
Career and Technical Education (CTE) Space	*Espacio de Educación Técnica y Profesional (CTE)*	18	16	**34**
Fitness space	*Espacio de fitness*	20	12	**32**
Makerspace/Art Studio	*Espacio creador/Estudio de arte*	18	10	**28**
Gymnasium (Indoor Multiuse hardwood court	*Gimnasio (cancha cubierta de madera de usos múltiples)*	12	11	**23**
Caterer's kitchen	*Cocina del servicio de comidas*	14	9	**23**
Performance/Stage space	*Actuación/Espacio escénico*	12	5	**17**
Preschool	*Preescolar*	8	8	**16**
Multi-purpose Community rooms	*Salones comunitarios polivalentes*	7	7	**14**
Community Resiliency Center spaces	*Espacios del Centro de Resiliencia Comunitaria*	8	6	**14**
Rentable meeting rooms	*Salas de reuniones en alquiler*	6	3	**9**
Other: Gender neutral & family restrooms	*Otros:*	0	3	**3**
Other: Community recreation classes	*Otros:*		2	**2**
		Total # of Dots		**268**



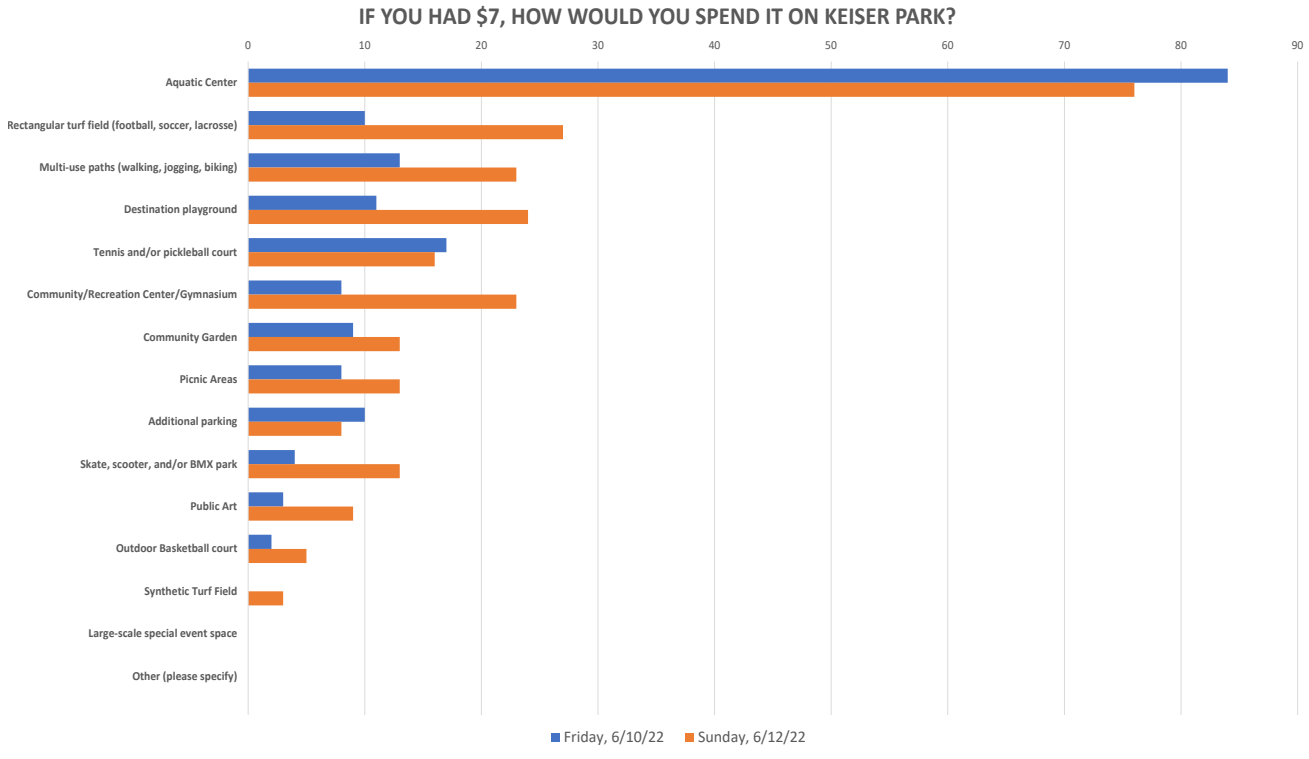
POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

WHAT ELEMENTS WOULD YOU LIKE IN AN AQUATICS CENTER?	*¿QUÉ ELEMENTOS TE GUSTARÍAN EN UN CENTRO ACUÁTICO?*	Friday, 6/10/22	Sunday, 6/12/22	Total
Water play structure	*Estructura de juego de agua*	76	79	**155**
Water slides	*Toboganes de agua*	86	51	**137**
Competition Pool with bleachers	*Piscina de competición con gradas*	36	29	**65**
Whirlpool/Spa	*Hidromasaje/spa*	29	16	**45**
Lap/Instructional Pool	*Piscina de entrenamiento/ regazo*	14	20	**34**
Therapy Pool	*Piscina de terapia*	19	11	**30**
Concessions	*Concesiones*	13	15	**28**
Community Room	*Sala de la Comunidad*	18	4	**22**
Rentable party cabana	*Cabaña de fiesta alquilable*	8	6	**14**
Other: Windsor Waterwords			6	**6**
Other: Heated Pool			4	**4**
		Total # of Dots		**540**



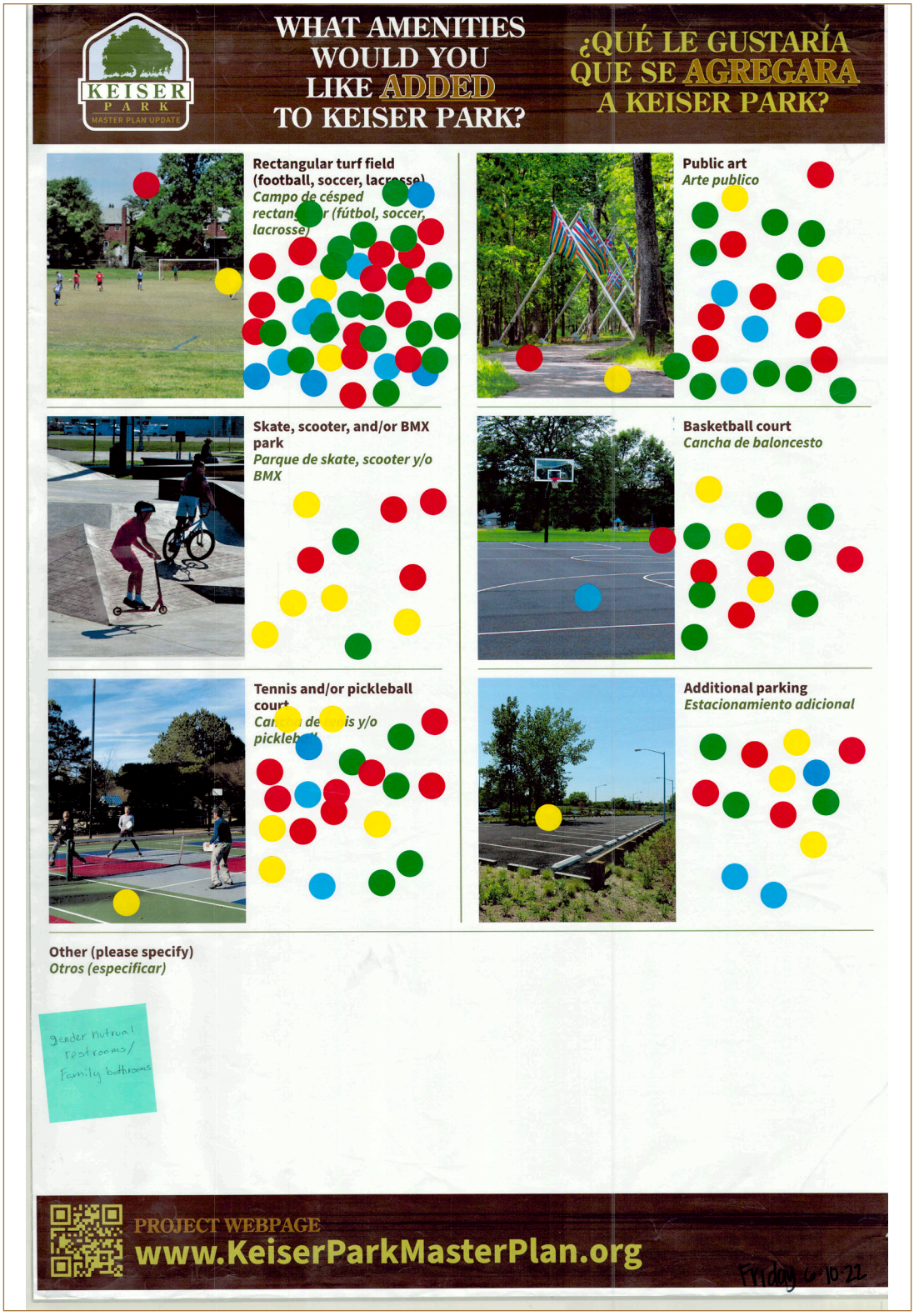
POP-UP RESULTS
ROUND 1
June 9, June 10 and June 12, 2022

IF YOU HAD $7, HOW WOULD YOU SPEND IT ON KEISER PARK?	*SI TUVIERAS $7, COMO LO HARIAS GASTARLO EN EL KEISER PARK?*	Friday, 6/10/22	Sunday, 6/12/22	Total Dots	Assigned Cost of Amenity
Aquatic Center	*Centro Acuático*	84	76	**160**	$ **4**
Rectangular turf field (football, soccer, lacrosse)	*Campo de césped rectangular (fútbol, soccer, lacrosse)*	10	27	**37**	$ **3**
Multi-use paths (walking, jogging, biking)	*Senderos de usos múltiples (caminar, trotar, andar en bicicleta)*	13	23	**36**	$ **1**
Destination playground	*Zona de juegos de destino*	11	24	**35**	$ **2**
Tennis and/or pickleball court	*Cancha de tenis y/o pickleball*	17	16	**33**	$ **2**
Community/Recreation Center/Gymnasium	*Comunidad/Centro Recreativo/Gimnasio*	8	23	**31**	$ **4**
Community Garden	*Jardín comunitario*	9	13	**22**	$ **1**
Picnic Areas	*Áreas de picnic*	8	13	**21**	$ **1**
Additional parking	*Estacionamiento adicional*	10	8	**18**	$ **2**
Skate, scooter, and/or BMX park	*Parque de skate, scooter y/o BMX*	4	13	**17**	$ **3**
Public Art	*Arte publico*	3	9	**12**	$ **1**
Outdoor Basketball court	*Cancha de baloncesto al aire libre*	2	5	**7**	$ **2**
Synthetic Turf Field	*Campo de césped sintético*	0	3	**3**	$ **3**
Large-scale special event space	*Espacio para eventos especiales a gran escala*	0	0	**0**	$ **3**
Other (please specify)	*Otros (especificar)*				
		Total # of Dots		**432**	



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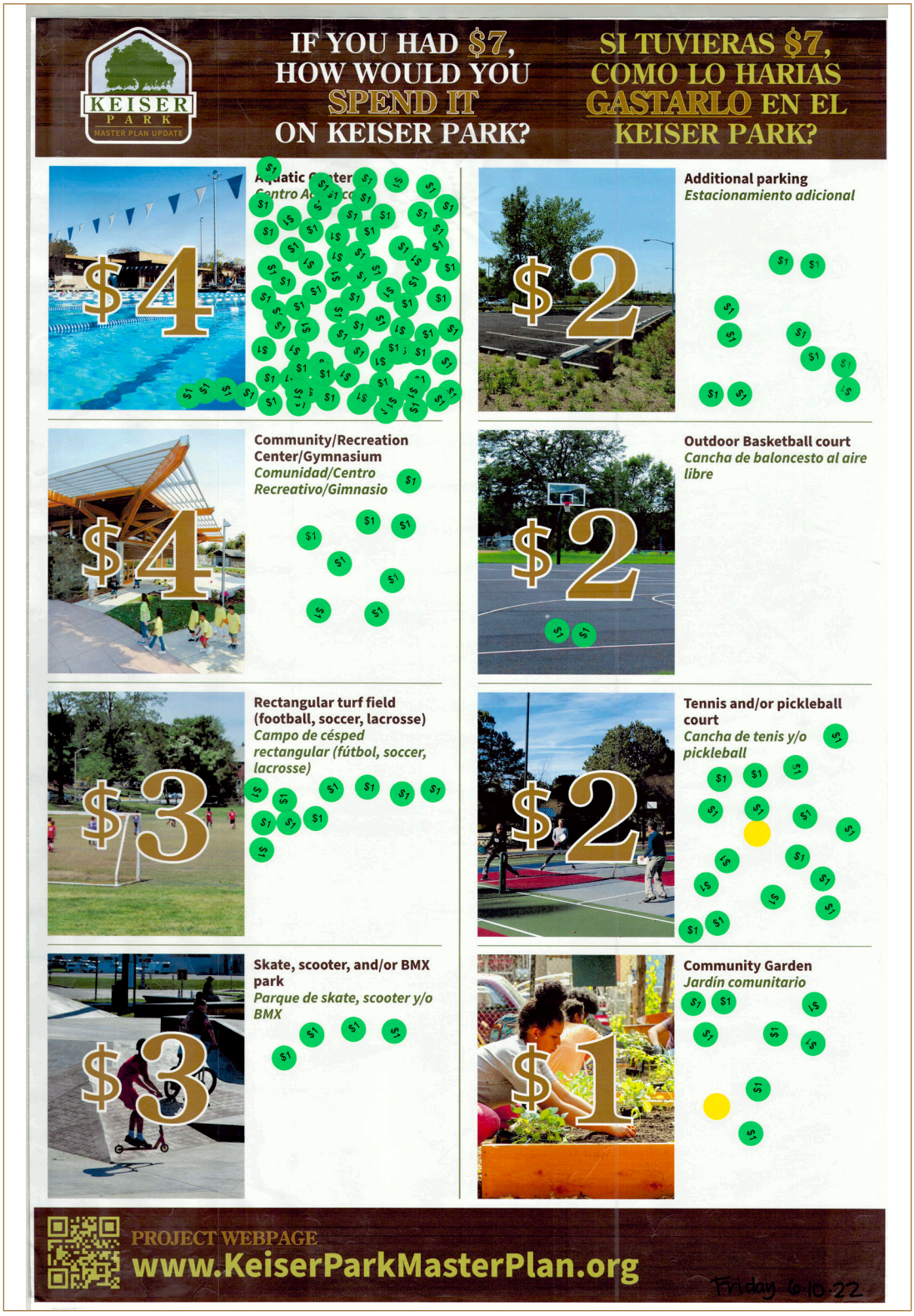
INPUT DOT BOARDS
POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



INPUT DOT BOARDS
POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



INPUT DOT BOARDS
POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



INPUT DOT BOARDS
POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



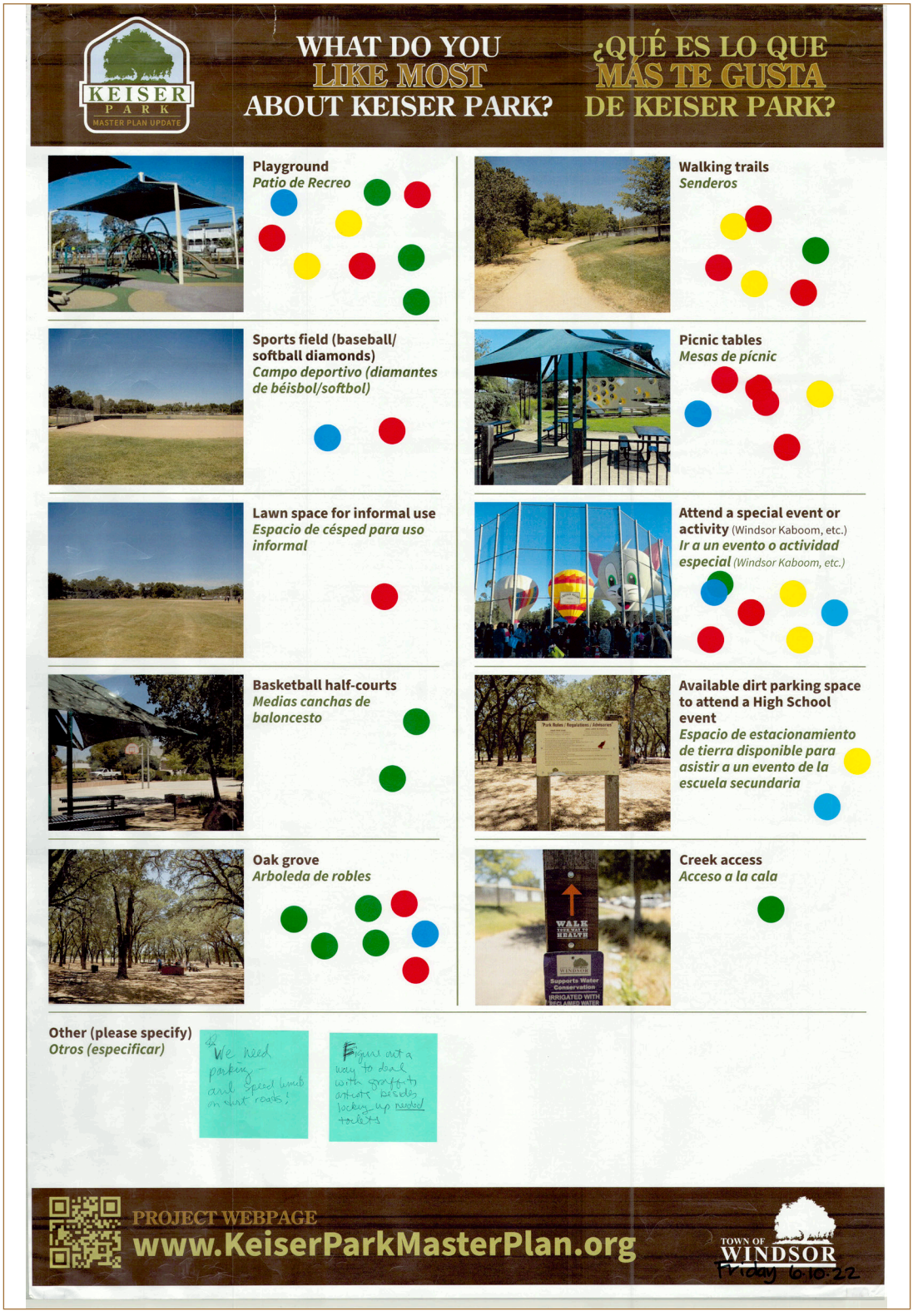
INPUT DOT BOARDS
POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



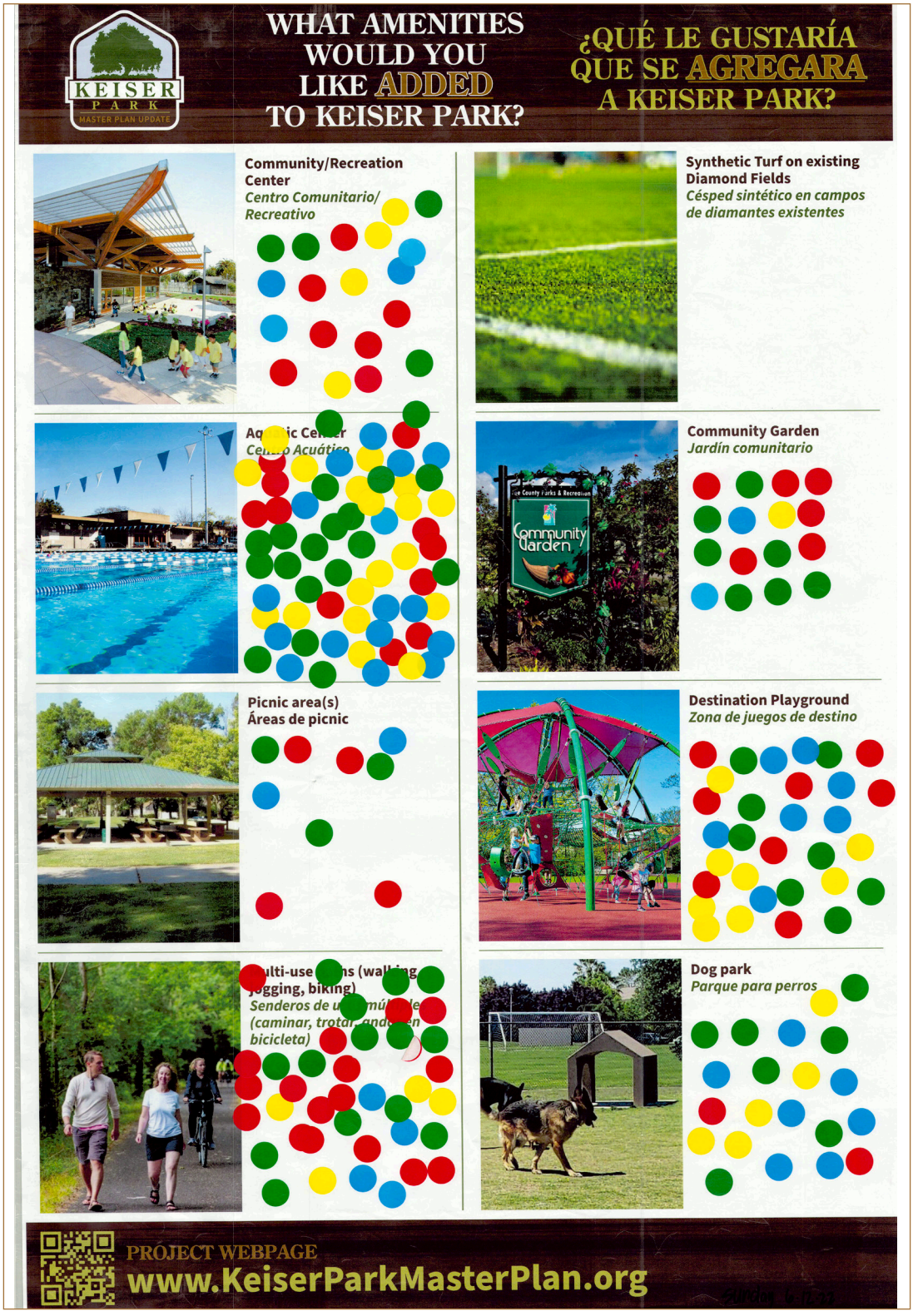
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POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



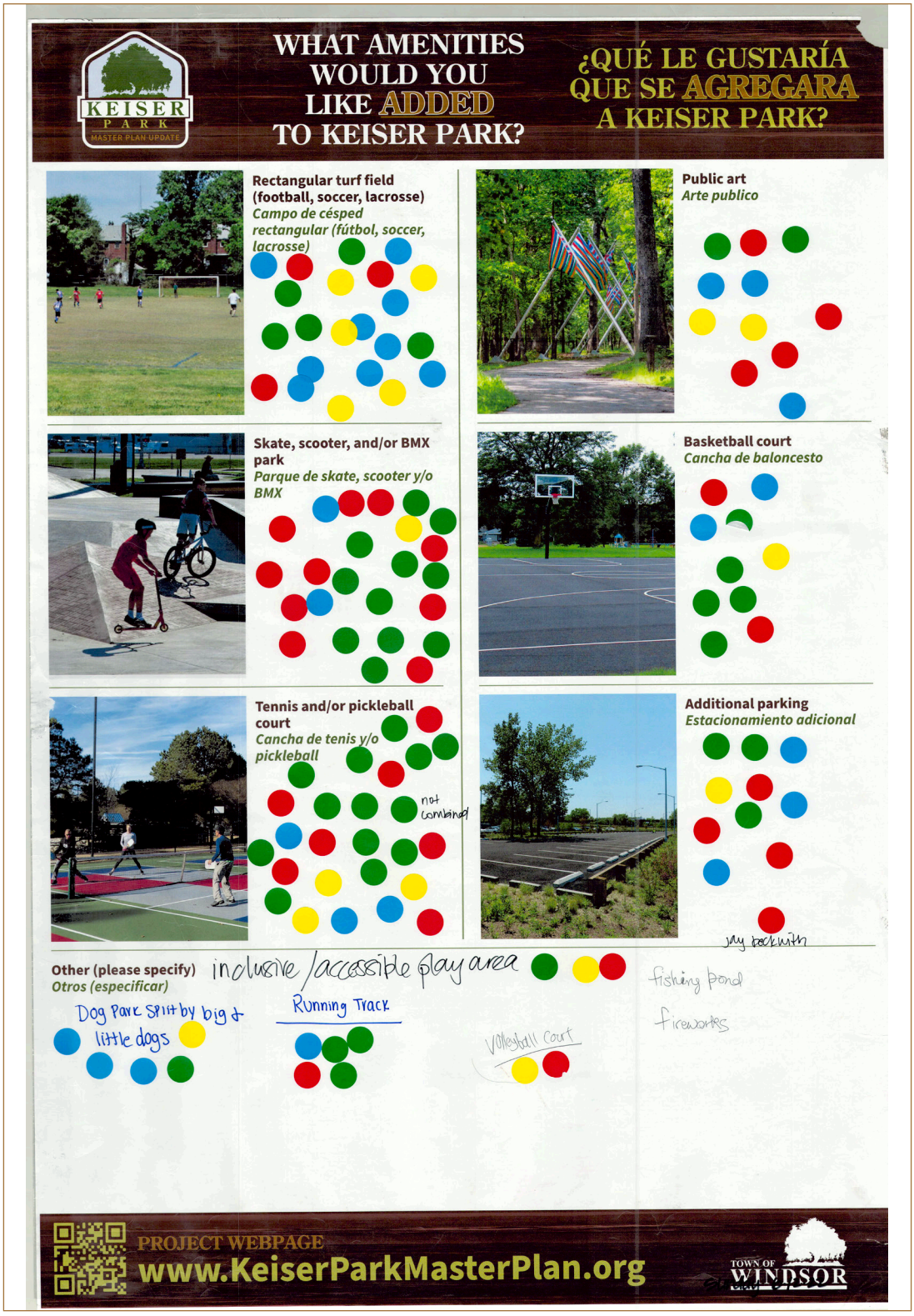
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POP-UP EVENT: EL MERCADITO DE WINDSOR
June 10, 2022



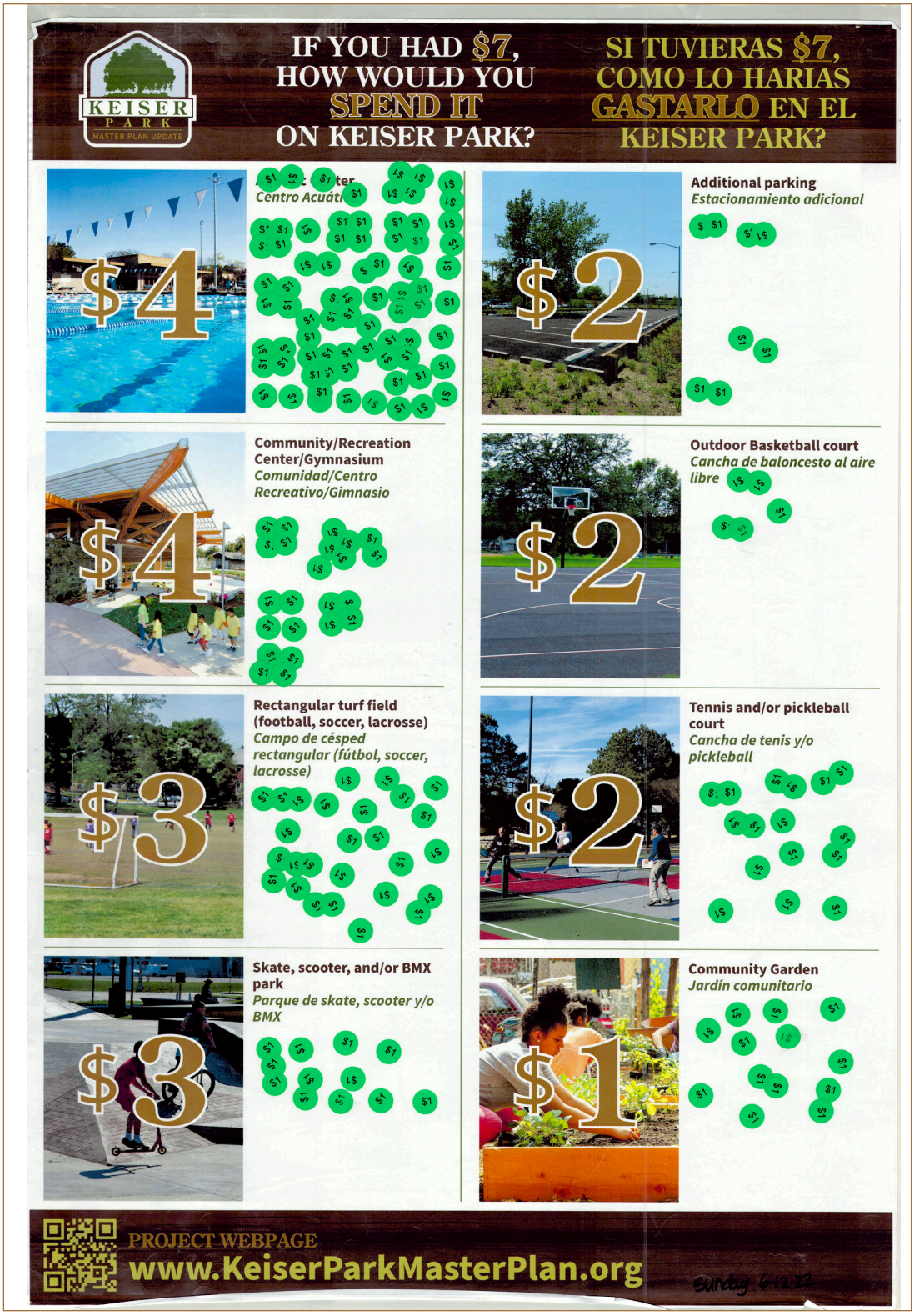
INPUT DOT BOARDS
POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



INPUT DOT BOARDS
POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



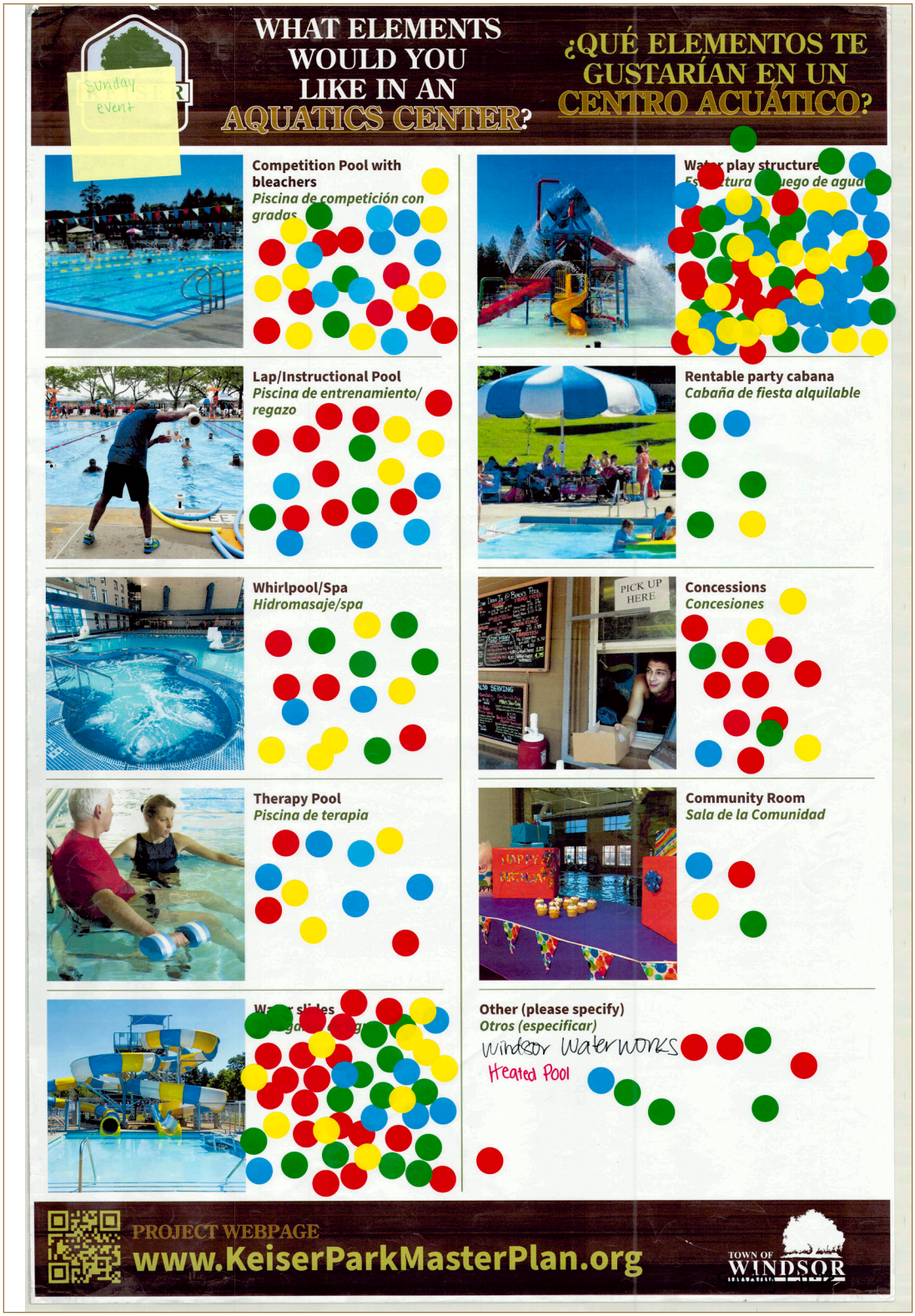
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POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



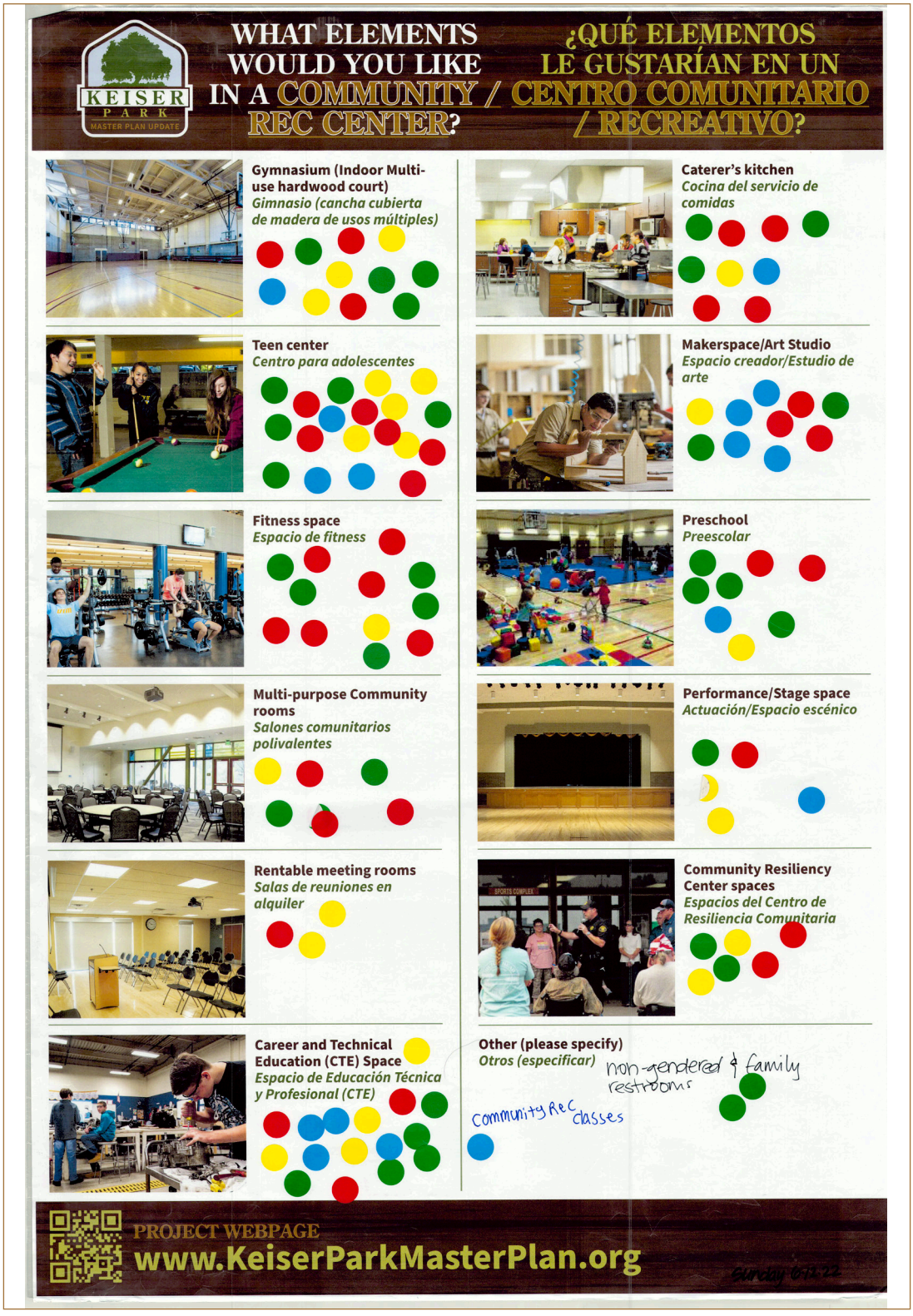
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POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



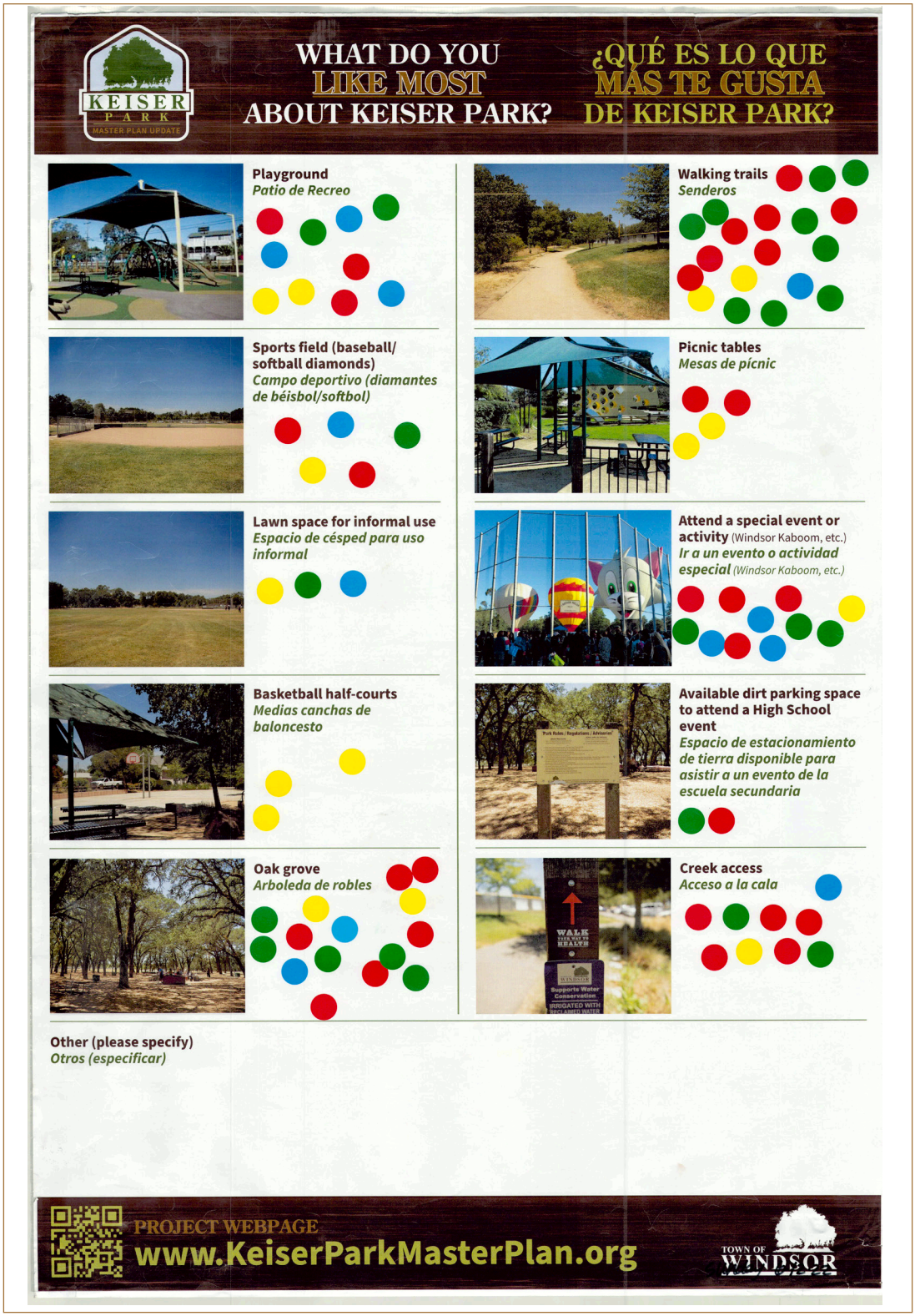
INPUT DOT BOARDS
POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



INPUT DOT BOARDS
POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022



INPUT DOT BOARDS
POP-UP EVENT: WINDSOR FARMERS MARKET
June 12, 2022

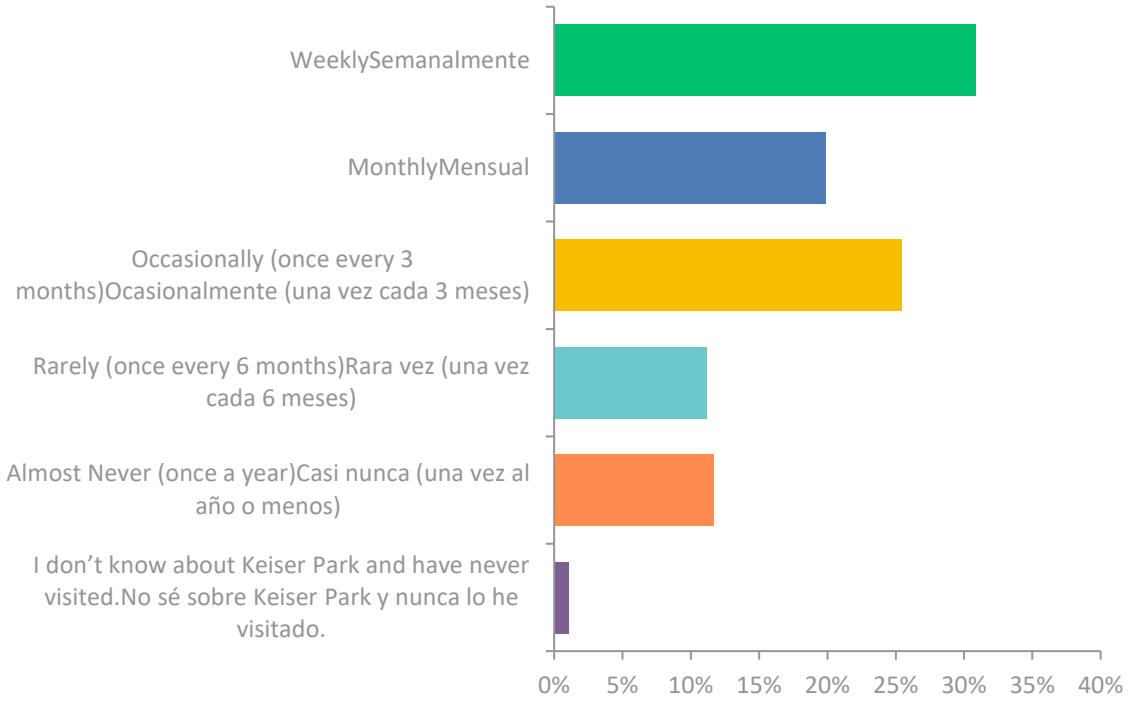


SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q1: How often do you or your family visit Keiser Park? Please select ONE.
¿Con qué frecuencia usted o su familia visitan Keiser Park? Por favor, seleccione UNO.

Answered: 755 Skipped: 3

ANSWER CHOICES	RESPONSES	
Weekly Semanalmente	30.86%	233
Monthly Mensual	19.87%	150
Occasionally (once every 3 months) Ocasionalmente (una vez cada 3 meses)	25.43%	192
Rarely (once every 6 months) Rara vez (una vez cada 6 meses)	11.13%	84
Almost Never (once a year) Casi nunca (una vez al año o menos)	11.66%	88
I don't know about Keiser Park and have never visited. No sé sobre Keiser Park y nunca lo he visitado.	1.06%	8
TOTAL		755



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q2: Why do you visit Keiser Park? Select ALL that apply or write in your reason to visit Keiser Park in 'Other.'
¿Por qué visita Keiser Park? Seleccione TODO lo que corresponda o escriba su razón para visitar Keiser Park en 'Otro'.

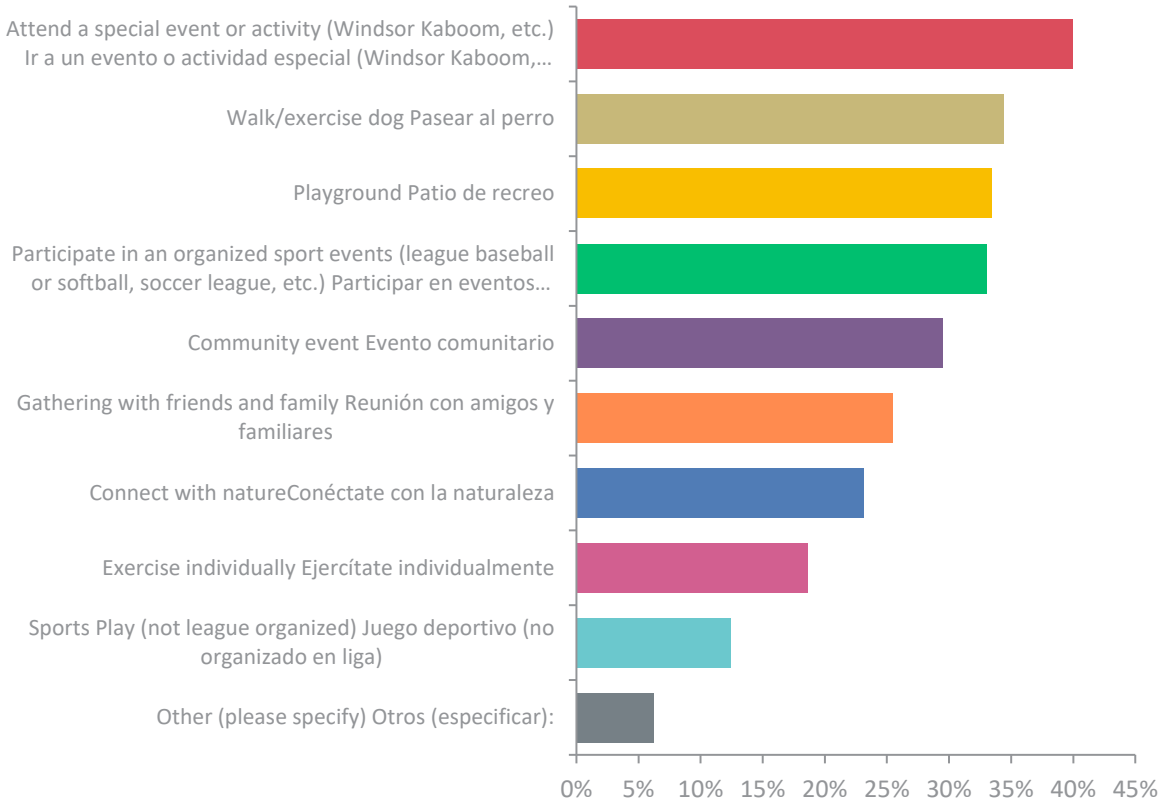
Answered: 756 Skipped: 2

ANSWER CHOICES	RESPONSES	
Participate in an organized sport events (league baseball or softball, soccer league, etc.) Participar en eventos deportivos organizados (liga de béisbol o softbol, liga de fútbol, etc.)	33.07%	250
Connect with nature Conéctate con la naturaleza	23.15%	175
Playground Patio de recreo	33.47%	253
Sports Play (not league organized) Juego deportivo (no organizado en liga)	12.43%	94
Gathering with friends and family Reunión con amigos y familiares	25.53%	193
Community event Evento comunitario	29.50%	223
Exercise individually Ejercítate individualmente	18.65%	141
Walk/exercise dog Pasear al perro	34.39%	260
Attend a special event or activity (Windsor Kaboom, etc.) Ir a un evento o actividad especial (Windsor Kaboom, etc.)	39.95%	302
Other (please specify) Otros (especificar):	6.22%	47
TOTAL		1938

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q2: Why do you visit Keiser Park? Select ALL that apply or write in your reason to visit Keiser Park in 'Other.'
¿Por qué visita Keiser Park? Seleccione TODO lo que corresponda o escriba su razón para visitar Keiser Park en 'Otro'.

Answered: 756 Skipped: 2



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q2: Why do you visit Keiser Park? Select ALL that apply or write in your reason to visit Keiser Park in 'Other.'
¿Por qué visita Keiser Park? Seleccione TODO lo que corresponda o escriba su razón para visitar Keiser Park en 'Otro'.

Answered: 756 Skipped: 2

#	OTHER (PLEASE SPECIFY)OTROS (ESPECIFICAR):	DATE
1	Outdoor quiet time	7/3/2022 3:33 PM
2	I had been going to Balloon Festival when it was free	7/2/2022 7:04 PM
3	PickleBall courts could be used by the high school too.	7/2/2022 1:08 PM
4	Biking	7/2/2022 7:08 AM
5	Run through park on trails	7/1/2022 12:29 PM
6	Ride bike -	6/30/2022 7:31 PM
7	I don't	6/16/2022 6:10 AM
8	Girl Scout camp annually	6/15/2022 11:04 AM
9	just to see changes and see if original promises kept	6/15/2022 9:37 AM
10	Ride bike through	6/15/2022 6:43 AM
11	Ride bikes	6/15/2022 6:12 AM
12	N/a	6/13/2022 10:13 AM
13	Grandson- soccer games	6/12/2022 3:35 PM
14	proximity to Cali	6/12/2022 1:14 PM
15	Free compost pickup / watch baseball game	6/11/2022 8:37 PM
16	R/C cars	6/11/2022 11:00 AM
17	Hosting compost give-away event	6/10/2022 12:36 PM
18	Dog training group	6/9/2022 9:45 PM
19	Pool/splash pad	6/9/2022 7:44 PM
20	Walk through it to the town Green	6/9/2022 6:11 PM
21	Walking from school	6/9/2022 9:10 AM
22	Drumline	6/9/2022 8:26 AM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q2: Why do you visit Keiser Park? Select ALL that apply or write in your reason to visit Keiser Park in 'Other.'
¿Por qué visita Keiser Park? Seleccione TODO lo que corresponda o escriba su razón para visitar Keiser Park en 'Otro'.

Answered: 756 Skipped: 2

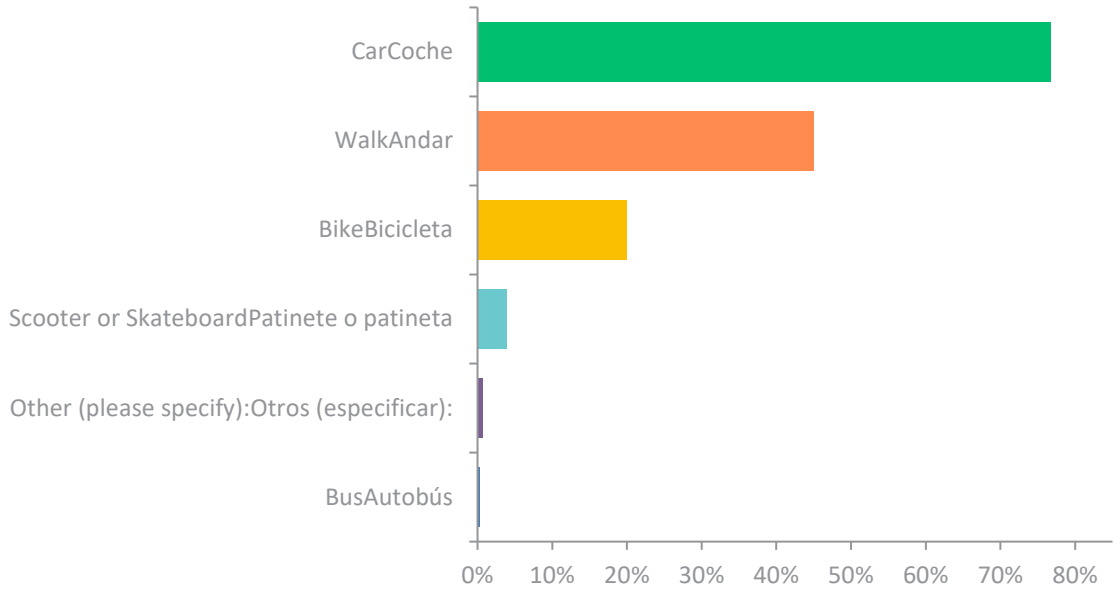
23	Cut through it as way to get from south windsor to west windsor via bicycle	6/8/2022 3:59 PM
24	Walking through from the Town Green	6/7/2022 5:17 PM
25	Never been	6/7/2022 5:13 PM
26	I've rarely visited the park	6/7/2022 8:57 AM
27	Walk to school	6/7/2022 5:37 AM
28	They have a bathroom	6/6/2022 11:36 PM
29	Picnic	6/6/2022 8:47 PM
30	Pick up High School kids	6/6/2022 7:34 PM
31	Hang out with my kids	6/6/2022 7:23 PM
32	Dropping kids off at the high school	6/6/2022 7:19 PM
33	Kids birthdays	6/6/2022 7:09 PM
34	Walk	6/6/2022 6:55 PM
35	Biking with kids	6/6/2022 6:48 PM
36	We will be there again when grands play organized sports. We did visit the park more often late '80's, early 90's	6/6/2022 6:34 PM
37	Ride my bike through the park	6/6/2022 6:00 PM
38	Biking	6/6/2022 5:55 PM
39	Great spot to drive RC cars and trucks.	6/6/2022 5:52 PM
40	Parking for hs	6/6/2022 5:48 PM
41	Parking near WHS football field.	6/6/2022 5:45 PM
42	WHS sports	6/6/2022 5:18 PM
43	We are retired seniors	6/6/2022 5:11 PM
44	School walk	6/6/2022 4:49 PM
45	Girl Scout Camp	6/6/2022 4:40 PM
46	Girl Scout Day Camp	6/6/2022 4:24 PM
47	Ride bike occasionally	6/6/2022 4:23 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q3: How do you or your family get to Keiser Park? Select ALL that apply or tell us how you get to Keiser Park in 'Other.'
¿Cómo llega usted o su familia al Keiser Park? Seleccione TODO lo que corresponda o díganos cómo llega a Keiser Park en 'Otro'.

Answered: 756 Skipped: 2

ANSWER CHOICES	RESPONSES	
Car Coche	76.72%	580
Bus Autobús	0.40%	3
Bike Bicicleta	19.97%	151
Scooter or Skateboard Patinete o patineta	3.97%	30
Walk Andar	44.97%	340
Other (please specify): Otros (especificar):	0.66%	5
TOTAL		1109



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q3: How do you or your family get to Keiser Park? Select ALL that apply or tell us how you get to Keiser Park in 'Other.'
¿Cómo llega usted o su familia al Keiser Park? Seleccione TODO lo que corresponda o díganos cómo llega a Keiser Park en 'Otro'.

Answered: 756 Skipped: 2

#	OTHER (PLEASE SPECIFY):OTROS (ESPECIFICAR):	DATE
1	Not at all	7/2/2022 7:04 PM
2	Car to a friend's house, then walk.	6/10/2022 4:31 PM
3	To watch an organized sports game.	6/8/2022 10:07 PM
4	Run	6/8/2022 9:52 AM
5	Run	6/6/2022 7:45 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q4: What do you like most about Keiser Park? Please select the top THREE things you like, or write in your favorite item we missed in 'Other.'

¿Qué es lo que más te gusta de Keiser Park? Seleccione las TRES cosas principales que le gustan o escriba su artículo favorito que nos perdimos en 'Otro'.

Answered: 758 Skipped: 0

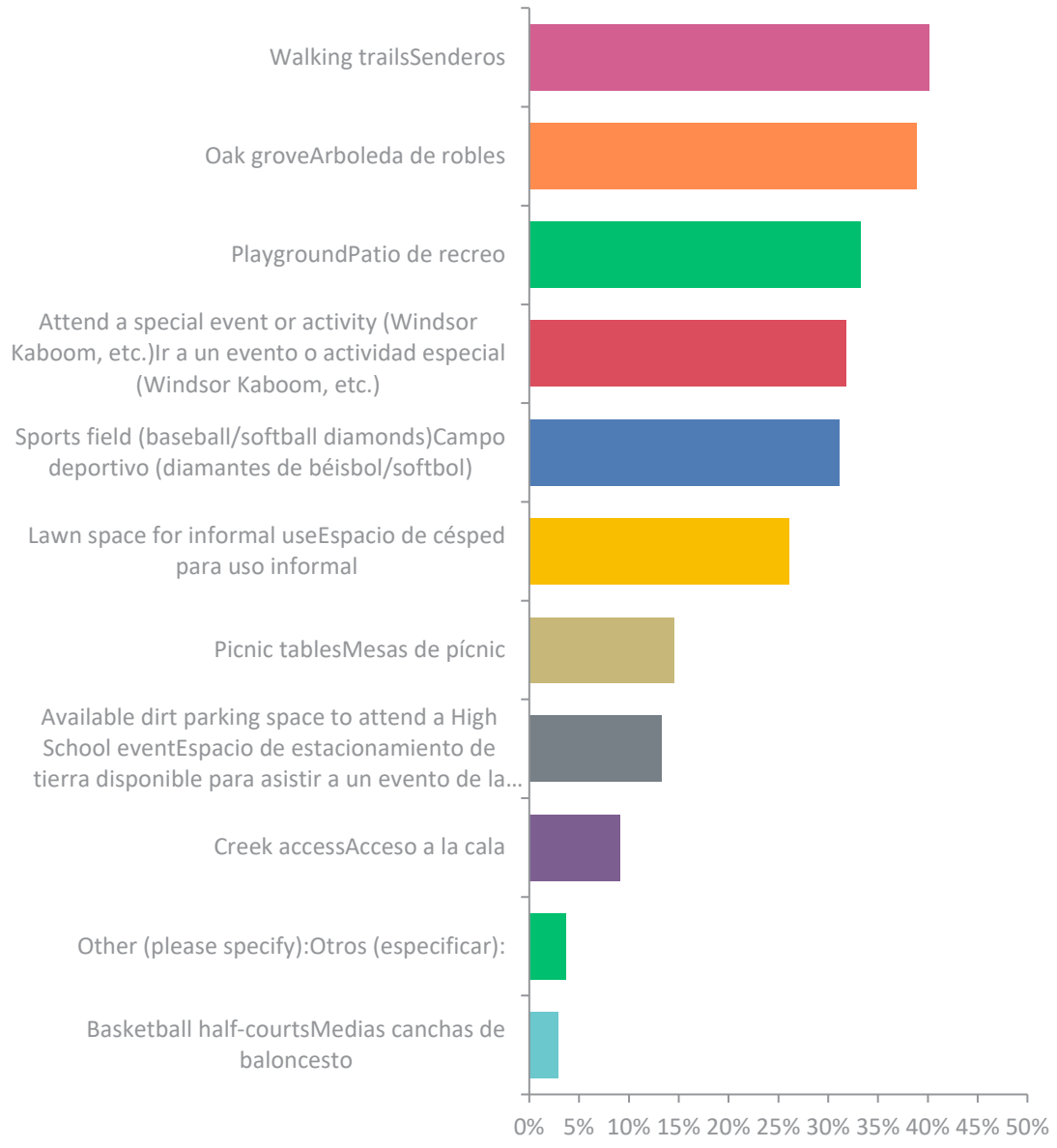
ANSWER CHOICES	RESPONSES	
Playground Patio de recreo	33.25%	252
Sports field (baseball/softball diamonds) Campo deportivo (diamantes de béisbol/softbol)	31.13%	236
Lawn space for informal use Espacio de césped para uso informal	26.12%	198
Basketball half-courts Medias canchas de baloncesto	2.90%	22
Oak grove Arboleda de robles	38.92%	295
Creek access Acceso a la cala	9.10%	69
Walking trails Senderos	40.11%	304
Picnic tables Mesas de pícnic	14.51%	110
Attend a special event or activity (Windsor Kaboom, etc.) Ir a un evento o actividad especial (Windsor Kaboom, etc.)	31.79%	241
Available dirt parking space to attend a High School event Espacio de estacionamiento de tierra disponible para asistir a un evento de la escuela secundaria	13.32%	101
Other (please specify): Otros (especificar):	3.69%	28
TOTAL		1856

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q4: What do you like most about Keiser Park? Please select the top THREE things you like, or write in your favorite item we missed in 'Other.'

¿Qué es lo que más te gusta de Keiser Park? Seleccione las TRES cosas principales que le gustan o escriba su artículo favorito que nos perdimos en 'Otro'.

Answered: 758 Skipped: 0



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q4: What do you like most about Keiser Park? Please select the top THREE things you like, or write in your favorite item we missed in 'Other.'
¿Qué es lo que más te gusta de Keiser Park? Seleccione las TRES cosas principales que le gustan o escriba su artículo favorito que nos perdimos en 'Otro'.

Answered: 758 Skipped: 0

#	OTHER (PLEASE SPECIFY):OTROS (ESPECIFICAR):	DATE
1	I dont	7/2/2022 7:04 PM
2	Wouldn't PickleBall courts be great	7/2/2022 1:08 PM
3	Walk/run dogs	7/1/2022 11:40 AM
4	The park is very clean, well-maintained, and feels safe for our younger children, teenagers, the. middle-aged, elderly, and especially young women.	7/1/2022 10:04 AM
5	Very clean public bathrooms (fully stocked with toilet papers, too)	6/13/2022 9:11 PM
6	N/a but a dog park is needed!	6/13/2022 10:13 AM
7	I like it all as a whole	6/12/2022 3:12 PM
8	All of the above	6/11/2022 12:22 PM
9	Lots of variety to train	6/9/2022 9:45 PM
10	Riding bikes	6/9/2022 5:19 PM
11	I love the free compost day	6/8/2022 6:03 AM
12	Access from park to home	6/7/2022 5:17 PM
13	restrooms	6/7/2022 12:55 PM
14	Dogs play in grass. We don't have many grass areas dog can play.	6/7/2022 11:48 AM
15	No preferences	6/7/2022 11:17 AM
16	We live on the East Side, so only go here for special events. WE NEED A PUBLIC POOL HERE!	6/7/2022 11:14 AM
17	I just moved here and have never been	6/7/2022 6:03 AM
18	They have a bathroom	6/6/2022 11:36 PM
19	I like that the back has somewhat stayed the same	6/6/2022 7:23 PM
20	Distance from me	6/6/2022 6:16 PM
21	I live two blocks away so it's very convenient	6/6/2022 6:00 PM
22	Kaboom!!!!	6/6/2022 6:00 PM
23	WHS access for the handicap	6/6/2022 5:18 PM
24	memories when our kids played there	6/6/2022 5:11 PM
25	I feel safe here	6/6/2022 5:09 PM
26	Bathrooms	6/6/2022 4:05 PM
27	Bird listening	6/4/2022 11:26 AM
28	Hanging out with friends	6/2/2022 12:27 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q5: The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update. Please RANK the amenities in the order you'd prioritize building them.
Estos servicios han sido identificados para Keiser Park en la Actualización del Plan Maestro de Parques y Recreación. Por favor CLASIFICE las comodidades en el orden en que desea que se construyan.

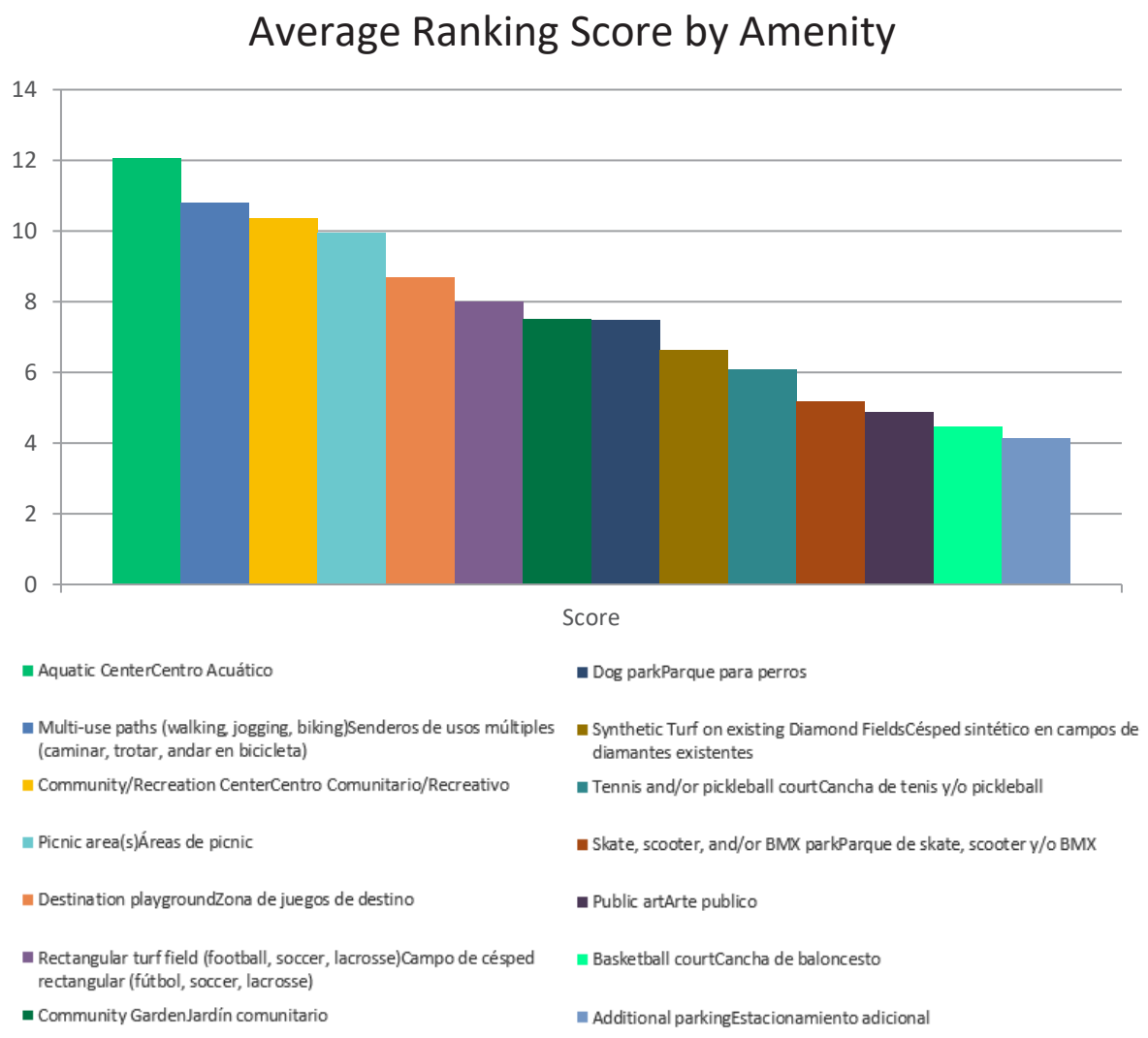
Answered: 690 Skipped: 68

	1	2	3	4	5	6	7	8	9	10	11	12	13
Community/Recreation CenterCentro Comunitario/Recreativo	8.60% 56	24.58% 160	14.29% 93	11.52% 75	9.52% 62	7.53% 49	5.84% 38	5.53% 36	3.38% 22	2.15% 14	2.15% 14	1.38% 9	1.23
Aquatic CenterCentro Acuático	58.32% 396	11.19% 76	5.60% 38	4.86% 33	3.83% 26	2.06% 14	2.65% 18	1.62% 11	1.33% 9	1.77% 12	1.47% 10	1.47% 10	0.88
Picnic area(s)Áreas de picnic	2.59% 17	9.15% 60	20.12% 132	19.97% 131	12.96% 85	8.84% 58	9.60% 63	6.55% 43	3.81% 25	2.44% 16	1.52% 10	1.37% 9	0.76
Multi-use paths (walking, jogging, biking)Senderos de usos múltiples (caminar, trotar, andar en bicicleta)	10.60% 71	17.46% 117	18.81% 126	16.72% 112	11.64% 78	8.66% 58	4.48% 30	4.63% 31	2.09% 14	2.09% 14	1.19% 8	0.45% 3	0.75
Rectangular turf field (football, soccer, lacrosse)Campo de césped rectangular (fútbol, soccer, lacrosse)	2.02% 13	4.67% 30	5.60% 36	7.93% 51	16.64% 107	12.91% 83	9.64% 62	9.18% 59	7.78% 50	7.31% 47	5.91% 38	4.98% 32	4.35
Synthetic Turf on existing Diamond FieldsCésped sintético en campos de diamantes existentes	2.48% 16	1.70% 11	3.72% 24	2.48% 16	5.57% 36	13.62% 88	13.62% 88	8.98% 58	9.75% 63	10.06% 65	7.28% 47	8.05% 52	6.97
Community GardenJardín comunitario	1.83% 12	3.66% 24	4.73% 31	8.38% 55	7.32% 48	9.91% 65	14.48% 95	14.63% 96	10.82% 71	7.01% 46	5.18% 34	5.49% 36	4.12
Destination playgroundZona de juegos de destino	3.97% 26	11.76% 77	9.47% 62	8.85% 58	7.33% 48	6.11% 40	9.31% 61	16.79% 110	11.60% 76	6.87% 45	3.97% 26	2.14% 14	1.22
Dog parkParque para perros	6.66% 44	6.51% 43	7.41% 49	5.75% 38	6.51% 43	8.17% 54	4.84% 32	6.35% 42	17.40% 115	6.96% 46	5.30% 35	5.45% 36	5.90
Public artArte publico	0.46% 3	0.77% 5	2.01% 13	2.47% 16	3.55% 23	5.56% 36	4.64% 30	4.02% 26	6.65% 43	22.26% 144	12.83% 83	10.97% 71	9.12
Skate, scooter, and/or BMX parkParque de skate, scooter y/o BMX	1.07% 7	3.06% 20	3.22% 21	3.06% 20	3.06% 20	3.22% 21	4.90% 32	5.36% 35	4.59% 30	10.41% 68	26.03% 170	13.32% 87	10.11
Tennis and/or pickleball courtCancha de tenis y/o pickleball	2.13% 14	5.47% 36	4.26% 28	5.02% 33	4.86% 32	5.62% 37	5.93% 39	5.32% 35	7.14% 47	7.60% 50	10.33% 68	24.77% 163	8.66
Basketball courtCancha de baloncesto	0.77% 5	1.08% 7	2.31% 15	1.85% 12	3.85% 25	3.39% 22	4.01% 26	6.01% 39	7.09% 46	7.40% 48	9.55% 62	13.10% 85	32.97 2
Additional parkingEstacionamiento adicional	1.38% 9	3.07% 20	2.46% 16	3.07% 20	3.69% 24	3.53% 23	5.07% 33	4.15% 27	5.07% 33	4.45% 29	5.22% 34	4.76% 31	11.52

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q5: The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update. Please RANK the amenities in the order you'd prioritize building them.
Estos servicios han sido identificados para Keiser Park en la Actualización del Plan Maestro de Parques y Recreación. Por favor CLASIFICE las comodidades en el orden en que desea que se construyan.

Answered: 690 Skipped: 68



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q6: The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update. If you had $7, how would you spend it to support construction of these amenities? Enter the price of the amenity into the boxes to spend your $7.

Los siguientes servicios han sido identificados para Keiser Park en la Actualización del Plan Maestro de Parques y Recreación. Si tuviera $7, ¿cómo los gastaría para apoyar la construcción de estos servicios?

Answered: 641 Skipped: 117

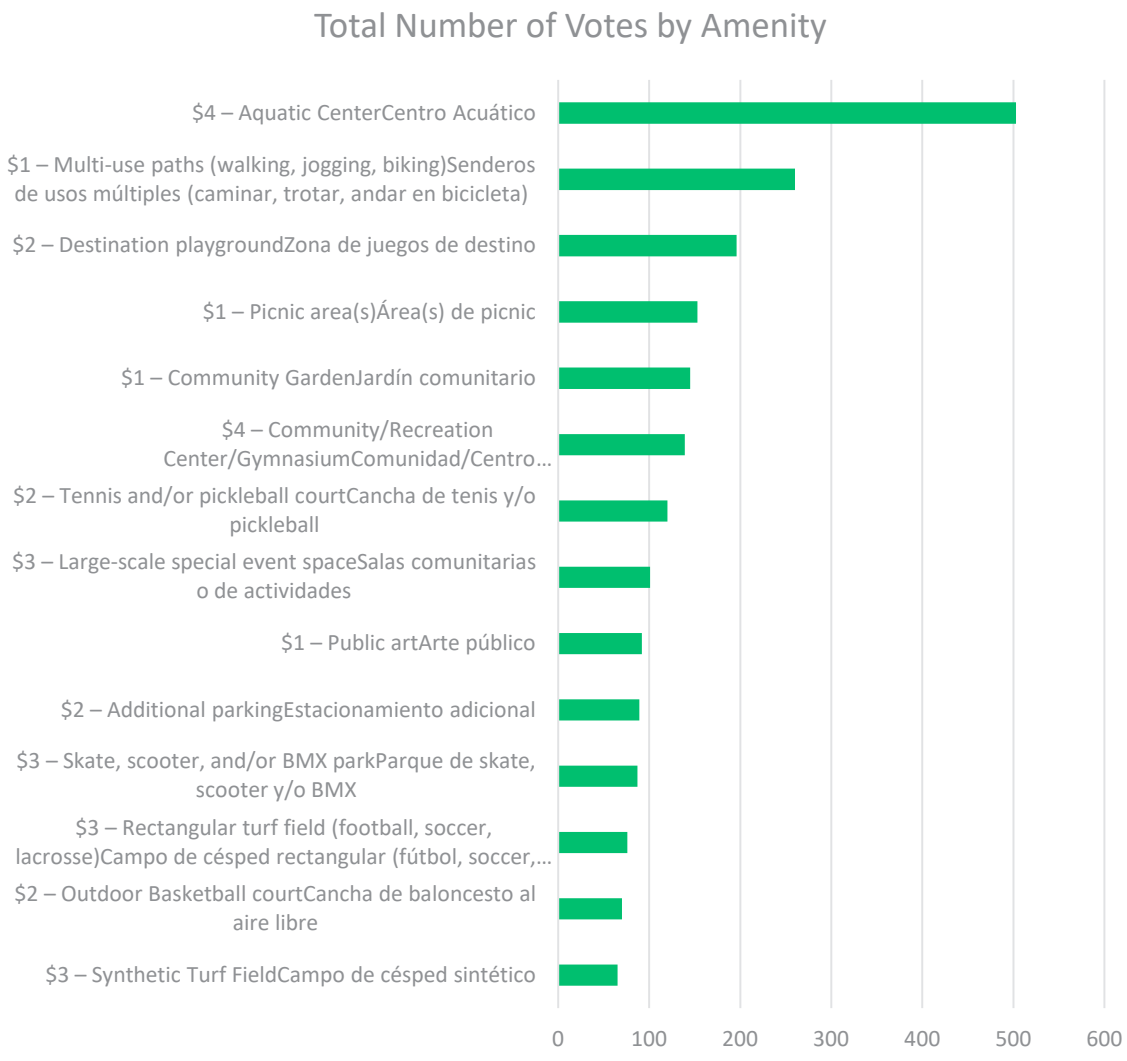
Answer Choices	Average Dollar Value	Total Dollars Spent	Total Number of Votes	Percent of Respondents for this Question
$4 – Aquatic CenterCentro Acuático	4.121272366	2073	503	78.47%
$1 – Multi-use paths (walking, jogging, biking)Senderos de usos múltiples (caminar, trotar, andar en bicicleta)	1.465384615	381	260	40.56%
$2 – Destination playgroundZona de juegos de destino	1.862244898	365	196	30.58%
$4 – Community/Recreation Center/GymnasiumComunidad/Centro Recreativo/Gimnasio	2.122302158	295	139	21.68%
$2 – Tennis and/or pickleball courtCancha de tenis y/o pickleball	1.55	186	120	18.72%
$3 – Large-scale special event spaceSalas comunitarias o de actividades	1.821782178	184	101	15.76%
$1 – Community GardenJardín comunitario	1.255172414	182	145	22.62%
$1 – Picnic area(s)Área(s) de picnic	1.032679739	158	153	23.87%
$3 – Skate, scooter, and/or BMX parkParque de skate, scooter y/o BMX	1.793103448	156	87	13.57%
$3 – Rectangular turf field (football, soccer, lacrosse)Campo de césped rectangular (fútbol, soccer, lacrosse)	1.736842105	132	76	11.86%
$2 – Additional parkingEstacionamiento adicional	1.404494382	125	89	13.88%
$3 – Synthetic Turf FieldCampo de césped sintético	1.492307692	97	65	10.14%
$2 – Outdoor Basketball courtCancha de baloncesto al aire libre	1.128571429	79	70	10.92%
$1 – Public artArte público	0.804347826	74	92	14.35%

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q6: The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update. If you had $7, how would you spend it to support construction of these amenities? Enter the price of the amenity into the boxes to spend your $7.

Los siguientes servicios han sido identificados para Keiser Park en la Actualización del Plan Maestro de Parques y Recreación. Si tuviera $7, ¿cómo los gastaría para apoyar la construcción de estos servicios?

Answered: 641 Skipped: 117



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q7: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/Recreation Center. What elements would you most like in a community/recreation center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

'La Actualización del Plan Maestro de Parques y Recreación identificó a Keiser Park como el lugar para un futuro Centro Comunitario/Recreativo. ¿Qué elementos le gustarían más en un centro comunitario/recreativo? Seleccione los TRES elementos principales que desea. Si olvidamos algo que le gustaría, escríbalo en "Otro".

Answered: 631 Skipped: 127

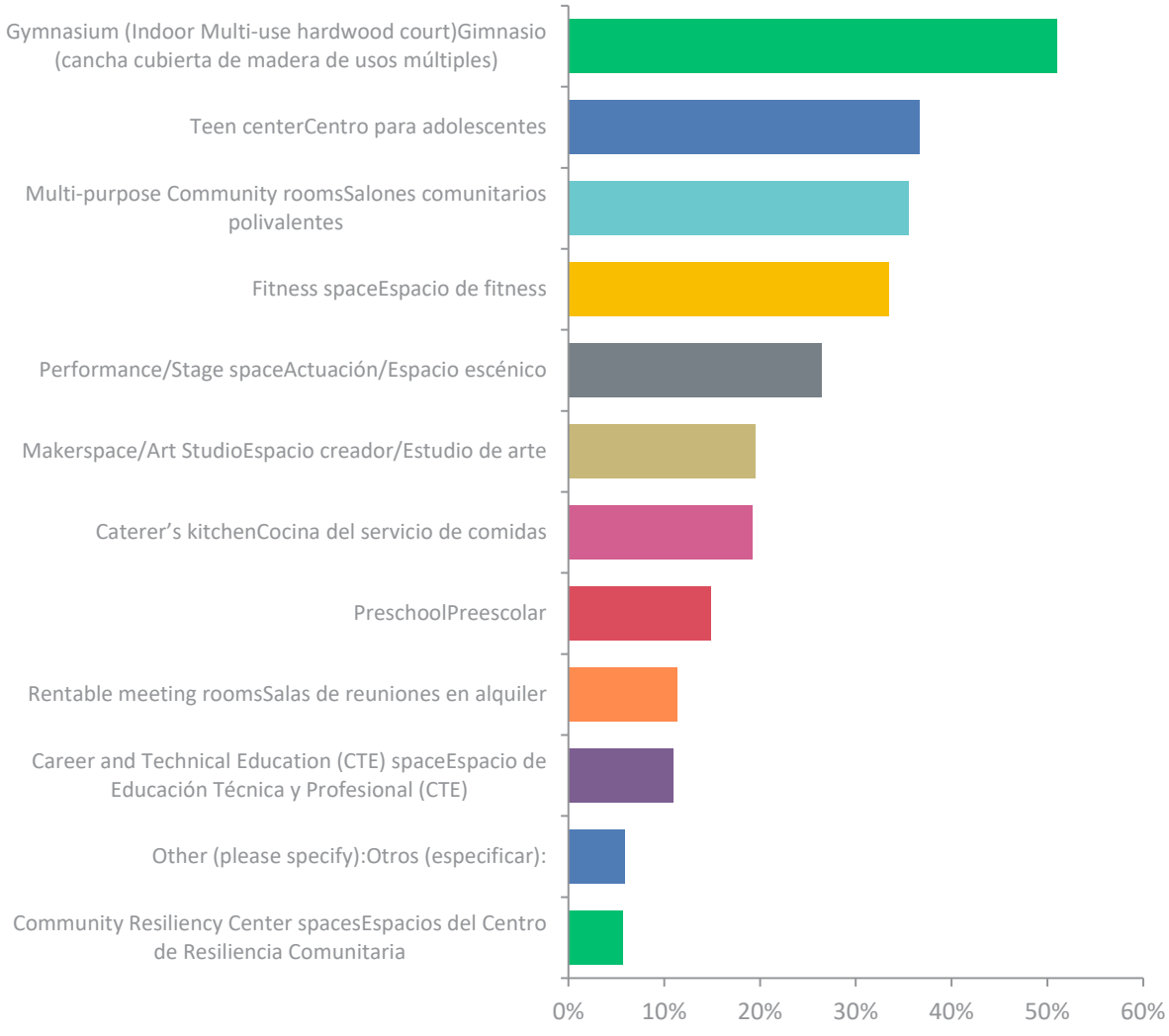
ANSWER CHOICES	RESPONSES	
Gymnasium (Indoor Multi-use hardwood court) Gimnasio (cancha cubierta de madera de usos múltiples)	51.03%	322
Teen center Centro para adolescentes	36.61%	231
Fitness space Espacio de fitness	33.44%	211
Multi-purpose Community rooms Salones comunitarios polivalentes	35.50%	224
Rentable meeting rooms Salas de reuniones en alquiler	11.41%	72
Career and Technical Education (CTE) space Espacio de Educación Técnica y Profesional (CTE)	10.94%	69
Caterer's kitchen Cocina del servicio de comidas	19.18%	121
Makerspace/Art Studio Espacio creador/Estudio de arte	19.49%	123
Preschool Preescolar	14.90%	94
Performance/Stage space Actuación/Espacio escénico	26.47%	167
Community Resiliency Center spaces Espacios del Centro de Resiliencia Comunitaria	5.71%	36
Other (please specify): Otros (especificar):	5.86%	37
TOTAL		1707

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q7: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/Recreation Center. What elements would you most like in a community/recreation center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

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Answered: 631 Skipped: 127



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q7: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/Recreation Center. What elements would you most like in a community/recreation center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

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Answered: 631 Skipped: 127

#	OTHER (PLEASE SPECIFY):OTROS (ESPECIFICAR):	DATE
1	Dog park	7/5/2022 9:47 AM
2	None of the above. Why change it. The improvements you suggest will add VMT to the Town's GHG emissions	7/2/2022 9:06 PM
3	Senior meals space. Currently our Senior Center provides one meal a week and must order a week in advance.	7/2/2022 7:29 PM
4	PickleBall?	7/2/2022 1:13 PM
5	Racket ball	7/2/2022 8:15 AM
6	I don't know	7/2/2022 12:12 AM
7	Open the high school track for the community with signed waivers and someone from the rec department to open it for summer use and when athletes aren't on it.	7/1/2022 12:35 PM
8	Doggy daycare	7/1/2022 11:45 AM
9	None	6/29/2022 8:53 PM
10	remove things from senior center	6/15/2022 9:47 AM
11	Use Huerta gym for this purpose not creating a new building	6/15/2022 6:51 AM
12	I vote 100% for a Running track field!! There is no running track field available for public use in Windsor. King Track & Field in north Berkeley is a great example for a publicly available running track field (outside of school use). It is super actively used by the community by all ages (seniors, families with young children, teenagers, middle-aged working people, people with disabilities, etc.), for walking, jogging, exercising, and training. The open area inside of the tracks are also very actively used simultaneously by different groups for playing soccer games, hand ball games, group frisbees, dodge balls, yoga, etc. The track field can serve for multiple uses of the space unlike other specific sports which also limit the use by certain demographics. There is no need to have fancy spectator benches around the tracks. We just need a simple running track field. I strongly believe that the space will be used more by wide variety of people, including people with disabilities (safe outdoor walking space without obstacles and on a walking/running friendly surface). Please consider making a running track field in Keiser Park. If the Windsor City committee members are not convinced of this idea, please visit and observe King Track & Field in north Berkeley (1759 Hopkins St, Berkeley, CA 94707), for example, on weekends or in the late afternoon. You will know how popular and heavily used it is. I lived in the neighborhood before, and I always wished to have an access to a track field like the one in Berkeley here in Windsor. The track field does not even have to be a full size track field. I read about the history of King Track & Field, and it is not a full-sized track field. It is an incredibly popular place in the community. I sincerely hope this option/idea is considered by the committee members.	6/13/2022 10:42 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q7: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/Recreation Center. What elements would you most like in a community/recreation center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

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Answered: 631 Skipped: 127

13	Track for running	6/12/2022 8:48 PM
14	Dont Build It in the first Place	6/12/2022 1:31 PM
15	Library	6/11/2022 11:20 PM
16	Water park	6/10/2022 7:44 PM
17	Weight Room. Racquetball courts	6/9/2022 5:53 PM
18	This town needs a pool	6/8/2022 1:14 AM
19	A place our community can utilize for multiple purposes	6/7/2022 11:33 PM
20	not interested in this	6/7/2022 5:25 PM
21	Do not support building Community Rec Center, particularly in the face of Global Warming issues. Among other reasons, vehicular trips will be increased if such a center is built. Utilize the existing Town facilities and for the time being enjoy what we have.	6/7/2022 11:25 AM
22	In door batting cages	6/7/2022 7:04 AM
23	Pool	6/7/2022 6:36 AM
24	We already have Huerta Gym don't waste resources	6/7/2022 5:42 AM
25	A pool	6/6/2022 11:41 PM
26	Sand volleyball courts	6/6/2022 10:45 PM
27	Don't need community center. Waste of time and resources.	6/6/2022 9:04 PM
28	Dog park	6/6/2022 8:04 PM
29	Splash pad	6/6/2022 7:57 PM
30	None	6/6/2022 6:46 PM
31	Senior Center	6/6/2022 6:18 PM
32	Plus art studio/makerspace and kitchen. There are stages at the Community Center by Safeway, the middle school, the high school and Cali. The schools also have basketball courts. There are plenty of stages and basketball courts in town, if WUSD and TOW can partner on expenses and times for use.	6/6/2022 5:04 PM
33	Splash pad	6/6/2022 5:03 PM
34	I don't think we need this as there are other spaces in the community such as the senior center, the gym on the Town Green and the preschool behind Safeway.	6/6/2022 4:20 PM
35	Keep Huerta gym locals	6/6/2022 4:19 PM
36	I don't support a Community Center there	6/6/2022 4:19 PM
37	All of the above	6/4/2022 11:32 AM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q8: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center. What elements would you most like in an aquatics center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

La Actualización del Plan Maestro de Parques y Recreación identificó a Keiser Park como el lugar para un futuro Centro Acuático. ¿Qué elementos te gustarían más en un centro acuático? Seleccione los TRES elementos principales que desea. Si olvidamos algo que le gustaría, escríbalo en "Otro".

Answered: 631 Skipped: 127

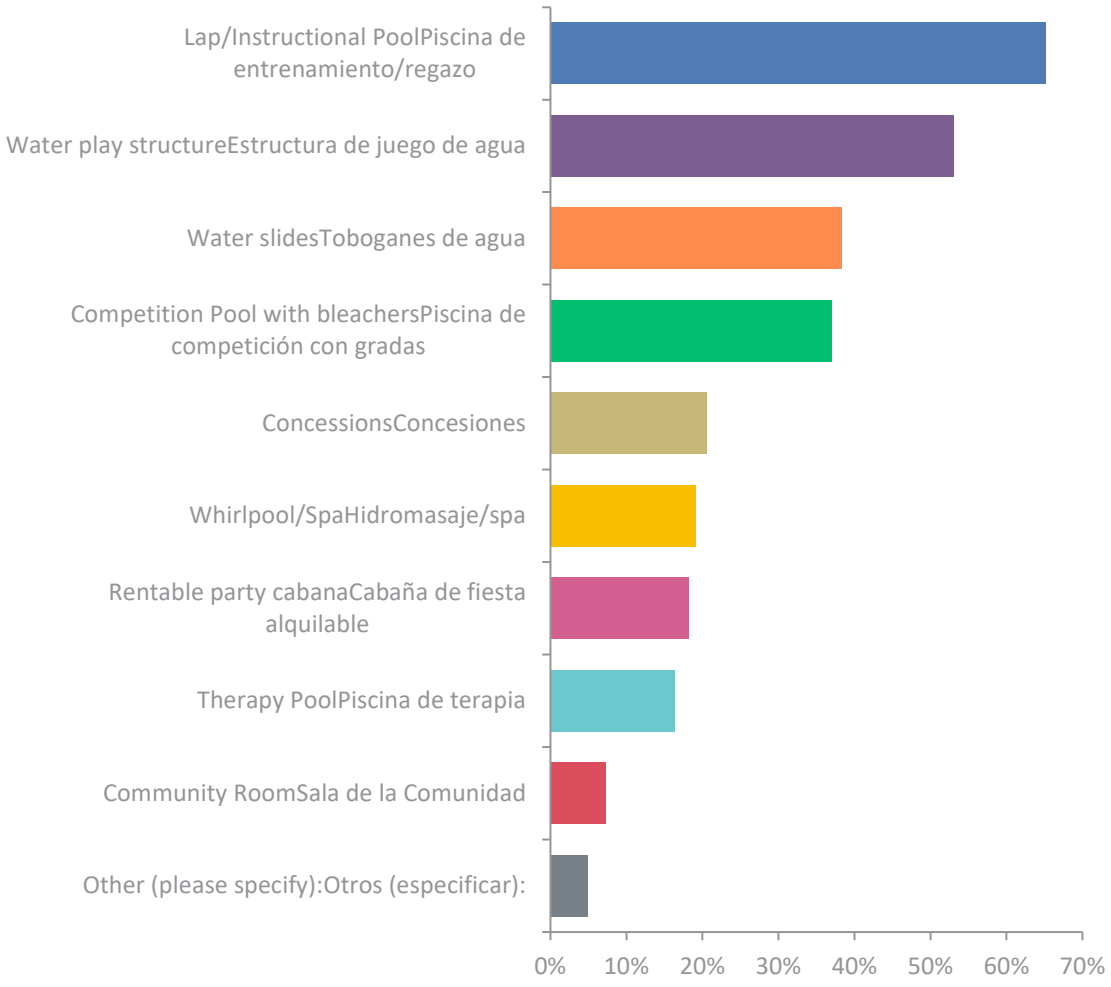
ANSWER CHOICES	RESPONSES	
Competition Pool with bleachers Piscina de competición con gradas	37.08%	234
Lap/Instructional Pool Piscina de entrenamiento/regazo	65.13%	411
Whirlpool/Spa Hidromasaje/spa	19.18%	121
Therapy Pool Piscina de terapia	16.32%	103
Water slides Toboganes de agua	38.35%	242
Water play structure Estructura de juego de agua	53.09%	335
Rentable party cabana Cabaña de fiesta alquilable	18.23%	115
Concessions Concesiones	20.60%	130
Community Room Sala de la Comunidad	7.29%	46
Other (please specify): Otros (especificar):	4.91%	31
TOTAL		1768

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q8: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center. What elements would you most like in an aquatics center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

La Actualización del Plan Maestro de Parques y Recreación identificó a Keiser Park como el lugar para un futuro Centro Acuático. ¿Qué elementos te gustarían más en un centro acuático? Seleccione los TRES elementos principales que desea. Si olvidamos algo que le gustaría, escríbalo en "Otro".

Answered: 631 Skipped: 127



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q8: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center. What elements would you most like in an aquatics center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

La Actualización del Plan Maestro de Parques y Recreación identificó a Keiser Park como el lugar para un futuro Centro Acuático. ¿Qué elementos te gustarían más en un centro acuático? Seleccione los TRES elementos principales que desea. Si olvidamos algo que le gustaría, escríbalo en "Otro".

Answered: 631 Skipped: 127

#	OTHER (PLEASE SPECIFY):OTROS (ESPECIFICAR):	DATE
1	Dog park	7/5/2022 9:47 AM
2	There must be a better location for a pool	7/2/2022 9:06 PM
3	Childs depth pool	6/29/2022 2:20 PM
4	Lap/ instruction pool w/open family swim time. The Sonoma County Family YMCA is a great example.	6/26/2022 10:39 PM
5	Too expensive to maintain. Not in agreement with the pool.	6/20/2022 9:12 AM
6	Focus should be on lower cost/scale high return water recreation such as a water play structure vs a large pool	6/16/2022 6:07 AM
7	for high school competition	6/15/2022 9:47 AM
8	None. Do not want an aquatic center	6/10/2022 4:39 PM
9	Splash pad for toddlers	6/9/2022 1:08 PM
10	High & Low Diving Boards	6/8/2022 1:00 AM
11	All of the above	6/7/2022 11:55 PM
12	multiple pools	6/7/2022 5:25 PM
13	Acquatic Center is too expensive to build and too expensive to maintain…We are in a Global Warming Emergency, but Windsor (as most everywhere else) is behaving as if things are "normal". Time to put all these projects on hold and re-evaluate, given current conditions caused by pandemic and global warming.	6/7/2022 11:25 AM
14	No pool at all	6/7/2022 9:03 AM
15	Multiple sized pools for families	6/7/2022 6:36 AM
16	N/a; an aquatic center will not be financially sustainable. I do not support the idea.	6/7/2022 12:20 AM
17	Deeper water for 6ft person	6/6/2022 8:53 PM
18	Lockers, restrooms, showers	6/6/2022 8:48 PM
19	No aquatic center	6/6/2022 8:14 PM
20	None	6/6/2022 8:09 PM
21	Splash pad & wading pool for small children	6/6/2022 8:01 PM
22	Spa and concessions!!	6/6/2022 7:11 PM
23	No aquatic center	6/6/2022 5:42 PM
24	Don't build a fucking pool here fudge. There is not parking for it. Sell the dirt lot to the high school.	6/6/2022 5:23 PM
25	None, it's a bad idea	6/6/2022 5:23 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q8: The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center. What elements would you most like in an aquatics center? Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

La Actualización del Plan Maestro de Parques y Recreación identificó a Keiser Park como el lugar para un futuro Centro Acuático. ¿Qué elementos te gustarían más en un centro acuático? Seleccione los TRES elementos principales que desea. Si olvidamos algo que le gustaría, escríbalo en "Otro".

Answered: 631 Skipped: 127

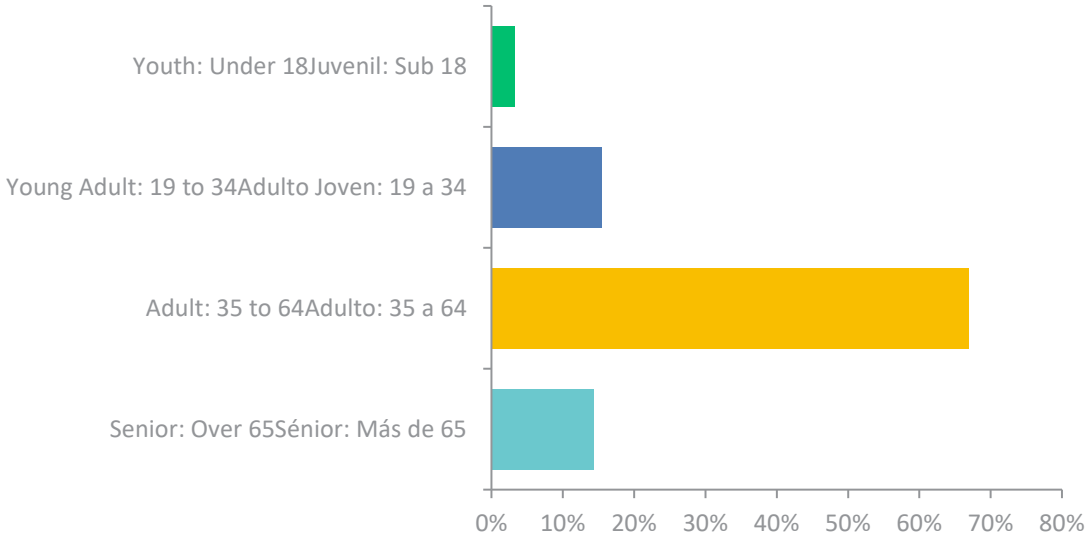
26	no additional cost to residents	6/6/2022 5:16 PM
27	Plus water slides! There is a huge physical therapy center with therapy pools by the Airport. Airport Health Club and Wkiup have pools, kid pools, jacuzzis, lap pools with membership. What the town really needs is a pool where kids and adults from families who can't afford gym or club memberships to learn how to swim, and to play and have fun in the water. A competition pool would be great for WHS and I'd love it, but if it's a choice, seniors, adults and non-high school students would be better served by the lap pool/learning pool, water slides and water play structures.	6/6/2022 5:04 PM
28	Splash pad	6/6/2022 5:02 PM
29	Infant pool	6/6/2022 4:23 PM
30	I don't support an Aquatic Center there	6/6/2022 4:19 PM
31	Not needed $$$$	6/3/2022 2:18 PM

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q9: Please select your age group (optional):
Seleccione su grupo de edad (opcional):

Answered: 619 Skipped: 139

ANSWER CHOICES	RESPONSES	
Youth: Under 18 Juvenil: Sub 18	3.23%	20
Young Adult: 19 to 34 Adulto Joven: 19 a 34	15.51%	96
Adult: 35 to 64 Adulto: 35 a 64	66.88%	414
Senior: Over 65 Sénior: Más de 65	14.38%	89
TOTAL		619

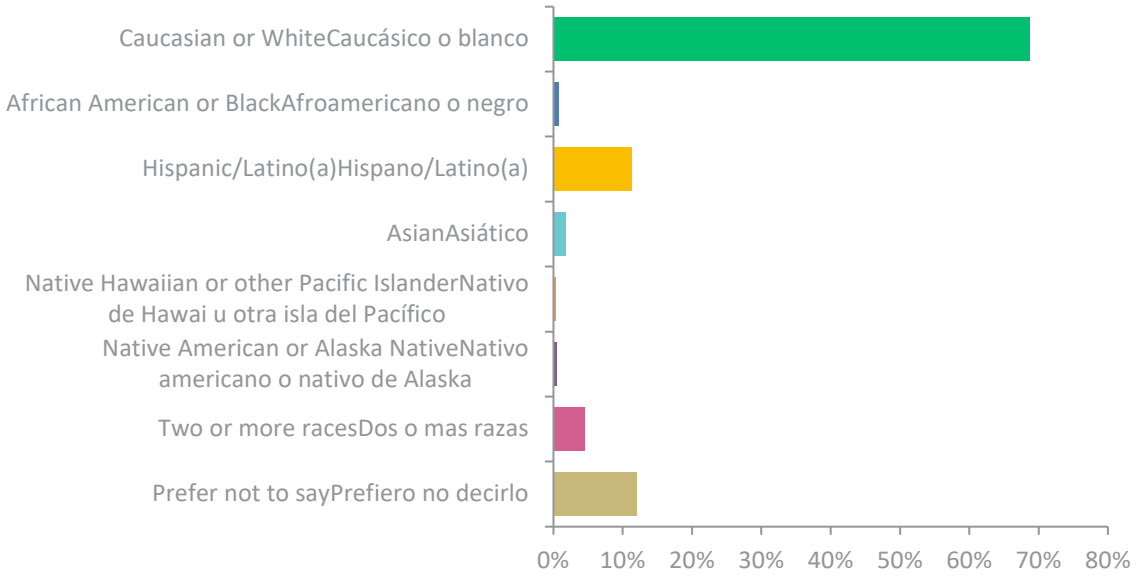


SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q10: Please select the Race/Ethnicity you identify with (optional):
Seleccione la Raza/Etnia con la que se identifica (opcional):

Answered: 600 Skipped: 158

ANSWER CHOICES	RESPONSES	
Caucasian or White Caucásico o blanco	68.67%	412
African American or Black Afroamericano o negro	0.83%	5
Hispanic/Latino(a) Hispano/Latino(a)	11.33%	68
Asian Asiático	1.83%	11
Native Hawaiian or other Pacific Islander Nativo de Hawai u otra isla del Pacífico	0.33%	2
Native American or Alaska Native Nativo americano o nativo de Alaska	0.50%	3
Two or more races Dos o mas razas	4.50%	27
Prefer not to say Prefiero no decirlo	12.00%	72
TOTAL		600



SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

I would like a doggie park small dogs designated area. We dont have one in Windsor We were suppose to have one
Keeping it well supervised and easily visible so will remain safe and free from crime
Connect with nature and friends.
Keiser Park is a valuable asset to the Town with the potential to hold large events which other cities in the County do not have. Development as seemingly suggested will require most residents to use a vehicle for travel to and from. Please address Climate Change and Smart Growth principles.
Lots of low income people in neighborhoods. This would be excellent area for congregate meals.
it's a beautiful place and hope that people take care of it.
PickleBall is the fastest growing sport in the World. The town could be on the leading edge. If we had 12 dedicated courts, we could generate revenue to the town by having tourneys and competitive events
Boccee Ball
So glad it may be happening!!!
Please allow the track to be open for the community. It is used anyway and we pay taxes to help support it.
We already have a nice soccer field at kaiser park. we already have La Huerta gym We already have a playground. We already have community gardens. We already have the town green for community and outside events. We really need an aquatic center
Look forward to enjoying community resource based facilities, bolstering the Town of Windsors sense of community.
Keizer Park is a lovely place to spend time because it is clean, peaceful and feels safe.
Dont 'need a fenced in dogpark but would like specific times alloted where dog can be off leash like they do at Doyle Park
Windsor needs to have another community space for our families- swimming pool is a must- a public pool in Windsor would provide positive activities and entertainment for the whole community. We also only have 4 public tennis courts in Windsor... we need more for everyone to use, including the high school!
Please make this a family oriented area.
Should have security station like colleges have to push in event of emergency
Love the space and trees
Our town deserves a pool. Currently only affluent citizens can swim safely. It's one of the few things I don't like (am embarrassed) about Windsor.
More drinking stations
We need a community pool. I have been waiting over 25 years to see this happen. Tired of driving to Healdsburg to use their public pool.
Now that my kids have grown we do not go to Keiser as much. My son just graduated WHS and was on the swim team. I think a pool would be amazing for the students and the community. Would be even more amazing if it was indore and could be utilized all year.
Having a pool would greatly benefit the community
Windsor needs a competitive swimming pool for the high school. I almost don't care what else you put there, a pool is a priority.
Really hoping to get an aquatic center her for WHS and the community. It would be a benefit to all age groups in Windsor.
We are fortunate to have such a wonderful park and to live in such a caring community.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

What is the plan for the 2 parcels at the end of Duncan Dr? Will Duncan Dr be connected with the park? I have lived 3 houses away from the park for many years and have been unable to access it due to fencing. Can you immediately provide dirt pedestrian access to the park from Ginny and Duncan Dr?
Keep the cost down, think about your community. Everyone wants something nice but what will it cost those who live in town... ?
We REALLY want to keep our sheep at the end of Ginny Dr. Thank you for including our thoughts! We know this isn't easy :)
The youth and young adults really enjoy playing basketball there.
Sometimes "homeless" people park their vans or campers in Keiser Park for more than three days. Makes some people feel unsafe.
No pool! I don't want to pay for it on my property taxes.
a memorial to little louie keiser
Hopefully these are additional spaces and not replacement from the Town Green.
Don't add too many buildings/items that it takes away the charm of Windsor and nature. Lots of the activities/items in this survey are available in other locations in Windsor. Try to implement new items so that we have a well rounded community.
It would be nice to be able to feel SAFE while visiting the park. It tends to get sketchy at times with gang type activity
Please plan with lots of thought. It is beautiful property with such potential
Play areas that are usable for children with disabilities. Accessible and inclusive. Lucchesi park in Petaluma is a good example.
I really like the park and the amazingly clean public bathrooms in the park. I really hope the current calm, safe, clean, and peaceful nature of the park and all the trees can be retained. I really hope it will not become like an illegal RV park or the place people start to live in tents on the park property. I am afraid it might attract illegal activities when there are more things available at the park. I also really like the open space it offers in the park. I hope that the park will not be over developed with "buildings" and "structures."
I'd like to see the baseball fields continue to stay in place for our baseball and softball youth.
I would like to see a roller hockey rink
It's awesome and can't wait to see what the future holds for it
Would love a track that all town folk can use!
Run by YMCA and include Life Guard training and swim classes
Dog park please
We are brand new to Windsor/Sonoma County- realty looking forward to seeing the developments for the park!
Mental health through physical activity!! Focus on broad use by all demographics
So happy to see these changes! Tennis courts are especially needed since the high school lacks them!
I grew up in windsor and love to see my children play at Kaiser. I believe the new proposed areas should reflect our desire to remain a small town. And most importantly, a safe space for our children.
Thank you for taking the time to ask Windsor residents for our feedback!
I used to like that the old Keiser park had swings and playground in the back area near the picnic tables. Why did this go away? So sad
I hope that the priority is for locals to use whatever facilities are built. It is less important to draw in non-residents.
i love Keiser Park. I am in it at least 4 times a week. I love the quiet in the midst of the city and the family atmosphere there.
Nope.
Pave the dirt lot and thank you for bathrooms!
As someone who walks through with kids regularly, it's great to have access to open bathrooms! Thank you
Thank you for asking for our input
I hope to see Keiser park grow into something beautiful and fun.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

Ive lived on Ginny for over a decade, which connects to the area you will be transforming. We'd love to have the goats stay, we teach our children that they eat the dry grass to keep the fires away and it is so wonderful to see when they have new babies. We do have favorites and would be so heartbroken to see them go. They make our little neighborhood feel so special. I'd be willing to volunteer to help upkeep them and I'm sure others in our wonderful community would also be willing to do so. We'd also like to have a small park and walking path for the kids. Thank you for your consideration.
It's a great asset to the community. More defined connections through or along the high school via biking and walking will open it up to more users from the south. Aquatic park sounds great; it also will be pricey, so manage expectations on that. Perhaps it can be a co-production with the high school and a shared resource with the community. (Look for what Sonoma Valley Unified and Sonoma Valley Splash are doing.)
Good luck.
Please, we are so overdue for a big dog park where our goldens and labs (etc) can run and chase the ball. A dog park for Windsor is my number one priority.
We moved downtown because of the planned aquatic center and olivers. It has been a frustrating wait for these projects to be finalized.
Make it happen. Our town children need more activities. How about a splash pad for children.
The community center option should include amenities similar to Rohnert Parks' community center with a cost affordable to residents.
All inclusive park. Accessibility, Sensory apparatuses inclusion for all with all abilities
Put in a splash pad!!! The families of windsor will love it
An outdoor fitness route/path would be appreciated.
I am absolutely thrilled at the thought of a community pool and splash pad type of place! THANK YOU!
Thank you for actually gathering feedback. I like this from the town council.
Off leash dog play hours, like 6-7:30am and 6-7pm, for instance.
But the plot next to Robbins Park and expand that too
Be able to leave & enter via Starr Rd, also.
Keep it a resource for our community- not to attract visitors from Santa Rosa. Please put the needs of windsor families first.
Keiser park has become really run down throughout the years. The picnic tables are almost unusuable due to the wasp and ant situation. The wood is old and splintery. It is so nice to see that it will get a facelift. A community pool would be EVERYTHING! Windsor Water Works has been greatly missed. I hope this new face-lift will bring some great community gathering and leisure space for kids and adults alike!
This may be a great opportunity to build a higher end track that a non profit could use to organize a league and races. See the link below for inspiration. https://pumptrack.com/find-a-pump-track/
Right now most of my driving is to the Airport Fitness Club. If we had a pool and gym in Windsor 90% of my transportation could be by bike or scooter. That would be awesome!
Despite the description that the park is very close to the center of Town, a look at the map and roadway access will show that it is much more accessible to a small portion of the community than the rest of the residents. Adding more amenities to this site will create more traffic on the limited access roads and will overall increase vehicular trips, contributing to, rather than addressing global warming issues. Other than that, given the economy and Windsor's financial condition at present, projects of this type need to be re-assessed and likely set aside.
WE NEED A PUBLIC POOL!!! Something fun, with a water slide and a toddler area.
I would like more information regarding what you are considering a "destination playground". I am a firm believer that adults need playgrounds just as much, maybe more, than children and would love to see something for adults that is truly a playground and not one of those that is strictly for exercise.
I'd go there more often if it were more pleasant to walk there from east of the freeway.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

out of all the ideas listed, only one really warrants a fee from the community and that would be a pool. I would like to see a swim center like Healdsburg has. open to the public, for a small fee. parking should be incorporated into the design plan. Proceeds go towards maintenance, not a money making tool for the town.
We ALREADY have a community pool and other community buildings that provide space for exercise classes, meetings, there's even a kitchen in Huerta Hall. We don't need these buildings- it's a WASTE OF MY MONEY!
Preserve CA native trees & plants. Use CA native trees & plants for landscaping purposes. CA native plantes are drought tolerant & attract native pollinators
We need to keep the current open fields where the WK football practices. Do not remove that to build a building. That would defeat the purpose of what the town needs.
Provide space for young community and Windsor will thrive
Loosing 2 fields at keiser will greatly impact softball and baseball. Need more fields and also lights on the fields will help.
A indoor or even outdoor batting cages would be great
Great location for locals with kids. Adding a swimming pool or multiple pools for families would be amazing!
Keep it available for baseball and kids sports
Used to go often when my daughter played youth soccer some 26 years ago.
Windsor needs a lap pool/play pool in the community!!!!
If the park is improved serious security needs to be optimal
Question #6 was poorly constructed and confusing. I don't think responses gathered will be valid.
Windsor families have patiently waited for a pool for so long. It's time :)
Let's think long term and widespread. What can our community use but also how can we advertise the space to large organizations that can bring more revenue stream to the community. Thinking Hot Air Balloon, Iron Man, etc.
Sand volleyball courts
I walk there almost every day. I see alot of people let their dogs run loose off leash. I get nervous and turn and walk another way around. There should be more picnic areas other then just the large area that gets taken or rented.
Windsor desperately needs an aquatics area or water apparatus (like a splash pad) for youth. This is a family town where summer temps get very warm and we have no public water area (senior center has no open recreational swim). The lack of community swimming pools furthers the divide of who is able to access pools and learn to swim- an important safety skill.
Would also love to see sand volleyball courts that are maintained.
Parents pay a lot for Birthday party venues. Howarth park has great packages. If could bring revenue if it becomes a birthday party venue.
We need more parking for all the activities that occur now. Please keep I'm mind if this expansion occurs, there needs to be ample parking available.
Please see about getting some EV chargers.
We need turf fields in Windsor so many sporting events get canceled because of rain
Priority should be on an aquatic center. It should have been built with the high school but you can resolve that now. If there's a community center here, I would rather it be a gym and there should be another one on the green that could be a concert/performance/rentable entertainment space for events with a professional kitchen. That would be a better draw for locals than a hotel.
I love the rubber material at the current playground on the floor
Pool! That's all we need in this community. As a master swimmer, former competive age group and college swimmer, I'm more than happy to give advice on this subject.
Have you thought about doing a survey for children to see what they want?
It's a nice park.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

If the public is going to be charged to use these spaces please consider giving Windsor residents a considerable monetary discount. It's getting expensive enough living here. Keep it accessible to the Windsor locals. Not interested in making it an expensive tourist town. Thank you and hope our input is taken into consideration.
Set a reasonably short timeline for completion and prioritize the plan.
We enjoy it, and the oak Grove is beautiful.
Pool please!!!
I miss the balloon show.
I love the open feel
Build the damn dog park, enough foot dragging
The baseball fields are so beautifully maintained, it makes me proud to be a Windsor resident. I'm direct contrast to the TERRIBLY maintained soccer fields at Wilson Ranch, which are an embarrassment.
Will there be an entrance from Ginny Dr or Duncan?
The aquatic center needs to be a priority. It would be good for the community, and the high school could have their own pool for the swim team.
I wanted to mark all of the acquatic options. It's so needed here.
Great neighborhood park. Love to see that you are expensing the amenities
We love Keiser Park for the nature we do not want to see more buildings/structures take over its beauty
Please survey the community at large before spending any money on another sculpture. The community should get to nominate and vote on the artist and have a say in the sculpture.
We NEED a pool!! Please make this happen
Kaiser park is huge because it's one of the o Lu things I. Windsor that has remained some what the same. The open area in the back of the park with tables I hope will always remain the same with the the stage an restrooms. DONT CHANGE THAT
BMX park, BMX pump track
A one mile compacted dirt running track around the park has been hugely successful in places like Sacramento, where McKinley Park is a vibrant activated community park. The track is non circular and draws hundreds of people a day after work and on weekends.
The Town of Windsor needs an Aquatic Center. Families need the recreation & schools need a place to practice & hold meets.
Need lights in the baseball fields
We have been talking about this for 20 years. Sure would like to see it come to fruition.
Yes, I would like to see an outdoor workout area specifically for seniors... There really isn't anything like that in Windsor and they are popular in many cities...
Duplicating what is available on/near the town green would be a waste. The amenities should be prioritized by what is not at other Windsor facilities/spaces.
An aquatic center shared with WHS would be a great addition to town!
More inclusive apparatus in the playground
Love it! Thank you for asking for feedback from the local population
I want a community pool and rec center just like the one in Livermore.
We travel all over for sporting events , most towns have facilities that make Kaiser look like a joke. Parking is essential!
Windsor is in dire need of a pool at Keiser Park. The town and the school district would benefit from it immensely. Please build it ASAP!
The dog park should be split for big dogs and little dogs.
Please give our town additional baseball/softball fields if you will be removing Bertozzi and Uchytil for the community center or aquatic center.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

Decent tennis courts are needed.
Currently it is greatly underused by the community.
Would love to see a splash pad or aquatic center in Windsor. It would be nice to have something like Wikiup Swim Center to patron in Windsor.
We want the hot air balloon festival back
No
I really enjoy taking my son there to the playground. I would suggest for any new plans you take into consideration people with disabilities and those in wheel chairs.
No
It should serve Windsor families that will feel safe there.
Kid's, teenager's and senior citizens.
Don't build a pool here. Gift or sell the dirt lot to WHS for parking. Building a pool would be great somewhere else but if you take away the dirt lot you will have a senior citizen die at a football game or graduation. And yes I will take a screen shot of this to give to the press when it happens.
Add a dog park, keep plenty of parking (ok gravel and not paved), do not spend any money they town does not have. Work within preassigned budget.
Noooo
I would mostly be bringing my grandkids, but my children would have loved more to do... pool, teen center, etc
Better sidewalks to get to Kaiser park from Most places in Windsor safety
Playground at keiser park is currently mostly for younger ages, would love to see play structures suitable to older kids, including teenagers
It's a great park in a great location and should be the place for the pool and community center. The other great place for the pool would be where the old water slides and current closed elementary school are, near the Bowling alley.
With windsor being so family oriented I would really love to see a splash pad or water structure
We would love a community pool!!
I am there 3 times a week, at least. A dog park would be great.
A dog park would be great!
Make the whole thing an open dog park on certain days & times.
Not sure why the questions about spending $7 didn't have the dog park as an option? I didn't see it and would spend money on that.
Keiser park is a beloved and special place for us lifelong Windsor residents! (1976) do the best you can please and thank you
The Huerta Gym should stay at current location on the Town Green
Cyclists should not be allowed to park at the park and then take off for the day of riding. Parking should be for park participants
I thought there was money for a pool from the Indian tribe building on Windsor River Rd? Where did that money go???
I think Robbins park warrants consideration for basketball courts.
There needs to be a covered area for cheer to practice during the winter months
Windsor needs a pool!
Excited about the idea of plans moving forward, especially for a pool and community/recreation center.
Great place overall, Windsor definitely needs a community pool area for all season if indoors.
I would love to have a pool in Windsor that could be the site for our high school's swim team, provide a clean and safe place for lessons and eventually host its own swimming usa swim team. I am very excited we are putting this plan into action.
Tennis courts and basketball courts are an effective and economical way to improve Keiser Park. There is no need for a Community or Aquatic Center there.

SURVEY RESULTS
ROUND 1
Duration: June 2 through July 5, 2022

Q11: Is there anything else you'd like to tell us about Keiser Park?
¿Hayalgo más que le gustaría decirnos sobre Keiser Park?

Answered: 177 Skipped: 581

Make it as free as possible when it comes to choosing what it is you are going to place at Keiser. So many families want to have recreational opportunities for their kids to go out and play without needing to worry about a charge or buying tickets
Please treat Keiser as a community park and not an extension of the high-school where use of the fields/pool are prioritized for competitive sports.
Would love a pool and splash pad!
Noise for the neighboring homes is a concern, as a homeowner near the park
Please adhere to the opening and closing of the park. We see a lot of questionable things going on especially after dark and before the gates are actually closed.
Water park has been a loser for any community that has built one. The consultants had this in their report.
Please consider noise pollution to nearby neighborhoods.

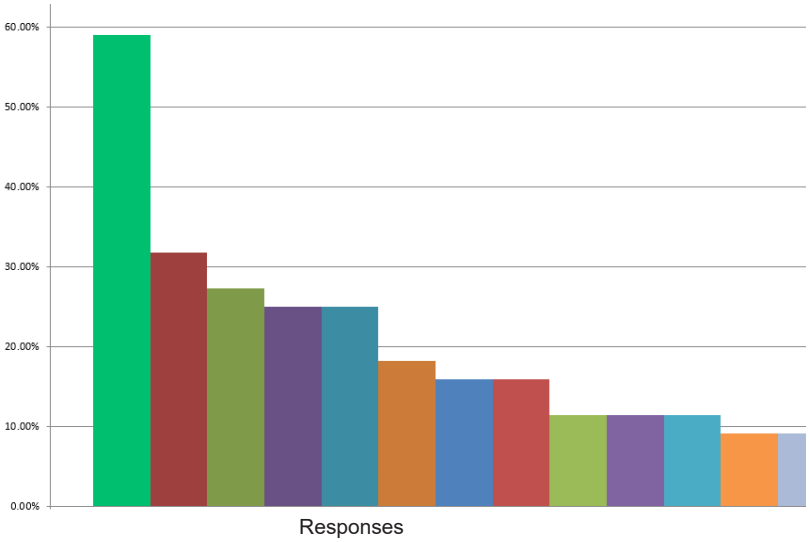
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SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q1: What do you like best about Concept Activated Edges? Select your top THREE choices.
¿Qué es lo que más te gusta del Concepto de Bordes Activados? Seleccione sus TRES opciones principales.

Answered: 44
Skipped: 2

Answer Choices	Responses	
Aquatic Center and Recreation Center located along the eastern edge of the park Centro Acuático y Centro de Recreación a lo largo del borde este del parque	59.09%	26
Natural play area and informal, outdoor performance area at the northeast corner of the park Área de juegos naturales y área de actuación al aire libre en la esquina noreste del parque	31.82%	14
Large, tree-lined picnic area and garden on the western edge of the park adjacent to the multi-use sports fields Área grande de pícnic con arboles y jardín en el borde occidental del parque adyacente a la cancha deportiva de multiusos	27.27%	12
Expanded parking on the south side of the Aquatic Center adjacent to the Oak Grove and the Dog Park Estacionamiento ampliado en el lado sur del Centro Acuático adyacente al Robledo y el Parque Para Perros	25.00%	11
Multi-use sports field in the center of the park Cancha deportiva de multiusos en el centro del parque	25.0%	11
Enhanced vehicular access via Jaguar Way Acceso vehicular mejorado a través de Jaguar Way	18.18%	8
Enhanced parking between the Recreation Center, the Oak Grove, and the natural play area Estacionamiento mejorado entre el Centro de Recreación, Robledo y el área de juegos naturales	15.91%	7
I don't like anything about Concept Activated Edges No me gusta nada del Concepto	15.91%	7
Other (please specify) Otro (especificar)	11.36%	5
Outdoor event space between the Aquatic Center and the Oak Grove Espacio para eventos al aire libre entre el Centro Acuático y el Robledo	11.36%	5
Flexible, outdoor multi-use area between the Recreation Center and the Oak Grove Área flexible de usos múltiples al aire libre entre el Centro de Recreación y el Robledo	11.36%	5
Gathering nodes between the Recreation Center, the Oak Grove, and the natural play area Áreas de reunión entre el Centro de Recreación, el Robledo y el área de juego natural	9.09%	4
Large, flexible, outdoor event space at the southwestern corner of the park Espacio grande y flexible para eventos al aire libre en la esquina suroeste del parque	9.09%	4



SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q2: Please provide any additional comments on Concept Activated Edges.
Proporcione cualquier comentario adicional sobre el Concepto de Bordes Activados.

Answered: 15
Skipped: 29

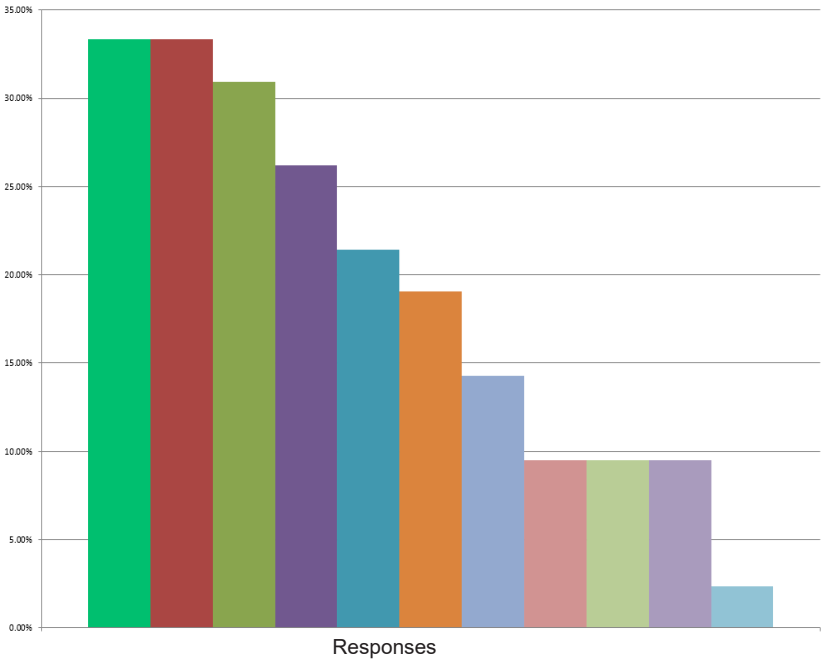
I did not like the position of the aquatic center
Traffic flow seems to pose a challenge. They don't connect so what happens when 1 lot is full? Doesn't look like the 2nd lot would be easily accessible.
Need to maintain parking near the football field to help offset high school sports parking
Windsor needs a pool! When I was in high school on the swim team I had to go to Healdsburg High to swim. Not only do we need a pool for high school sports but we need a recreational pool for Windsor families. Please do not ignore Windsor families! I keep hearing it's too expensive but it is VERY worth every penny. It's the only thing Windsor is missing.
As long as there's a competition event pool for the high school swim team and sufficient parking, I don't know if I specifically care about placement. This design has the benefit of multiple access points for cars and parking on both sides.
I like the pool on the HS side of the park if the school is going to utilize the pool for swim team. I don't like the removal of the parking lot adjacent to the football field as there will certainly be parking issues on game nights. That overflow parking is essential for football and when baseball/ football/ soccer is in season at the park.
I do not approve of a new pool, nor putting buildings on the current open space.
I like this concept the best
Since Windsor River road is already very busy and narrow, I like the idea of an additional entrance. It's also smart to have parking close to the aquatic center and gathering areas. I am concerned though that there isn't some parking near the high school field, which is very busy during games, graduation & events at the HS.
I prefer this layout the best of the three
Vehicular access via Jaguar Way seems like it will get quite congested unless that road is widened considerably. Making left turn from Jaguar Way to Windsor road seems like it would be very difficult. Don't underestimate how many people will attend the aquatic center once it starts having swim meets.
Please keep this as this as inexpensive as you can. Please keep current features such as parking intact. Please utilize the high school parking lot and not duplicate on very valuable parkland. The high school and Keiser Park run very different hours. Example WHS utilizes non summer M-F hours and Keiser park will basically utilize all the hours in the summer and weekends. No expensive additional parking lots are needed. Your maps do not include where bathrooms are located and if additional bathrooms are going to be added.
Does this mean more traffic going into the high school parking lot entrance? That seems like a nightmare.
Love the flow of traffic throughout the park. Cars and Pedestrians. Pedestrian trails safely continue throughout the entire park without interruptions. Cars traffic located in two areas, not throughout the entire park.
We dont need another soccer field!!! Get a gym in where kids/adults can play basketball or volleyball for recreation.
I do not like the activated edges concept, as a homeowner next to the activated edges spot, it would put the parking areas right next to our house. I prefer the "creek engagement" or "central programming" concepts, which put the nice, family-friendly muli use fields by the residents instead.
The placement of parking near residential areas is troublesome. Play areas and fields should be near housing on the East border while parking and other less family-friendly aspects should be moved away.

SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q3: What do you like best about Concept Creek Engagement? Select your top THREE (3) choices.
¿Qué es lo que más le gusta del Concepto del Uso del Arroyo? Seleccione sus TRES opciones principales.

Answered: 42
Skipped: 4

Answer Choices	Responses	
Aquatic Center and Recreation Center located in the southwest corner of the park Centro Acuático y Centro de Recreación situado en la esquina suroeste del parque	33.33%	14
Arrival plaza and drop-off area in front of Aquatic Center and Recreation Center Plaza de llegada y entrega frente al Centro Acuático y Centro Recreativo	33.33%	14
Natural play area, garden, and picnic areas in the northeast corner of the park Área de juegos naturales, jardín y áreas de picnic en la esquina noreste del parque	30.95%	13
Expanded parking adjacent to the Aquatic Center/Recreation Center and diamond sports field Estacionamiento ampliado junto al Centro Acuático/Centro de Recreación y el diamante de béisbol existente	26.19%	11
I don't like anything about Concept Creek Engagement No me gusta nada del Concepto de Uso del Arroyo	21.43%	9
Flexible indoor/outdoor event spaces between the Aquatic Center/Recreation Center area and nature-oriented park areas such as the Oak Grove and Dog Park Espacios flexibles para eventos al aire libre entre el área del Centro Acuático/Centro de Recreación y las áreas de parques orientadas a la naturaleza, como Robledo y el Parque Para Perros	19.05%	8
Multi-use sports field along the eastern edge of the park Cancha deportiva de multiusos a lo largo del borde este del parque	14.29%	6
Expanded parking near the Oak Grove, nature/garden area, and multi-use sports field Estacionamiento ampliado cerca del Robledo, área de naturaleza/jardín y la cancha deportiva de multiusos	9.52%	4
Existing diamond sports field remains at the center of the park El diamante de béisbol existente permanece en el centro del parque	9.52%	4
Other (please specify) Otro (especificar)	9.52%	4
Gathering nodes between the Oak Grove, multi-use sports field, and nature/garden area Áreas de reunión entre el Robledo, la cancha deportiva de multiusos y el área de naturaleza/jardín	2.38%	1



SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q4: Please provide any additional comments on Concept Creek Engagement.
Proporcione cualquier comentario adicional sobre el Concepto del Uso del Arroyo.

Answered: 21
Skipped: 25

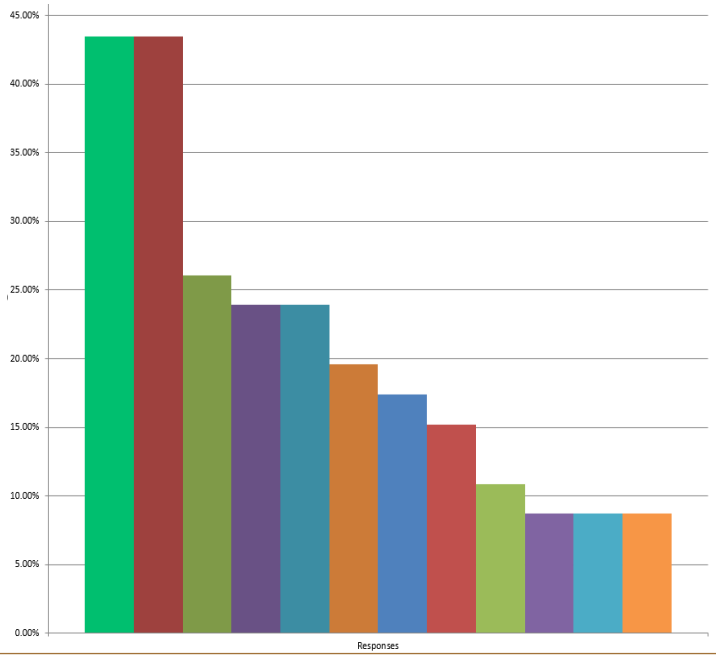
I didn't like leaving the existing sports diamond and parking seems less centralized
The vehicular flow of traffic seems nice on this one.
This one I think will add pressure on the adjacent neighborhood with people parking on their streets to access the park via the ped access points on those streets. I envision complaints. However they would benefit from direct access to the park so it's a definite trade off. And Windsor Baseball would appreciate keeping more fields for their players.
I'm not sure we want folks driving around the diamond. There will be a lot of children present. I like this plan the least. Also, again, this eliminates overflow parking adjacent to the football field.
I do not approve of a new pool, nor putting buildings on the current open space.
I think the main parts of the design in this concept are not cohesive.
This doesn't appear to have much in the way of parking?
The parking in front of pool is minimal. Unnecessary to preserve the baseball diamond in front of the pool/gym - there are already three other baseball diamonds. Why can't all concepts have vehicular access on Jaguar Way? This park is going to be BUSY and there should be two access driveways. The Oak Grove is already a picnic space - why need additional picnic area? Would love for the Garden to be not a community garden but a professionally maintained garden showcasing only native plants that are bee-and-bug friendly, to show residents what they can do at their own homes.
Least favorite of the three.
Vehicle access seems much better with this plan than the other 2. Expanded parking seems more conveniently located to the aquatic center.
I think this model is best for homes on Ginny dr. And will have less parking and sound in pack and on the neighborhood compared to the swim center being in that section.
I think this design is the best. I think the multiuse playing fields next to the residential homes is the most respectful. I like that this design does not send traffic through the high school lot. I like that it still leaves a nice field in the middle of the park.
I do not like the flow of traffic for both vehicles and pedestrians. Too many areas for vehicles to access and cause back-up/parking issues. Splits up walking paths throughout the park.
No more meeting areas! kids and adults need place to hold sport events, practice, or even being able to play
Gym and pool located close to WHS is very important.
parking seems to be too much a part of the central area/vision; prefer to keep parking on the outskirts more. parking as is seems to break up the flow.
Dirt parking area near football stadium is still a must to address and with assist handicap parking options to support our local school athletics.
The location of the multi-use sports field is nice here for surrounding families. Parking is well located while being away from residential areas.
I like the preservation or addition of the trees! For use August - October, trees and shade are necessary! BUT - if I lived in a neighborhood on the east side of the park, I would NOT like the aquatic center and rec center there. It would add noise and light up to 10 pm, I'm guessing, plus two tall (2 to 3 story? I'm guessing) walls right up against neighborhood back yards. I do not live there, but I sympathize with those neighborhoods in this version.
People have homes right next to where you want to put baseball and soccer fields, surely you wouldn't want your windows broken occasionally by a foul ball.
There is too much shade in that area for the pool. It'll be over shaded in the afternoon and not great for swimming.

SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q5: What do you like best about Concept Central Programming? Select your top THREE (3) choices.

Answered: 46
Skipped: 0

Answer Choices	Responses	
Expanded parking at the southwest corner of the park adjacent to the Aquatic Center/Recreation Center Estacionamiento ampliado en la esquina suroeste del parque adyacente al Centro Acuático/Centro de Recreación	43.48%	20
Aquatic Center and Recreation Center located in the center of the park just west of the Oak Grove Centro Acuático y Centro de Recreación situado en el centro del parque justo al oeste del Robledo	43.48%	20
Enhanced vehicular access via Jaguar Way creating a north-south connection through the park Acceso vehicular mejorado a través de Jaguar Way creando una conexión norte-sur a través del parque	26.09%	12
Multi-use sports field along the eastern edge of the park Cancha deportiva de multiusos a lo largo del borde este del parque	23.91%	11
Flexible indoor/outdoor event spaces between the Aquatic Center/Recreation Center area and nature-oriented park areas such as the Oak Grove and Dog Park Espacios flexibles para eventos al aire libre entre el área del Centro Acuático/Centro de Recreación y las áreas de parques orientadas a la naturaleza, como el Robledo y el Parque Para Perros	23.91%	11
Natural play area adjacent to the Aquatic Center and the Oak Grove Área de juegos natural adyacente al Centro Acuático y al Robledo	19.57%	9
Garden and picnic areas in the northeast corner of the park Áreas de jardín y picnic en la esquina noreste del parque	17.39%	8
Expanded parking near the Oak Grove, garden area, and multi-use sports field Estacionamiento ampliado cerca del Robledo, área de jardín y la cancha deportiva de multiusos	15.22%	7
I don't like anything about Concept Central Programming No me gusta nada del Concepto de Programación Central	10.87%	5
Other (please specify) Otro (especificar)	8.70%	4
Gathering nodes between the Oak Grove, multi-use sports field, and garden area Áreas de reunión entre el Robledo, la cancha deportiva de multiusos y el área de naturaleza/jardín	8.70%	4
Passive Recreation Area and Event Space at the center of the park Área de Recreación Pasiva y Espacio para Eventos en el centro del parque	8.70%	4



SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q6: Please provide any additional comments on Concept Central Programming.
Proporcione cualquier comentario adicional sobre el Concepto de Programación Central.

Answered: 18
Skipped: 28

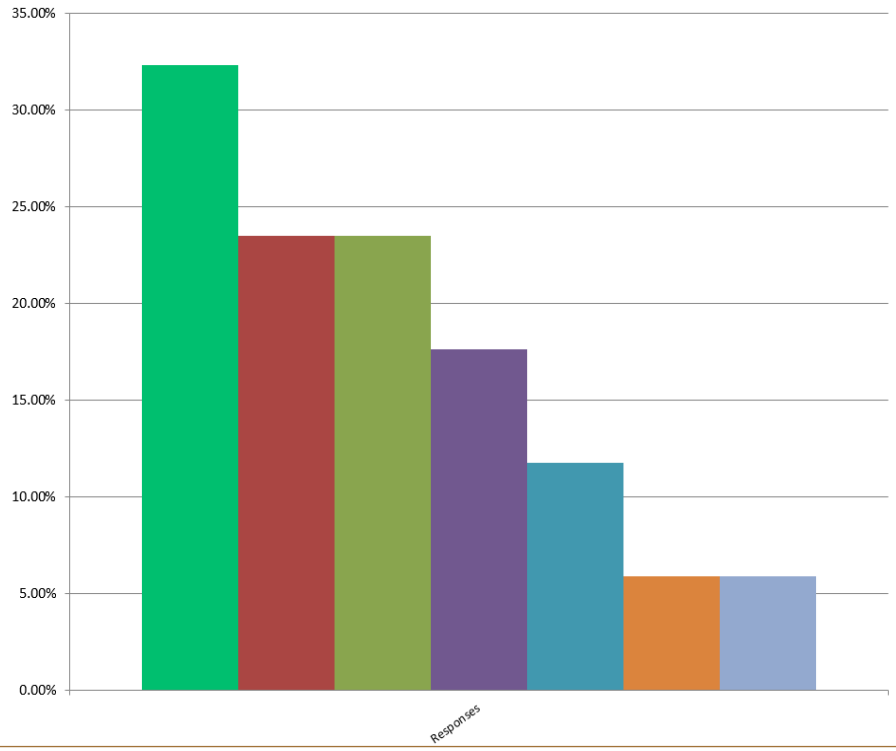
This is my favorite plan. Parking, location of recreation and pool.
You have to have parking next to the pool or recreation center. I'd like to see the "Natural Play Area" called out like it is on the other 2 options.
Expand dog park; make it big dog friendly
This is the best design to maintain parking near jaguar way.
Allowing two access points for vehicles makes this a better option. Again, the multiple vehicle access points and as long as there's enough parking will go a long way.
This preserves the overflow parking for the HS/ football area AND satisfies all of the other needs while providing 2 ways in/ out in case one of the ways is not operational/ open. This is my favorite by far.
I do not approve of a new pool, nor putting buildings on the current open space.
This one ranks #2
If we do get vehicular access the park on Jaguar Way (from Starr?) then this is my 1st choice!! It has adequate access and parking. The overall design is fantastic - great flow and many good design choices. I don't see the natural play area on the drawing, but it is mentioned in the list of pros above so that is good. The Rec Center/Gym takes over the grassy area, meaning less lawn to water. I cannot stress enough how important it is to have 2 vehicular access driveways to the Park for all people. Picking up/dropping off kids is stressful enough, but image if/when an earthquake occurs. (See recent Press Democrat article saying we have a 72% likelihood of a major earthquakes.) The Park cannot have 1 bottleneck driveway!
I think this option will have limited in pack on the surrounding neighborhoods.
This one is good, but I worry it will take away the open space feel of the park by building in the center.
Worried about the noise level of sporting events next door to the neighbors. South Parking Lot is too excluded from the park and main roads. Walking paths are broken up without a continued, connecting trail access.
Dont need another place/park for dog owners to not pick up poop after their dogs or take care of another dog park. KIDS NEED A PLACE!!! NOT DOG SOCAIL CLUBS!!!!
I think moving the gym and aquatic center closer (west/east layout) to WHS is a better plan than having them in the north/south configurations.
This design seems to best fit current use, while accommodating the future recreational resources of the park.
The location of the multi-use sports field is nice here for surrounding families.
I like this version. I do think with a rec center and a pool, we'll need to expand parking. Families with little children and seniors going to yoga, and senior swim, should be able to park close to the pool/rec area. Also, the flex event areas and outdoor room areas seem to be bigger here, and I like that. I do not live in this corner of town, but I like the placement of the rec center and pool. I think putting both in this location impacts the least amount of neighbors. (I expect impact to be noise and lighting from dawn to 10 p.m.) I think this is my favorite.
Again you shouldn't build softball/baseball fields next to homes unless you are accepting full responsibility for what will happen including broken windows or possible injuries from people enjoying their own backyards. These homes were here first so let's place the baseball fields somewhere that doesn't ruin peoples space.

SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q7: Which of the following do you think is the most important factor for the preferred concept? Select ONE choice.
Los cambios propuestos ocurren principalmente a lo largo de los bordes del parque (Concepto de Bordes Activados)

Answered: 34
Skipped: 12

Answer Choices	Responses	
Vehicular access to the park is enhanced via Jaguar Way (Concepts Central Programming and Activated Edges) Se mejora el acceso vehicular al parque a través de Jaguar Way (Concepto de Programación Central y Concepto de Bordes Activados)	32.35%	11
Proposed changes occur primarily along park edges (Concept Activated Edges) Los cambios propuestos ocurren principalmente a lo largo de los bordes del parque (Concepto de Bordes Activados)	25.53%	8
Proposed changes occur in the center of the park (Concept Central Programming) Los cambios propuestos ocurren en el centro del parque (Concepto de Programación Central)	25.53%	8
Proposed changes occur closest to the creek and the dirt area currently used for parking (Concept Creek Engagement) Los cambios propuestos ocurren más cerca del arroyo y el área de tierra actualmente utilizada para estacionamiento (Concepto del Uso del Arroyo)	17.65%	6
Other (please specify) Otro (especificar)	11.76%	4
Existing diamond sports field in south-central park area remain in place (Concept Creek Engagement) El campo de deportes de diamantes existente en el área del parque central-sur permanece en su lugar (Concepto del Uso del Arroyo)	5.88%	2
Proposed changes are most similar to the 2008 Master Plan (Concept Central Programming) Los cambios propuestos son los más similares al Plan Maestro de 2008 (Concepto de Programación Central)	5.88%	2



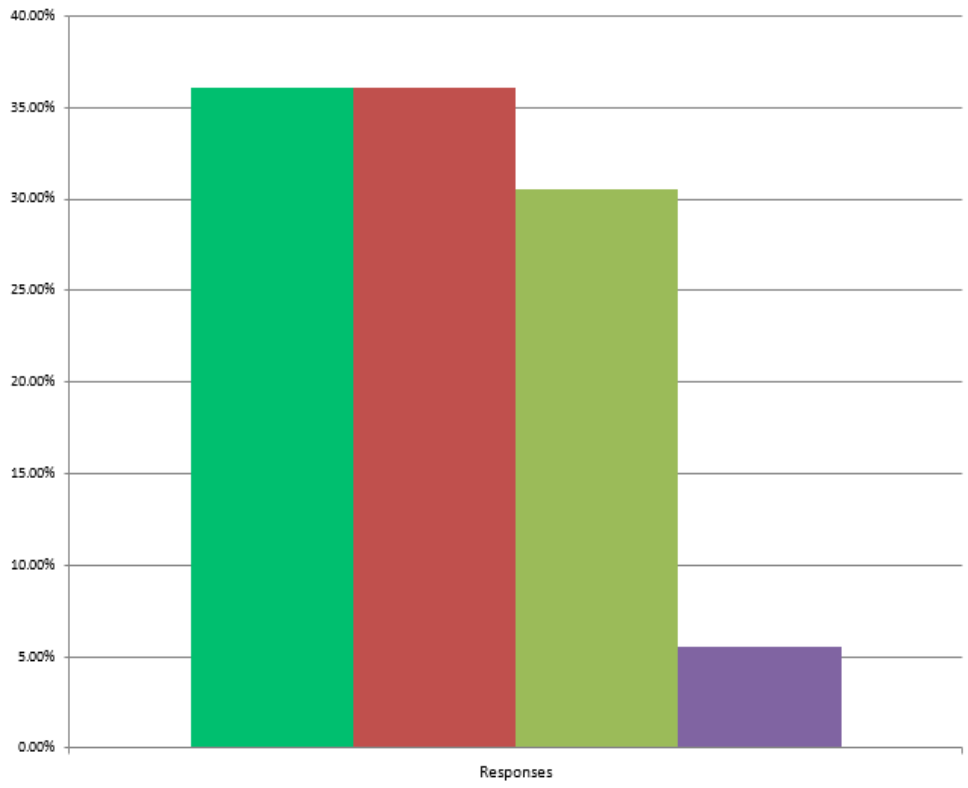
SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q8: Which of the following do you think is the most desirable option for the Aquatic Center and Recreation Center location in the preferred concept? Select ONE option.

¿Cuál de las siguientes cree que es la opción más deseable para la ubicación del Centro Acuático y Centro de Recreación en el concepto preferido? Seleccione UNA opción.

Answered: 36
Skipped: 10

Answer Choices	Responses	
Aquatic Center and Recreation Center located along the eastern edge of the park (Concept Activated Edges) Centro Acuático y Centro de Recreación situado a lo largo del borde este del parque (Concepto de Bordes Activados)	36.11%	13
Aquatic Center and Recreation Center located in the center of the park just west of the Oak Grove (Concept Central Programming) Centro Acuático y Centro de Recreación ubicado en el centro del parque justo al oeste de Oak Grove (Concepto de Programación Central)	36.11%	13
Aquatic Center and Recreation Center located in the southwest corner of the park (Concept Creek Engagement) Centro Acuático y Centro de Recreación ubicado en la esquina suroeste del parque (Concepto del Uso del Arroyo)	30.56%	11
Other (please specify) Otro (especificar)	5.56%	2

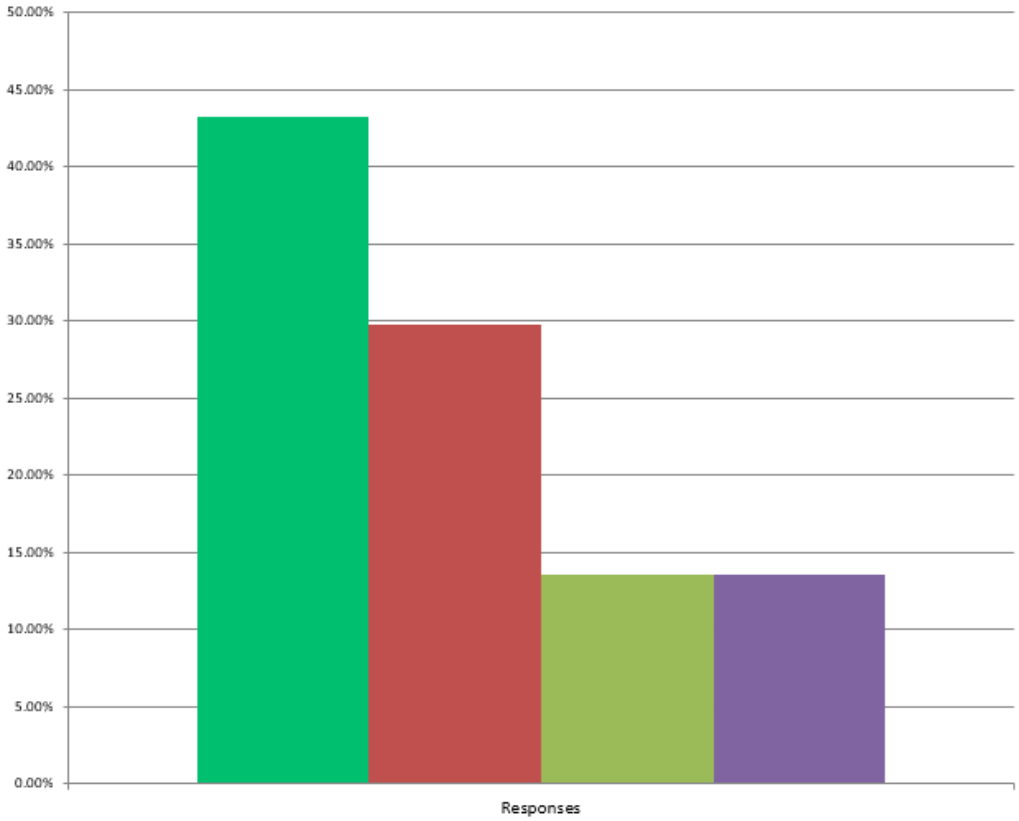


SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q9: Which of the following do you think is the most desirable option for the multi-use sports field location(s) in the preferred concept? Select ONE choice.
¿Cuál de las siguientes cree que es la opción más deseable para la(s) ubicación(es) de la Cancha Deportiva de Multiusos en el concepto preferido? Seleccione UNA opción.

Answered: 37
Skipped: 9

Answer Choices	Responses	
New multi-use sports field located along the eastern edge of the park (Concepts Creek Engagement and Central Programming) Nueva cancha deportiva de multiusos ubicado a lo largo del borde este del parque (Concepto del Uso del Arroyo y Concepto de Programación Central)	43.24%	16
New multi-use sports field located in the center of the park just west of the Oak Grove (Concept Activated Edges) Nueva cancha deportiva de multiusos ubicado en el centro del parque, justo al oeste del Robledo (Concepto de Bordes Activados)	29.73%	11
Existing diamond sports field remains at the center of the park (Concept Creek Engagement) Diamante de Béisbol Existente permanece en el centro del parque (Concepto del Uso del Arroyo	13.51%	5
Other (please specify) Otro (especificar)	13.51%	5

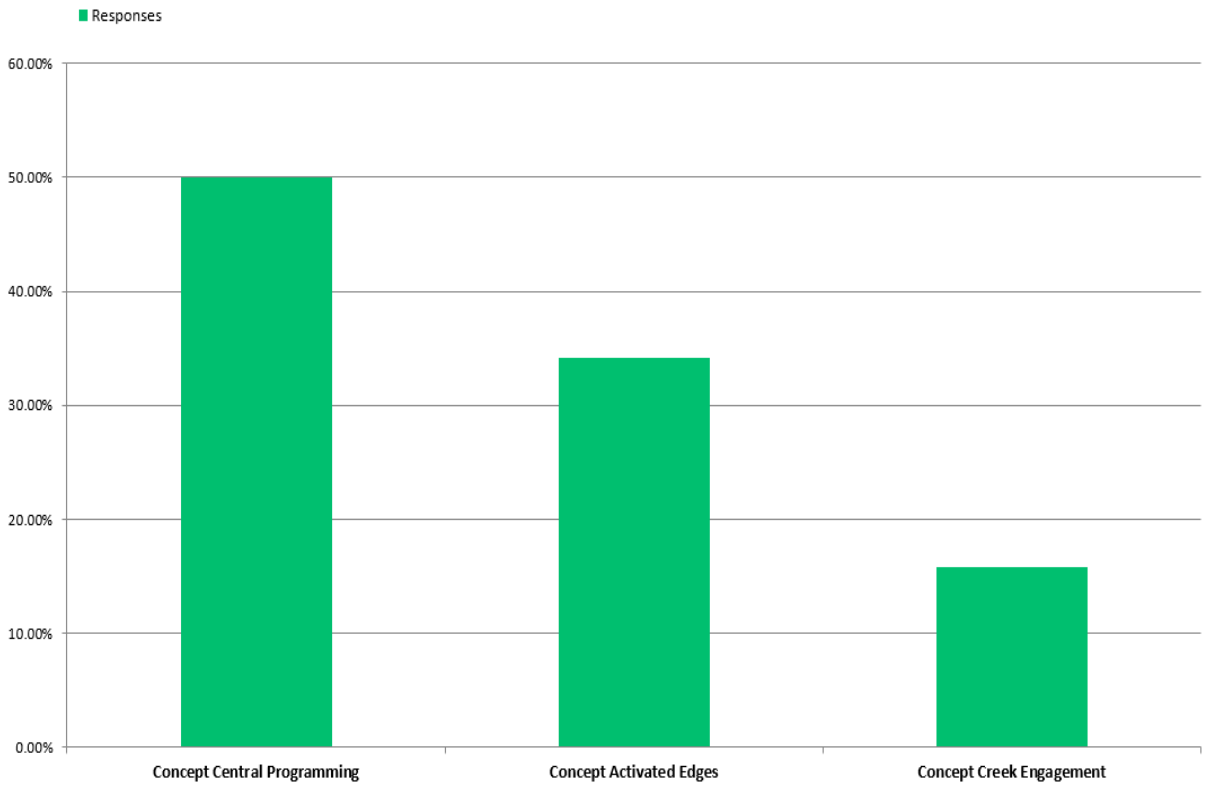


SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q10: Based on the three concepts presented, which is your favorite concept overall? Click an image below to select your choice. (Response required)
Basado en los tres conceptos presentados, ¿cuál es su concepto favorito en general? Haga clic en una imagen a continuación para seleccionar su elección. Respuesta requerida.

Answered: 38
Skipped: 8

Answer Choices	Responses	
Concept Central Programming	50.00%	19
Concept Activated Edges	34.21%	13
Concept Creek Engagement	15.79%	6



SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q11: Is there anything else you'd like to tell us about the Keiser Park design concepts?
¿Hay algo más que le gustaría decirnos sobre los conceptos de diseño de Keiser Park?

Answered: 16
Skipped: 30

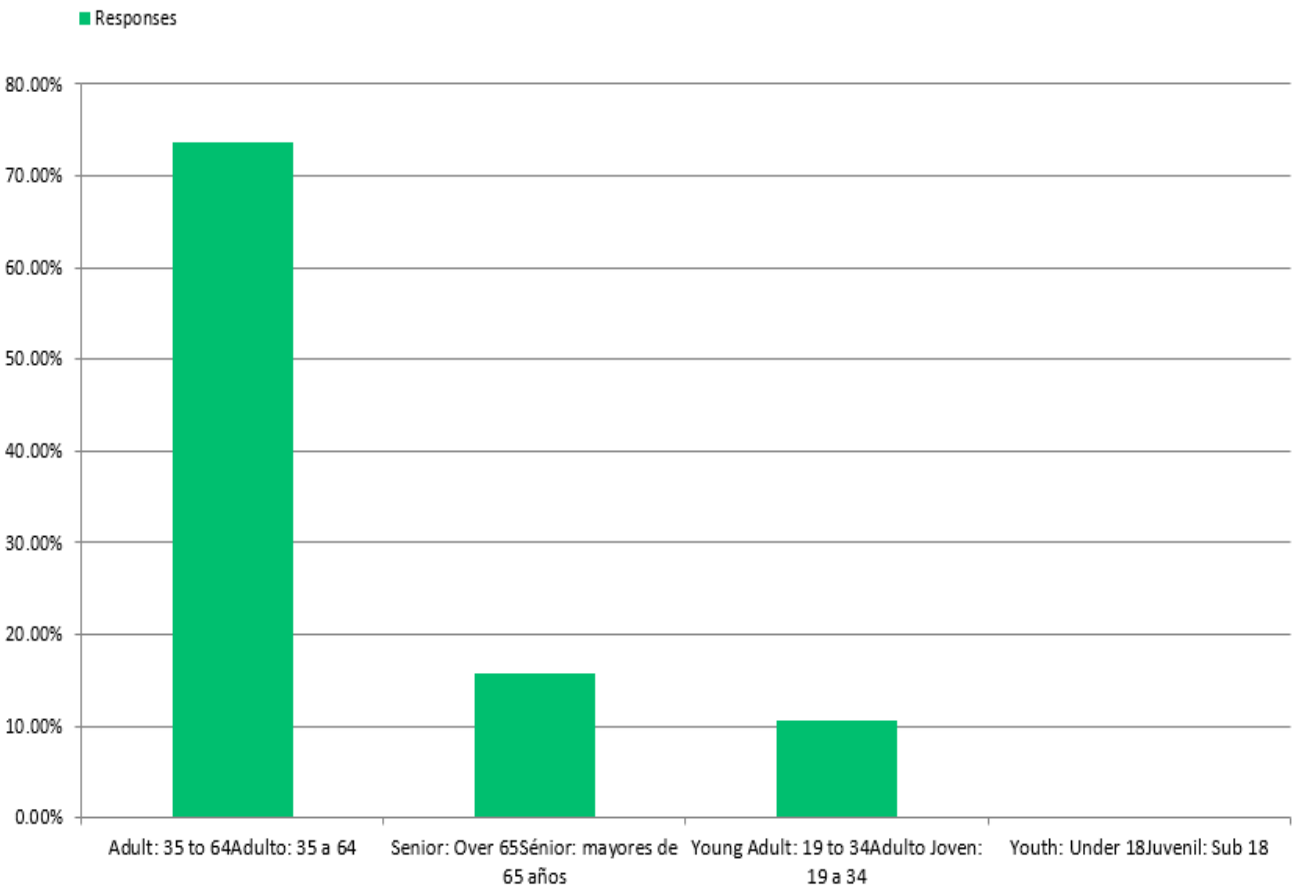
I think have parking near the aquatic center makes sense for flow purposes.
What would be the plan for future fireworks if this area is completely converted Is the school property available.
Please take flow of traffic and parking nearest main features ie pool & gym in to consideration.
Increase greatly the size of the dog park
I would have chose the third option because it keeps the parking closest to the aquatic center and my house and I have a bias to that currently with a kid on the high school swim team. But since he won't be able to take advantage of the pool, I chose first option because of the longer walking trail.
I do not support or approve the adding of a pool or aquatic center. The open park space should remain open space.
Thanks to everyone for their work on this! I have been waiting for the remodel of this Park - and that POOL! - ever since I moved here in 2009.
Add a pump track to the master plan!
Go for a 50m pool and you will get lots of high school's and swim clubs to want to come to the aquatic center!
Continued safe path of travel for everyone by car and foot so everyone can feel safe while enjoying Keiser Park.
Dont mess this up like most Windsor citizens think you will!!!! I dont like any of the plans!! We dont need another soccer field!!!! We have A WHOLE park for that!!
Please keep parking away from the residential neighborhoods. I love the idea of the sports fields and parks nearby.
It's important to keep the surrounding neighborhoods in mind when creating the designs. Please keep parking lots and other hazards for children away from the East and Northeast sections.
Please keep the existing play structures! My granddaughter loves the climbing structures - it is her favorite playground in the whole city! AND it has a sun/shade structure on top.
Second favorite would be Central Programming

SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q12: Please select your age group. (Optional)
Seleccione su grupo de edad. (opcional)

Answered: 38
Skipped: 8

Answer Choices	Responses	
Adult: 35 to 64 Adulto: 35 a 64	73.68%	28
Senior: Over 65 Sénior: mayores de 65 años	15.79%	6
Young Adult: 19 to 34 Adulto Joven: 19 a 34	10.53%	4
Youth: Under 18 Juvenil: Sub 18	0.00%	0

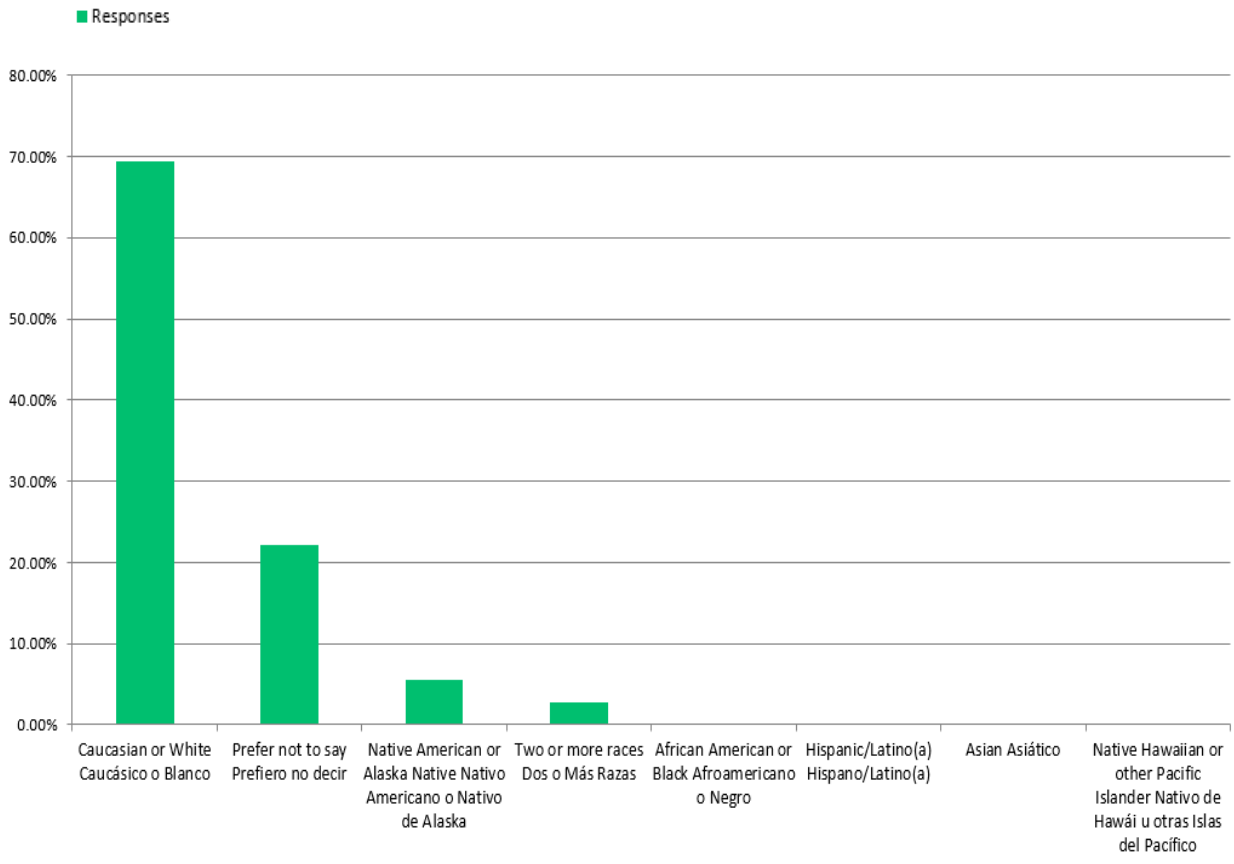


SURVEY RESULTS
ROUND 2
Duration: January 25 through February 28, 2023

Q13: Please select the Race/Ethnicity you identify with.
Seleccione la Raza/Etnia con la que se identifica. (opcional)

Answered: 36
Skipped: 10

Answer Choices	Responses	
Caucasian or White Caucásico o Blanco	69.44%	25
Prefer not to say Prefiero no decir	22.22%	8
Native American or Alaska Native Nativo Americano o Nativo de Alaska	5.56%	2
Two or more races Dos o Más Razas	2.78%	1
African American or Black Afroamericano o Negro	0.00%	0
Hispanic/Latino(a) Hispano/Latino(a)	0.00%	0
Asian Asiático	0.00%	0
Native Hawaiian or other Pacific Islander Nativo de Hawái u otras Islas del Pacífico	0.00%	0



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MEETING NOTES
ROUND 2 COMMUNITY DESIGN CHARETTE
February 4, 2023

Keiser Park Master Plan Update

Outreach Event: Design Charette at Bluebird Center, Windsor CA

Date/Time: Saturday, February 4, 2023; 10:00am-12:00pm

Participants: Olivia Lemon, P&R Project Manager
Casey Case, Gates
Rylee Rodriguez, Gates
Community Participants ~25 (2 board members*)

The following are notes from the event that occurred on Saturday, February 4, 2023, at the Bluebird Center in Windsor, CA. The table numbers are noted on each concept image taken at the event.

Table 1 consisted of four people.
Table 2 consisted of three people.
Table 3 consisted of two-three people.
Table 4 consisted of four people.
Table 5 consisted of five people.

Table 1 – Concept (group of 2 high schoolers, their mom?, & a board member)

- Removed the two (2) baseball fields and added an event space with pool.
    - The event space is similar to an outdoor stage at the local middle school. The space would be open and look in from the Oak Grove area, activating the oak grove. It can be utilized for music programs at the high school, etc.
- Removed the sports field and split it into tennis courts with two (2) beach volleyball courts.
- Provided a protected tree area.
- Provided a multi-level parking structure for the football field with solar panels.
- *Suggestion:* Incorporate the history of Windsor. Invite the local Native American tribes to provide educational experiences or have elements that reflect their heritage and history represented throughout the park.
- *This design focused on providing events and culture to the park.*

Table 2 – Concept (Father and 8y/o daughter, older man passionate about the high school integration)

- The pool would have a wall bordering it for aesthetics.
- Moved the pool to the neighborhood side due to the idea that there would be less noise from the aquatic center versus the field(s).
- Moved the sports fields by the street to make it more inviting and aesthetically pleasing to passersby on the road. The sports field would include a nearby playground because when older siblings are playing sports, the younger ones will be able to play as well rather than get bored. There would be restrooms provided near these amenities.
- Provided a community garden.
- *This design focused on an open concept feeling throughout the park, having no visual obstructions, and ensuring it felt inviting and aesthetically appealing from off the street.*

MEETING NOTES
ROUND 2 COMMUNITY DESIGN CHARETTE
February 4, 2023

Keiser Park Master Plan Update

Table 3 – Concept (Swim coach, mom of baseball player and board member)

- Minimized tree removal.
- Moved the aquatic center adjacent to the high school for easy access.
- Moved the recreation center closer to the high school for easy access.
- Overlapped the diamond fields with the rectangular field to create a multi-use field scenario. Suggested utilizing artificial turf.
    - *Comment*: Softball student player commented that it's okay for softball to be played on artificial turf. It's not the norm, but it is possible.
    - *Comment*: Baseball mom commented it's okay to have one (1) less baseball field, but as a baseball mom knowing it's hard to find fields to play on, more is always needed.
    - *Suggestion*: a JUA with the high school to provide more parking when needed.
- Kept the field open for other activities to be available.
- Added parking by the aquatic and recreation centers; added parking by the Phase 1 baseball field.
- *This design focused on incorporating/meshing the park and high school.*

Table 4 – Concept (Mom w/ 10-year-old son, man passionate about 4th of July festival, school board president)

- Split up parking for accessibility.
    - Suggestion: consider Jaguar Road for improved access. Parking and traffic are so horrible because of Star, this is an infrastructure issue. HIGH INTENSITY traffic around the park due to the high school and Cali Calmecac academy. Currently, traffic is at its capacity, so that is something to consider with future designs of the park that may bring in even more people.
- For the 4th of July celebrations, opted to keep the open space to utilize for seating/festivities that occur during the festival.
    - It is important to think about where people would sit and what field or building might take that away.
    - *Suggestion*: Consider a JUA with the high school to use the bleachers at the football field across the street.
- *This design was focused on the 4th of July celebration and not interested in athletics.*
- *Note from table member:* 4th of July celebration is a festival, with concessions and drinking— it is an important part of and a large event for the community and must be considered.

Table 5 – Concept (Two high schoolers (one softball player), and mom w/ husband and young daughter)

- Expanded Jaguar Road into a 2-way street to provide better traffic and access for the aquatic center and PE, which is active after school hours.
- Moved parking to be adjacent to the aquatic and recreation centers, as they would bring in a lot of people.
- *Note*: The softball/baseball fields are used very often for high school practice and little league.
- This table liked the idea of the baseball field and soccer field being a mixed-use field; and they liked the idea of incorporating the history of the park/Windsor.
- *This design focused on softball (sports), access, and including the high school.*

MEETING NOTES
ROUND 2 WEBINAR
February 8, 2023

Notes from the Keiser Park Webinar @ Parks & Recreation Commission Meeting

Date/Time: February 8, 2023, 6:00pm-8:00pm

Attendees:

Meredith Rennie, Parks & Recreation (P&R) Commission Chair
Angelica Nunez, P&R Commissioner
Kellie Gillingham, P&R Commissioner
Sean Carroll, P&R Commissioner
Kevin Gonyo, P&R Commissioner
Jackson Callegari, Youth Commissioner

Olivia Lemen, Town of Windsor P&R
Denise Alcala, Town of Windsor
Linda Gates, Gates (presenter)
Emily Jensen, Gates (facilitator)
Rylee Rodriguez, Gates (observer)

Catherine (community member)
Jeremiah Kahmoson (elementary teacher, cycler)
Genevieve Taylor (from school)

Commission notes:

- Clarifying question: Is it necessary for another gym/rec center when parks and recs uses the high school's/other school's gyms already?
- Parking
- Access from Jaguar Way. People who don't have children attending the high school, it would be hard for people to access the parking lot in the location on the "ACTIVATED EDGES" due to the high traffic during high school time – Meredith
- Angelica: would put an emphasis on access to all for parking, and inclusivity to access all areas of the park. It is important to have access for all throughout the park.

Community poll notes:

Question 1:

- Catherine Adams: ask that there be a strong consideration to enhance and protect the natural spaces; a key issue in our town [Windsor]. Windsor has a tree preservation ordinance, but they do not always make it a priority. A tree was removed from her local park, so she would like to
- Poll results: Access from the community and
- Genevieve Taylor, from school: access, so well prioritizing natural spaces; access from neighborhood and school edges are very important. Something to note, as a swimmer, is I do not like swimming under trees- the creek side could lead more to that. Fields being near the houses could mean there are big lights shining into the homes; as a resident, it would be unfortunate.

MEETING NOTES
ROUND 2 WEBINAR
February 8, 2023

- Kellie: We need to protect and preserve Keiser Park; students are reluctant to having more cars along Jaguar way. Making it more accessible to come in by bike in other ways would be essential. It's critical we keep the oak grove and the natural elements.
- Jeremiah Kahmoson: teacher at elementary school; weekly uses Keiser b/c cycling club. Managing issue with Keiser, since underdeveloped, community members are not ushered well throughout the park and for cycling. Need safe cycling paths throughout the park and infrastructure from off the street. Multiple users will be on the pathways, so if there is a way to encourage certain paths to be oriented toward cycling use versus toward the doc parks, etc. will help make them safer. Kids like to ride bikes, fast, so we need it to be safe. As kids ride across the park, and it spills out around Keiser Park, so be mindful of neighborhoods. He has a sense that cycling will grow in Windsor in the future, so Keiser may be a central point for it.

Question 2: Conservation Area Use

- Catherine: See most of the items listed on the slide. She would love to see a space devoted to outdoor informal performance (top pick).
- Sean: Do you know the exact acres this is? 2.5 acres.
- Poll:
    - Performance space (highest rated)
    - Nature play area (
- Kellie: Went to the workshop; all about keeping the oak tree- a meandering walkway would be great; follows Doug, the oak tree is very important to communities and it would be a great place to have the local Native Americans come in and have a say in it/talk about it. Loves the nature play area.
- Meredith: A concern/theme that we keep in mind – making sure our parks are designed and developed to be inclusive to those with disabilities and special needs. Ensure that the access and shared spaces are inclusive to all.
- Genevieve: I love the idea of a space where we can enjoy, and it feels like the entire list is something we can enjoy. Something special about outdoor performance spaces – she can see where she sent her kid there; there are spots in Sonoma county to look for; add power for events. It would be nice to celebrate that space, the inclusivity aspect is important- it should feel inviting to be walking to sit and talk or find a natural resting spot. This all seems very good, she wasn't too excited about a garden (though she loves them). If there's multi-family housing there that would need gardening that would support people nearby who don't have access to garden space, then it would thrive and be great. Would look to the neighbors to see if it's something you want, though Keiser seems like it is a gathering space for the entire community. Focus on the town versus the immediate homes first. (Gardens were rated lowest*)
- Kevin Gonyo: Emphasize (the park he loves is Riverfront in Hillsborough, has a beautiful picnic area and outdoor performance space, you're able to feel fully immersed in the park here). This outdoor picnic area and performance space helps make it feel more accessible.
- Angelica: Picnic area. Third-generation Windsor resident, she is part of the Latin community in Windsor. Keiser was the gathering place for people, and it is a place where we have a sentimental connection to the park. The Latino community that has been raised here in Windsor finds Keiser Park extremely important. Leave the picnic area, maybe make

MEETING NOTES
ROUND 2 WEBINAR
February 8, 2023

improvements, to acknowledge the Latino community because that's all they used to have. She does like meandering walks. But there does feel to be a disconnect between the Latino community and the park. The history of the long-time Latino community needs to be represented as it is not seen much in the area. The meandering walk would be a great way to do a history timeline of some sort that represents the Latino community in Windsor.

- Jeremiah: As a teacher and thinking about the proximity to the high school and Cali, the raised platform there now is used almost daily by teachers in the area. A designated outdoor performance space would definitely be used, and if there was a performance and picnic area that was combined, it would be highly used. Students and teachers would use this space every day.

Question 3: Aquatic Center location

- Catherine: Visited the park today, and she says it felt disjointed. She thinks the center would make it the focal point of the park. The school system really wants to use it, and her experience means that schools tend to dominate the use of the pools, so having it by the high school would be easier access for the students.
- Poll: Eastern Edge and Southwest Edge are equally favored.
- Kellie: The Eastern park edge sits next to the houses. Depending on what's going on in the pool, it's undetermined how it'll affect the homes. She liked how the high school students at the weekend event placed it on the southwest corner.
- No further comments.

Question 4: Multi-Use Sports fields location

- Angelica: In the spirit of inclusivity, one of the ideas from the weekend was making it a multi-generational space. An idea was to have a playground structure nearby. When her daughter was younger, her husband was in a men's softball league and her kids could only play in the dirt nearby. A playground near the field that creates an inclusivity space that's multi-generational would be amazing as a parent.
- Genevieve: Love the idea of the playground. The playground could be built into the natural play area, a really good rock goes a long way. Visibility is really important, parents need to keep an eye on the game and also the children. Loved in sports fields is when there's a swale (a natural amphitheater-like structure) to a place to sit and observe the game. She has no comment on which would be used the most (aquatics or sports), but either one that's more wanted should be more accessible.
    - Maybe in the future, add a "no preference" to the polls.
- Kevin: Clarifying question - Is it important to keep the sports field closer to the gym/rec center? Will there be lockers and such in the rec center that may benefit from these being closer to each other?
- Meredith: Sports fields haven't been defined, has there been consideration for other sports courts like pickleball/tennis, bocce, etc. – please consider this.
- Sean: General comment – there are also a lot of great parks around Sonoma County, Ragle Park in Sebastopol, with exercise fitness zones. Not many parks in Windsor have

MEETING NOTES
ROUND 2 WEBINAR
February 8, 2023

that, so having them could be a great thing for Keiser Park. Scattered throughout the park.

- Genevieve: A BMX park, a great one in Santa Rosa that isn't too big and the kids love it.
- Jeremiah: Seconds the BMX. A destination for all communities, and all kids ride bikes. It's a great place to be a part of. Cycling is only going to grow, and Windsor is going to be a central place for it. Schools in Windsor are developing cycling skills and their cycling cohort, so Keiser would be a great place for that. Cutting off 50-100 feet of the park for that would be really cool and useful.
- Poll: Central is preferred and eastern edge is second

Question 5: Preferred Concepts

- Catherine: Activate edges to have parking near each thing, and really likes the bike ideas around wherever we can put it.
- Poll: All equally voted on
- ACTIVATED
    - Kellie: Activated edges is the least liked concept. The School district isn't going to go for the parking in the corner lot, that's why she's not interested at all.
    - Kevin: Likes the pool and aquatic center by the conservation area, and feels everything is separated in a nice way. Likes the rec center by the conservation. Parking on the school property isn't liked.
    - Genevieve: Not sure why she likes it the best. Likes the rec center and pool close to the school and is playing with the idea if the neighbors would want. Would gear this toward what they would want. To have the oak grove as a buffer area is kind of nice.
    - Jeremiah: Reaffirm, the parking for the pool aquatic center, would be majorly impacted by high school traffic. So for public to access it, it would be a 30-minute wait to get in and out of that parking lot.
- CREEK:
    - Meredith: Likes this because of the parking and flow of traffic, appreciates it offsets them away from the houses and making it across from the football field. However, it seems more of a buffer on this side due to the creek. Likes the idea of a walking path in between all the amenities and fields with play areas and picnic areas throughout the path/park.
    - Genevieve: It seems the parking near the natural area could be switched to be closer to the ballpark area, thinking about the connection to the picnic area and play structure, connection to the sports makes more sense. A swale that increases visibility adds character there.
    - Sean: Chose this concept because it maximizes the space really well, doesn't break up the park as much as the other concepts. In terms of parking and flow, has two young boys and imagines going to the park with equipment, there will need to be drop-off areas to easily drop off equipment instead of walking far from the parking lot.

MEETING NOTES
ROUND 2 WEBINAR
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- CENTRAL:
    - Sean: Looking at the dog park next to the pool, depending on the area, the dogs may be barking at the pool activity all the time and if you're at the pool, do you want to hear the dogs? Least liked concept b/c parking and the flow of it.
    - Meredith: Voted as this, likes it for the flow of traffic and parking since it seems like more parking near the pool/aquatic center. May help for overflow parking at the adjacent football field during games, could see this being useful as an add-on for use of the stadium AND the pool. Likes having the pool on the south-side towards the creek, away from home. A nice, centralized location away from the neighborhood homes.
    - Catherine: Rec center, how is this being visualized? A community center with workshops for arts and classes for different activities. Will everything be physical or will there be some cultural amenities. And because of the access to the schools, I think it's a good opportunity to teach different cultural activities like pottery, etc. to include that in the rec center. Would like more programs for the entire community, not an extension of the school, but does give opportunities for them to take part in the community center programs. The word "recreation" was confusing to her.

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LIVE POLL RESPONSES
ROUND 2 WEBINAR
February 8, 2023

WEBINAR RESPONSES - ROUND 2

Q1: WHAT IS THE MOST IMPORTANT FACTOR FOR THE KEISER PARK DESIGN?

Access from the community and school edges
Enhance vehicular access
Access from the community and school edges
Enhance and protect natural spaces
Enhance and protect natural spaces
Development primarily along park edges
Enhance vehicular access; Access from the community and school edges; Enhance and protect natural spaces
Access from the community and school edges; Enhance and protect natural spaces
Access from the community and school edges

Q2: HOW SHOULD WE USE THE CONSERVATION AREA?

Nature Play Area
Meandering Walk; Nature Play Area; Outdoor Informal Performance Space
Garden; Picnic Area; Meandering Walk; Nature Play Area
Meandering Walk; Nature Play Area; Outdoor Informal Performance Space
Picnic Area; Meandering Walk; Nature Play Area; Outdoor Informal Performance Space
Picnic Area; Meandering Walk; Nature Play Area; Outdoor Informal Performance Space
Garden; Nature Play Area
Picnic Area
Picnic Area; Meandering Walk; Outdoor Informal Performance Space
Garden; Nature Play Area; Outdoor Informal Performance Space

Q3: WHERE SHOULD THE AQUATIC CENTER AND RECREATION CENTER BE IN THE PARK?

Southwest corner
Eastern park edge
Eastern park edge
Southwest corner; In the center
Eastern park edge; Southwest corner
Southwest corner
Eastern park edge
Southwest corner; In the center
Eastern park edge

LIVE POLL RESPONSES
ROUND 2 WEBINAR
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WEBINAR RESPONSES - ROUND 2

Q4: WHERE SHOULD THE MULTI-USE SPORTS FIELDS BE IN THE PARK?

New multi-use sports field located along the eastern edge
New multi-use sports field located in the center
New multi-use sports field located in the center
New multi-use sports field located along the eastern edge
Existing diamond sports field remains in the center
New multi-use sports field located in the center
Existing diamond sports field remains in the center
New multi-use sports field located along the eastern edge
New multi-use sports field located in the center

Q5: WHICH IS YOUR FAVORITE CONCEPT OVERALL?

Concept Creekside Engagement; Concept Central Programming
Concept Central Programming
Concept Creekside Engagement; Concept Central Programming
Concept Activated Edges
Concept Creekside Engagement
Concept Activated Edges
Concept Activated Edges
Concept Activated Edges; Concept Creekside Engagement; Concept Central Programming

PUBLIC PRESENTATION
PARK & RECREATION COMMISSION
September 14, 2022

KEISER PARK
MASTER PLAN UPDATE

Parks & Recreation Commission
September 14, 2022

www.KeiserParkMasterPlan.org







AGENDA

MEETING PURPOSE: To update the Parks and Recreation Commission on the project and solicit feedback on community themes to guide design concepts.

1. **INTRODUCTIONS**
2. **ABOUT THE PROJECT**
   a. Project Purpose
   b. Town Policy
   c. Vision & Guiding Principles
   d. Project Schedule
3. **COMMUNITY OUTREACH & THEMES**
   a. Outreach Methods Overview
   b. Findings
4. **PROJECT CONSIDERATIONS**
   a. Funding Opportunities
   b. Prioritized Phasing
5. **NEXT STEPS**
6. **QUESTIONS TO CONSIDER**

PUBLIC PRESENTATION
PARK & RECREATION COMMISSION
September 14, 2022

KEISER PARK MASTER PLAN UPDATE

INTRODUCTIONS

TOWN OF WINDSOR

Town Staff

Olivia Lemen
Parks & Facilities Manager

GATES +ASSOCIATES

Casey Case
Project Manager

Dana Falk
Planner

Rebecca Flanegan
Outreach Coordinator

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KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



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2008 Master Plan

ABOUT THE PROJECT

PROJECT PURPOSE

- **Update** 2008 Keiser Park **Master Plan** *(Ph. 1 built)*
- Develop plan for a Phase 2 & 3 improvements
  - Vet previous concept of **Aquatics Complex** & **Gym/Community Center**
  - Consider **multi-purpose use** of the site, such as emergency evacuation
- Incorporate **park expansion** properties
- Locate proposed facilities and estimate costs
- Evaluate **funding mechanisms** & project partners
- CEQA documentation

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ABOUT THE PROJECT

TOWN POLICY

TOWN OF WINDSOR
2040 General Plan

General Plan Themes
- Sustainability & Resiliency
- Community Health & Well Being

Further town commitments

- A family-oriented community with an exceptional quality of life for all ages.
- Providing high-quality parks, recreation facilities and recreation programs year-round for community members and visitors.



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ABOUT THE PROJECT

PARKS & RECREATION MASTER PLAN



- **Goal 1** Maintain an integrated system of parks that provides **recreation opportunities for all**.
- **Goal 2** Provide adequate **park acreage to meet the community's needs** for active and passive recreation.
- **Goal 3** Ensure **equitable and convenient access to parks** and open space for all Windsor residents.
- **Goal 4** **Maximize the usability** of Windor's parks.
- **Goal 5** Develop facilities that **encourage active participation**, are accessible, and affordable.
- **Goal 6** Provide programs and activities that build a strong and unified community.
- **Goal 7** Encourage and support participation of all segments of Windsor's population.
- **Goal 8** Use special events to contribute to the economic development and benefit of the downtown and the community.
- **Goal 9** Support a healthy community through health, wellness, and fitness initiatives.
- **Goal 10** Incorporate sustainable features into parks and facilities to increase water conservation, energy efficiency and habitat values, and to educate about the environment.
- **Goal 11** Maintain existing resources at a desired service level for community purpose.

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ABOUT THE PROJECT

PROJECT VISION

Provide the Town of Windsor a path forward with a **community-derived** & **implementable plan** that guides decision-making & outlines **funding opportunities** for future improvements of **KEISER PARK**.

GUIDING PRINCIPLES

- Expand opportunities for active living/participation *(PRMP Goal 1 & Goal 5)*
- Integrate ongoing public input & participation in planning & design *(PRMP Goal 1 & Goal 7)*
- Close the gap on walkable/bikeable park access *(PRMP Goal 1 & Goal 3)*
- Provide for a variety of experiences *(PRMP Goal 1 & Goal 4)*
- Meet the community's needs *(PRMP Goal 2)*

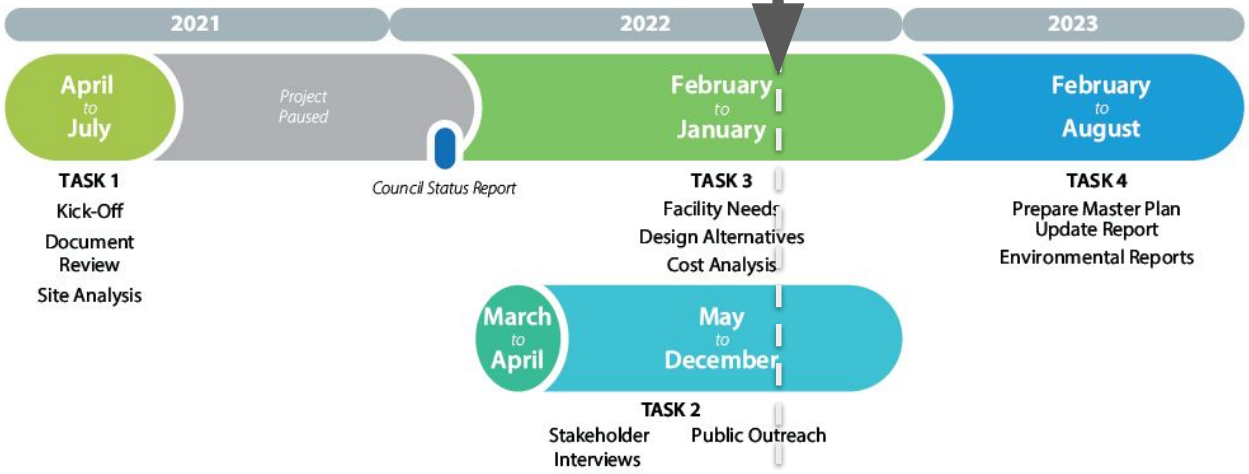
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KEISER PARK MASTER PLAN UPDATE

SCHEDULE Project

ABOUT THE PROJECT



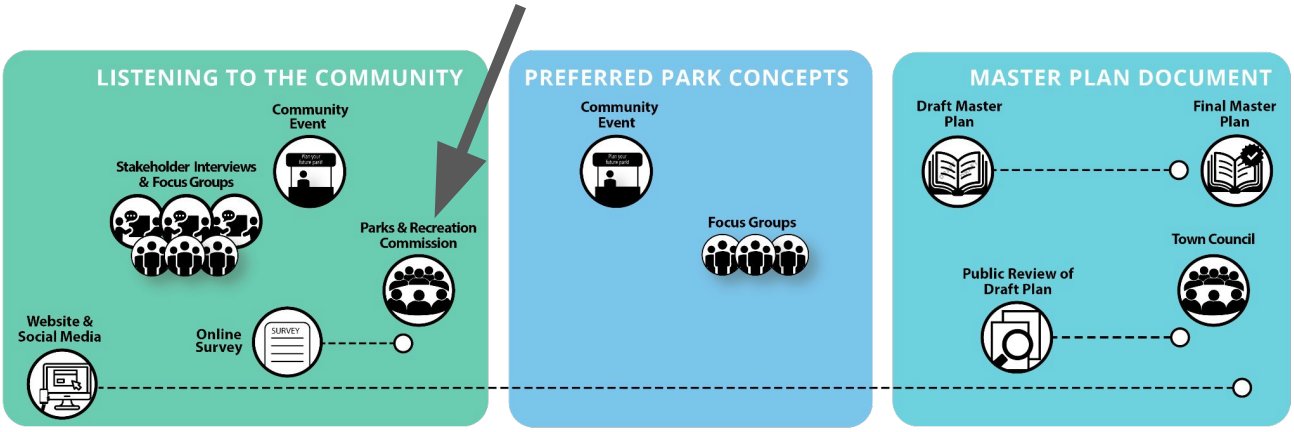
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KEISER PARK MASTER PLAN UPDATE

SCHEDULE Outreach

ABOUT THE PROJECT



*What do we **WANT**?*
*What do we **LIKE** about Keiser Park?*
Reconfirm programming efforts to date.
*What **OTHER POSSIBILITIES** should we explore?*
***PRIORITIZING** Interests*

*Evaluation of **OPTIONS***
*Balancing **costs and benefits***
*Which **solution is RIGHT** for Windsor?*

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION
September 14, 2022

COMMUNITY OUTREACH & THEMES

METHODS Overview









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COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 4

What do you **like most** about Keiser Park?

Please select the top THREE things you like, or write in your favorite item we missed in 'Other.'

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?

(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
- **Oak grove** (295 / 22)
- **Playground** (252 / 19)
- **Attend a special event/activity** (241 / 18)
- **Sports field** (236 / 7)

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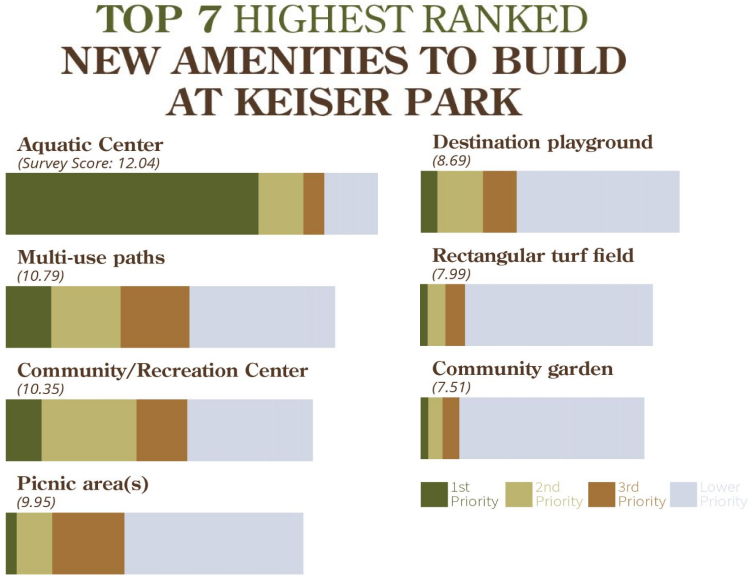
COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 5

The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update.

Please RANK the amenities in the order you'd **prioritize building them**.



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COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 6

The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update.

If you had $7, **how would you spend it** to support construction of these amenities?

Enter the price of the amenity into the boxes to spend your $7.

$4 AQUATIC CENTER
79% of survey respondents listed in their $7
$2,073 dollars spent (survey)
$160 dollars spent (boards)



$2 DESTINATION PLAYGROUND
31% of survey respondents listed in their $7
$365 dollars spent (survey)
$35 dollars spent (boards)



$1 MULTI-USE TRAILS
41% of survey respondents listed in their $7
$381 dollars spent (survey)
$36 dollars spent (boards)



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COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 7

The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/ Recreation Center.

What elements would you **most like** in a COMMUNITY/ RECREATION CENTER?

Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

TOP 3 FAVORITE ELEMENTS IN A COMMUNITY/RECREATION CENTER

Gymnasium (322 survey / 23 dot boards)

Teen center (231 / 53)

Multi-purpose Community Rooms (224 / 14)

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COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 8

The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center.

What elements would you **most like** in a AQUATIC CENTER?

Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

TOP 3 FAVORITE ELEMENTS IN AN AQUATIC CENTER

Lap/instructional pool (411 survey / 34 dot boards)

Water play structure (335 / 155)

Water slides (242 / 137)

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COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Social and Physical

Connect with Nature

Play is Popular

Balance Passive and Active

Clean, Safe, and Well-maintained

Diverse and All-Inclusive

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COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Social and Physical

WHY DO YOU VISIT KEISER PARK?
(Most selected elements)

- S **Attend a special event or activity** (40% of respondents)
- S P **Walk/exercise dog** (34%)
- S P **Playground** (34%)
- S P **Participate in an organized sport event** (33%)

DESIRED ADDITIONS







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COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Connect with Nature

Keiser Park's natural features are well-utilized and beloved

- Open spaces
- Oak Grove
- Walking trails

> *I really hope the current calm, safe, clean, and peaceful nature of the park and all the trees can be retained... I also really like the open space it offers in the park. I hope that the park will not be overdeveloped with "buildings" and "structures.*
>
> SURVEY RESPONSE

OAK GROVE
ROUND 1 DATA:

MOST LIKED EXISTING PARK AMENITY **#2**

PERCENT OF **SURVEY RESPONDENTS** CITED AS FAVORITE ELEMENT **39**

PERCENT OF **POP-UP PARTICIPANTS** CITED AS FAVORITE ELEMENT **18**

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COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Play is Popular

Play-based activities are both common and desired at Keiser Park

- **EXISTING LIKES**
  - Playground
  - Sports fields for organized and informal sports
- **DESIRED ADDITIONS**
  - Aquatic activities
    - Lap pool
    - Competition pool
    - Water slides/play structures

> *I am absolutely thrilled at the thought of a community pool and splash pad type of place!*
>
> SURVEY RESPONSE

> *Keep it available for baseball and kids sports.*
>
> SURVEY RESPONSE

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PUBLIC PRESENTATION
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COMMUNITY OUTREACH & THEMES

FINDINGS Themes



Balance Passive and Active

> *Don't add too many buildings/items that it takes away the charm of Windsor and nature... Try to implement new items so that we have a well rounded community.*
> SURVEY RESPONSE

> *Put in a splash pad!!! The families of Windsor will love it.*
> SURVEY RESPONSE

- **ACTIVE FEATURES**
  - Lap swim
  - Water play
  - Recreational sports
  - Unstructured play
- **PASSIVE FEATURES**
  - Walking trails
  - Picnic areas
  - Community garden
  - Dog park





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COMMUNITY OUTREACH & THEMES

FINDINGS Themes



Clean, Safe, and Well-maintained

> *Kei[s]er Park is a lovely place to spend time because it is clean, peaceful and feels safe.*
> SURVEY RESPONSE

PRIORITIES

- Lighting
- Regular maintenance
- Perpetuate safety for all ages





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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION
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KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Diverse and All-Inclusive

- **MULTI-PURPOSE PARK ELEMENTS FOR DIVERSE RECREATION PURSUITS**
  - Aquatic center
  - Community center
  - Athletic fields
- **INCLUSIVITY & ACCESSIBILITY**
  - Age groups
  - Abilities
  - Affordability
  - Diverse interests

> ***Make it as free as possible when it comes to choosing what it is you are going to place at Keiser. So many families want to have recreational opportunities for their kids to go out and play without needing to worry about a charge or buying tickets.***
>
> SURVEY RESPONSE

DOG AREA
ROUND 1 DATA:

MOST MENTIONED WRITE-IN SURVEY TOPIC **2nd**

MOST DESIRED AMENITY FOR POP-UP PARTICIPANTS **4th**

MOST DESIRED AMENITY FOR SURVEY RESPONDENTS **8th**

PERCENT OF **SURVEY RESPONDENTS** VISIT WITH THEIR DOG **34**

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KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Social and Physical

Connect with Nature

Play is Popular

Balance Passive and Active

Clean, Safe, and Well-maintained

Diverse and All-Inclusive

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PUBLIC PRESENTATION
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PROJECT CONSIDERATIONS

FINANCIAL GOAL
Right-sized and right-phased implementation



FUNDING OPTIONS
Exploring a range of potential funding alternatives

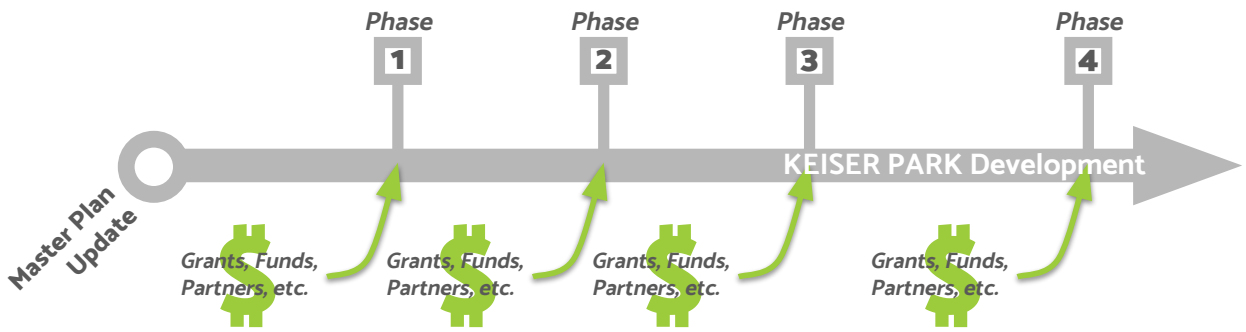
01	Public agencies	1. Federal 2. State 3. County/School (local &/or match for 1 & 2)
02	Private (developers)	1. Traffic impact fees 2. Utility impact fees 3. Donations/community benefits
03	District property (private)	1. Community Facility District (CFD) 2. Enhanced Infra. Finance District (EIFD) 3. Assessment District (AD) 4. Business Improvement District (BID)
04	Sales	1. Sales tax 2. Hotel tax 3. Tax exchange agreements (annexation)
05	Users	1. User fees e.g. memberships etc. 2. Parking fees 3. Commercial & retail
06	Partnerships	1. Public-private partnerships (delivery) 2. Sponsorship & naming rights 3. User groups, clubs, non-profit org

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PROJECT CONSIDERATIONS

PRIORITIZED PHASING

The Master Plan Update will propose phased improvements to develop Keiser Park.



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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION
September 14, 2022

NEXT STEPS

COMMUNITY INPUT

(Spring 2022)

- *Online Survey*
- *Community Event*

(Fall 2022)

- Commission presentations
  - Town Council & WUSD Board Joint Mtg *Sept 29*
- Community Event

MASTER PLAN UPDATE

- Design Alternatives
- Back to the Community
  - Town Council *Dec 7*

YOUR HOMEWORK

- **Evaluate Keiser Park using the Community Themes**
- Spread the word
- Visit the project website **www.KeiserParkMasterPlan.org**
- Share more of your thoughts on the Design Alternatives **COMING SOON**

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QUESTIONS TO CONSIDER

- Did we miss anything from the community input? Did anything stand out as surprising?
- What should be the **PRIORITY** (community theme)?


Social and Physical


Connect with Nature


Play is Popular


Balance Passive and Active


Clean, Safe, and Well-maintained


Diverse and All-Inclusive

- What should the park concepts perpetuate as the **PRIMARY INTENTION** of Keiser Park?

PUBLIC PRESENTATION
PARK & RECREATION COMMISSION

KEISER PARK
MASTER PLAN UPDATE

THANK YOU!

www.KeiserParkMasterPlan.org

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

KEISER PARK
MASTER PLAN UPDATE

Special Joint Town Council and Windsor Unified School District

September 29, 2022

KEISER PARK MASTER PLAN UPDATE

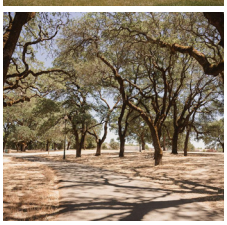
www.KeiserParkMasterPlan.org

TOWN OF WINDSOR

GATES +ASSOCIATES







AGENDA

MEETING PURPOSE: Share community input to-date, community-derived prioritization, and discuss next steps.

1. **ABOUT THE PROJECT**
   a. Project Purpose
   b. Town Policy
   c. Vision & Guiding Principles
   d. Project Schedule
2. **COMMUNITY OUTREACH & THEMES**
   a. Outreach Methods Overview
   b. Findings
3. **PARTNERSHIP OPPORTUNITIES**
4. **NEXT STEPS**

PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



2008 Master Plan

PROJECT PURPOSE

- **Update** 2008 Keiser Park **Master Plan** *(Ph. 1 built)*
- Develop plan for a Phase 2 & 3 improvements
  - Vet previous concept of **Aquatics Complex** & **Gym/Community Center**
  - Consider **multi-purpose use** of the site, such as emergency evacuation
- Incorporate **park expansion** properties
- Locate proposed facilities and estimate costs
- Evaluate **funding mechanisms** & project partners
- CEQA documentation

PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

ABOUT THE PROJECT

TOWN POLICY

TOWN OF WINDSOR
2040 General Plan

General Plan Themes
- Sustainability & Resiliency
- Community Health & Well Being

Further town commitments

- A family-oriented community with an exceptional quality of life for all ages.
- Providing high-quality parks, recreation facilities and recreation programs year-round for community members and visitors.



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ABOUT THE PROJECT

PARKS & RECREATION MASTER PLAN

Goal 1 Maintain an integrated system of parks that provides **recreation opportunities for all**.

Goal 2 Provide adequate **park acreage to meet the community's needs** for active and passive recreation.

Goal 3 Ensure **equitable and convenient access to parks** and open space for all Windsor residents.

Goal 4 **Maximize the usability** of Windor's parks.

Goal 5 Develop facilities that **encourage active participation**, are accessible, and affordable.

Goal 6 Provide programs and activities that build a strong and unified community.

Goal 7 Encourage and support participation of all segments of Windsor's population.

Goal 8 Use special events to contribute to the economic development and benefit of the downtown and the community.

Goal 9 Support a healthy community through health, wellness, and fitness initiatives.

Goal 10 Incorporate sustainable features into parks and facilities to increase water conservation, energy efficiency and habitat values, and to educate about the environment.

Goal 11 Maintain existing resources at a desired service level for community purpose.

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

ABOUT THE PROJECT

PROJECT VISION

Provide the Town of Windsor a path forward with a **community-derived** & **implementable plan** that guides decision-making & outlines **funding opportunities** for future improvements of **KEISER PARK**.

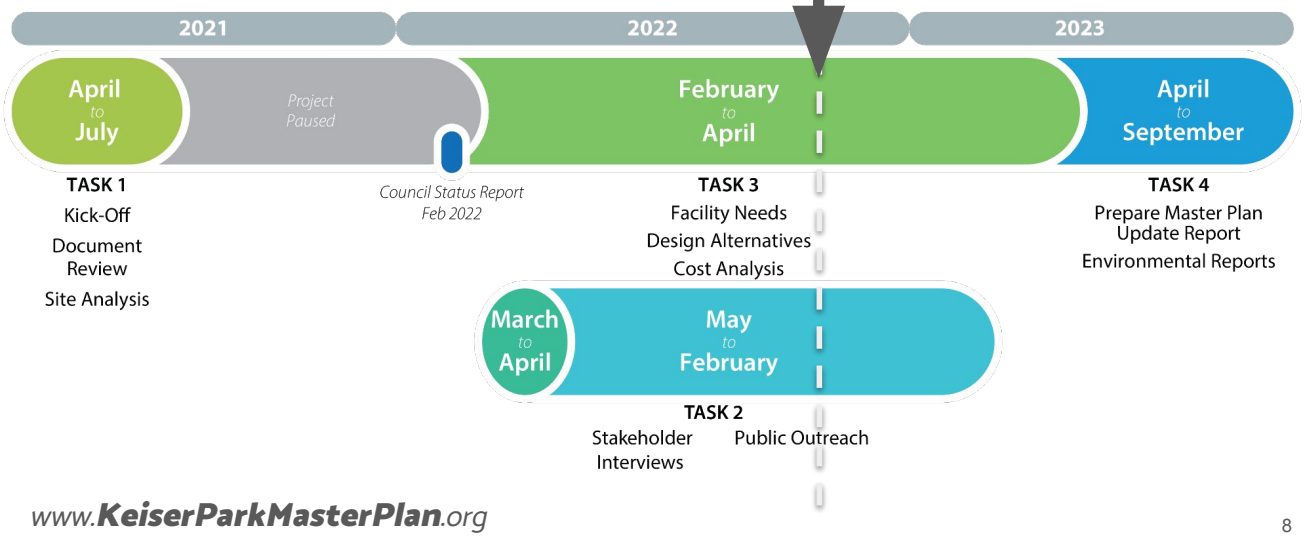
GUIDING PRINCIPLES

- Expand opportunities for active living/participation *(PRMP Goal 1 & Goal 5)*
- Integrate ongoing public input & participation in planning & design *(PRMP Goal 1 & Goal 7)*
- Close the gap on walkable/bikeable park access *(PRMP Goal 1 & Goal 3)*
- Provide for a variety of experiences *(PRMP Goal 1 & Goal 4)*
- Meet the community's needs *(PRMP Goal 2)*

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ABOUT THE PROJECT

SCHEDULE Project



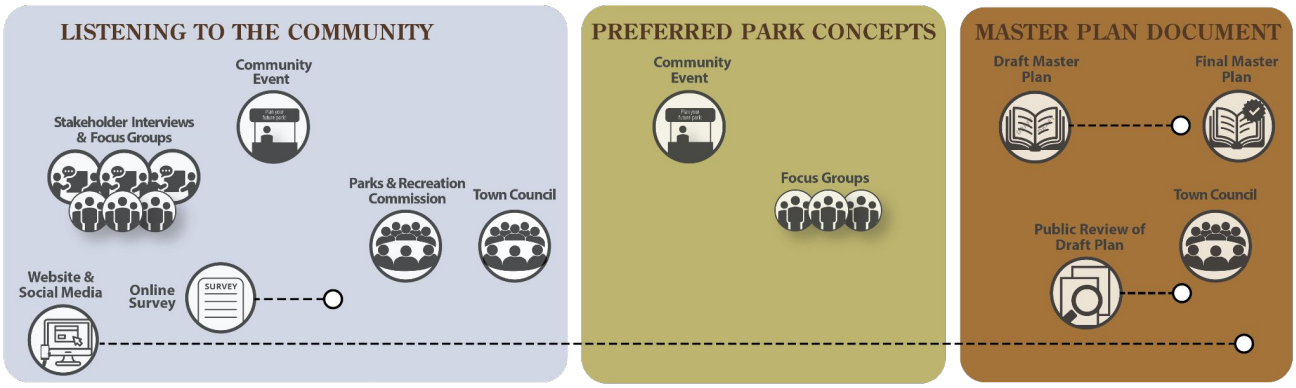
www.KeiserParkMasterPlan.org

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

ABOUT THE PROJECT

SCHEDULE Outreach



*What do we **WANT**?*
*What do we **LIKE** about Keiser Park?*
Reconfirm programming efforts to date.
*What **OTHER POSSIBILITIES** should we explore?*
***PRIORITIZING** Interests*

*Evaluation of **OPTIONS***
*Balancing **costs and benefits***
*Which **solution is RIGHT** for Windsor?*

9

COMMUNITY OUTREACH & THEMES

METHODS Overview



Keiser Park Master Plan Update
Community Survey
Encuesta de la comunidad para la
Actualización del Plan Maestro del Keiser Park

Welcome to the Keiser Park Master Plan update community feedback survey! The Town of Windsor has recently purchased four (4) acres of land adjacent to the park to expand Keiser Park. The Master Plan for Keiser Park is being updated to determine the best uses for the new park land to best serve the Town of Windsor. We want to hear from YOU!

¡Bienvenido a la encuesta de comentarios de la comunidad sobre la actualización del Plan Maestro de Keiser Park! El Pueblo de Windsor ha compardo recientemente cuatro (4) acres de tierra adyacente al parque para expandir el Parque Keiser. El Plan Maestro para el Parque Keiser se está actualizando para determinar los mejores usos para la nueva tierra del parque para servir mejor a la Ciudad de Windsor. ¡Queremos escuchar de ti!





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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 4

What do you **like most** about Keiser Park?

Please select the top THREE things you like, or write in your favorite item we missed in 'Other.'

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?

(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
- **Oak grove** (295 / 22)
- **Playground** (252 / 19)
- **Attend a special event/activity** (241 / 18)
- **Sports field** (236 / 7)

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COMMUNITY OUTREACH & THEMES

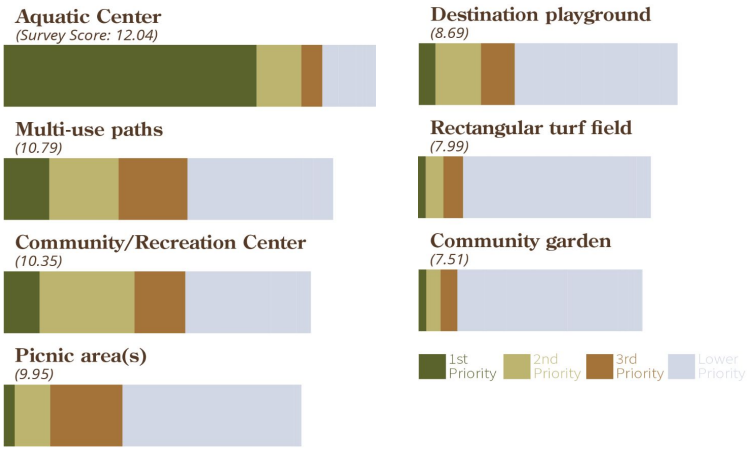
FINDINGS Results

Survey Question 5

The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update.

Please RANK the amenities in the order you'd **prioritize building them**.

TOP 7 HIGHEST RANKED NEW AMENITIES TO BUILD AT KEISER PARK



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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 6

The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update.

If you had $7, **how would you spend it** to support construction of these amenities?

Enter the price of the amenity into the boxes to spend your $7.

$4 AQUATIC CENTER
79% of survey respondents listed in their $7
$2,073 dollars spent (survey)
$160 dollars spent (boards)



$2 DESTINATION PLAYGROUND
31% of survey respondents listed in their $7
$365 dollars spent (survey)
$35 dollars spent (boards)



$1 MULTI-USE TRAILS
41% of survey respondents listed in their $7
$381 dollars spent (survey)
$36 dollars spent (boards)



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COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 7

The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Community/ Recreation Center.

What elements would you **most like** in a COMMUNITY/ RECREATION CENTER?

Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

TOP 3 FAVORITE ELEMENTS IN A COMMUNITY/RECREATION CENTER

Gymnasium (322 survey / 23 dot boards)

Teen center (231 / 53)

Multi-purpose Community Rooms (224 / 14)

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 8

The Parks and Recreation Master Plan Update identified Keiser Park as the location for a future Aquatic Center.

What elements would you **most like** in a AQUATIC CENTER?

Please select the top THREE elements you'd like. If we missed something you'd like, please write it in 'Other.'

TOP 3 FAVORITE ELEMENTS IN AN AQUATIC CENTER

Lap/instructional pool (411 survey / 34 dot boards)

Water play structure (335 / 155)

Water slides (242 / 137)

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COMMUNITY OUTREACH & THEMES

FINDINGS Themes



Social and Physical



Connect with Nature



Play is Popular



Balance Passive and Active



Clean, Safe, and Well-maintained



Diverse and All-Inclusive

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

COMMUNITY OUTREACH & THEMES

FINDINGS Themes



Social and Physical

WHY DO YOU VISIT KEISER PARK?
(Most selected elements)

- S **Attend a special event or activity** (40% of respondents)
- S P **Walk/exercise dog** (34%)
- S P **Playground** (34%)
- S P **Participate in an organized sport event** (33%)

DESIRED ADDITIONS







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COMMUNITY OUTREACH & THEMES

FINDINGS Themes



Connect with Nature

Keiser Park's natural features are well-utilized and beloved

- Open spaces
- Oak Grove
- Walking trails

> *I really hope the current calm, safe, clean, and peaceful nature of the park and all the trees can be retained... I also really like the open space it offers in the park. I hope that the park will not be overdeveloped with "buildings" and "structures."*
>
> SURVEY RESPONSE



OAK GROVE
ROUND 1 DATA:

MOST LIKED EXISTING PARK AMENITY **#2**

PERCENT OF **SURVEY RESPONDENTS** CITED AS FAVORITE ELEMENT **39**

PERCENT OF **POP-UP PARTICIPANTS** CITED AS FAVORITE ELEMENT **18**

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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Play is Popular

> *I am absolutely thrilled at the thought of a community pool and splash pad type of place!*
> SURVEY RESPONSE

> *Keep it available for baseball and kids sports.*
> SURVEY RESPONSE

Play-based activities are both common and desired at Keiser Park

- **EXISTING LIKES**
  - Playground
  - Sports fields for organized and informal sports
- **DESIRED ADDITIONS**
  - Aquatic activities
    - Lap pool
    - Competition pool
    - Water slides/play structures

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KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Balance Passive and Active

> *Don't add too many buildings/items that it takes away the charm of Windsor and nature... Try to implement new items so that we have a well rounded community.*
> SURVEY RESPONSE

> *Put in a splash pad!!! The families of Windsor will love it.*
> SURVEY RESPONSE

- **ACTIVE FEATURES**
  - Lap swim
  - Water play
  - Recreational sports
  - Unstructured play
- **PASSIVE FEATURES**
  - Walking trails
  - Picnic areas
  - Community garden
  - Dog park





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PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Clean, Safe, and Well-maintained

> ***Kei[s]er Park is a lovely place to spend time because it is clean, peaceful and feels safe.***
> SURVEY RESPONSE

PRIORITIES

- Lighting
- Regular maintenance
- Perpetuate safety for all ages





COMMUNITY OUTREACH & THEMES

FINDINGS Themes

Diverse and All-Inclusive

> ***Make it as free as possible when it comes to choosing what it is you are going to place at Keiser. So many families want to have recreational opportunities for their kids to go out and play without needing to worry about a charge or buying tickets.***
> SURVEY RESPONSE

- **MULTI-PURPOSE PARK ELEMENTS FOR DIVERSE RECREATION PURSUITS**
  - Aquatic center
  - Community center
  - Athletic fields
- **INCLUSIVITY & ACCESSIBILITY**
  - Age groups
  - Abilities
  - Affordability
  - Diverse interests

DOG AREA
ROUND 1 DATA:

MOST MENTIONED WRITE-IN SURVEY TOPIC **2nd**

MOST DESIRED AMENITY FOR POP-UP PARTICIPANTS **4th**

MOST DESIRED AMENITY FOR SURVEY RESPONDENTS **8th**

PERCENT OF **SURVEY RESPONDENTS** VISIT WITH THEIR DOG **34**

PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

KEISER PARK MASTER PLAN UPDATE

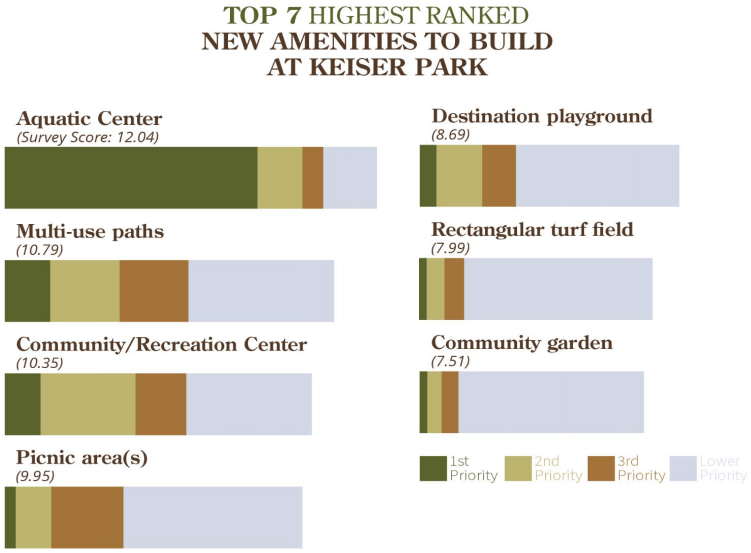
COMMUNITY OUTREACH & THEMES

FINDINGS Results

Survey Question 5

The following amenities have been identified for Keiser Park in the Parks and Recreation Master Plan Update.

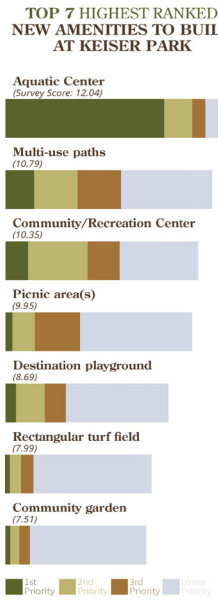
Please RANK the amenities in the order you'd **prioritize building them**.



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KEISER PARK MASTER PLAN UPDATE

PARTNERSHIP OPPORTUNITIES



AQUATIC CENTER *(Q7)*

1. Lap/Instructional Pool
2. Water Play Structure
3. Water Slides
4. Competition Pool
5. Whirlpool/Spa
6. Concessions
7. Therapy Pool

COMMUNITY/REC CENTER *(Q8)*

1. Gymnasium
2. Teen Center
3. Multi-purpose community rooms
4. Fitness space
5. Performance/Stage area
6. Makerspace/Art studio
7. Caterer's kitchen
8. Preschool
9. CTE

- Joint-Use Opportunities at Keiser Park
  - Aquatic Center:
    - Competition Pool *(#4)*
  - Community/Rec Center:
    - Gymnasium *(#1)*
    - Fitness Space *(#4)*
    - Performing Arts Space *(#5)*
    - Kitchen *(#7)*
    - CTE *(#9)*

PUBLIC PRESENTATION
SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
September 29, 2022

NEXT STEPS

COMMUNITY INPUT
(Spring 2022)
- *Online Survey*
- *Community Event*

(Fall 2022)
- Commission presentations
  - Parks & Recreation Commission *September 14*
  - Town Council and WUSD Board Joint Mtg *September 29*
- "New Neighbor" meeting

MASTER PLAN UPDATE
- Design Alternatives
- Back to the Community
  - Town Council *December 7*

YOUR HOMEWORK
- Spread the word
- Visit the project website **www.KeiserParkMasterPlan.org**
- Review the Design Alternatives *Winter 2023*

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KEISER PARK MASTER PLAN UPDATE

THANK YOU!

*www.**KeiserParkMasterPlan**.org*

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PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK
MASTER PLAN UPDATE

Town Council
December 7, 2022

www.KeiserParkMasterPlan.org







AGENDA

MEETING PURPOSE: To introduce the preliminary site designs for the Keiser Park Master Plan Update and gather community feedback towards preferred design alternatives.

1. **INTRODUCTIONS**
2. **ABOUT THE PROJECT**
3. **COMMUNITY OUTREACH & SITE SUMMARY**
4. **PRELIMINARY SITE DESIGNS**
   a. Activated Edges
   b. Creek Engagement
   c. Central Programming
5. **NEXT STEPS**

PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK MASTER PLAN UPDATE

INTRODUCTIONS

TOWN OF WINDSOR

Town Staff

Olivia Lemen
Parks & Facilities Manager

GATES +ASSOCIATES

Linda Gates Partner
Casey Case Project Manager
Dana Falk Planner
Rebecca Flanegan Outreach Coordinator

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KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



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PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022



2008 Master Plan

ABOUT THE PROJECT

PROJECT PURPOSE

- **Update** 2008 Keiser Park **Master Plan** *(Ph. 1 built)*
- Develop plan for a Phase 2 & 3 improvements
  - Vet previous concept of **Aquatics Complex** & **Gym/Community Center**
  - Consider **multi-purpose use** of the site, such as emergency evacuation
- Incorporate **park expansion** properties
- Locate proposed facilities and estimate costs
- Evaluate **funding mechanisms** & project partners
- CEQA documentation

ABOUT THE PROJECT

TOWN POLICY

General Plan (2018)

TOWN OF WINDSOR
2040 General Plan

Sustainability & Resiliency

Community Health & Well Being

Further town commitments

- A family-oriented community with an exceptional quality of life for all ages.
- Providing high-quality parks, recreation facilities and recreation programs year-round for community members and visitors.

Parks & Recreation Master Plan (2015)

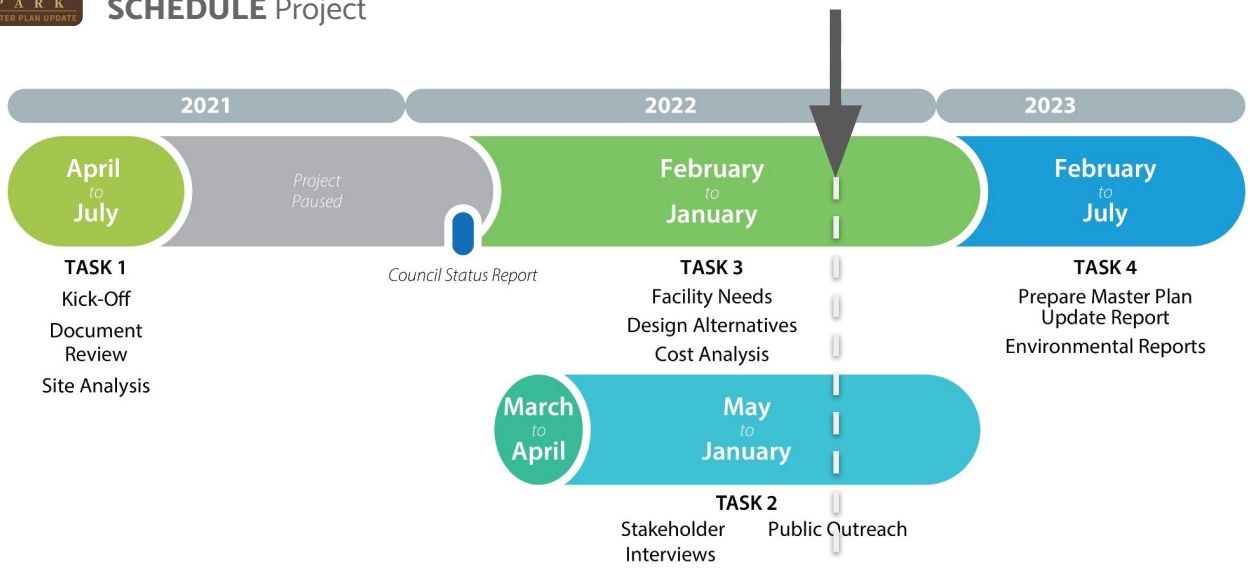
Goal 1	… **recreation opportunities for all**
Goal 2	… **park acreage to meet the community's needs**
Goal 4	**Maximize the usability**
Goal 5	… **encourage active participation**
Goal 9	… **healthy community**

PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT

SCHEDULE Project



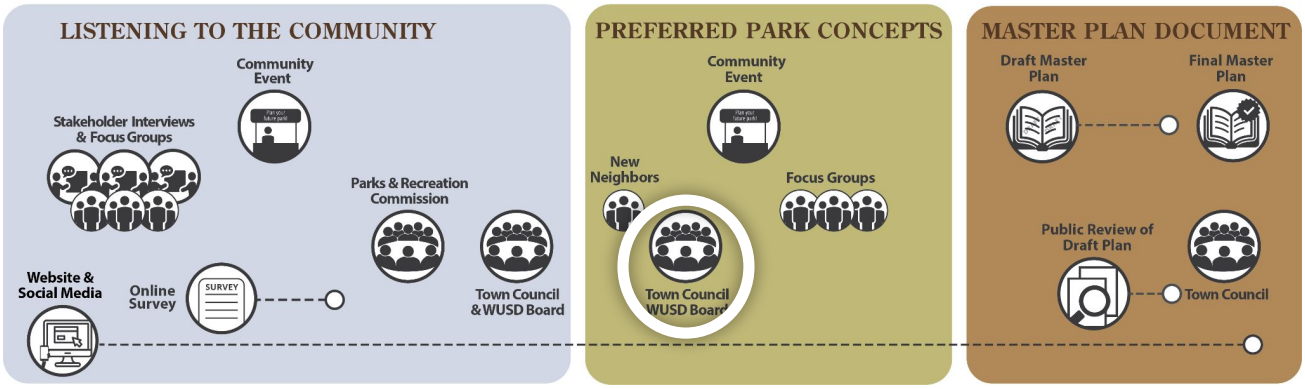
www.**KeiserParkMasterPlan**.org

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KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT

SCHEDULE Outreach



*What do we **WANT**?*
*What do we **LIKE** about Keiser Park?*
Reconfirm programming efforts to date.
*What **OTHER POSSIBILITIES** should we explore?*
***PRIORITIZING** Interests*

*Evaluation of **OPTIONS***
*Balancing **costs and benefits***
*Which **solution is RIGHT** for Windsor?*

8

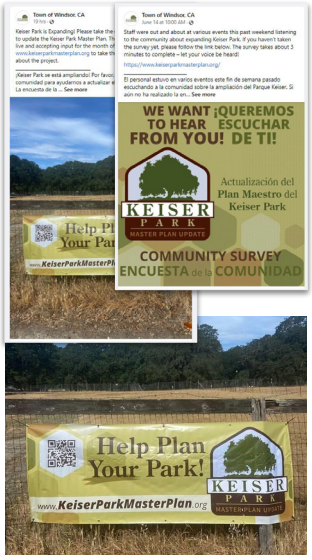
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TOWN COUNCIL
December 7, 2022

KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH

METHODS Overview

Social Media & Signage



Community Survey



Pop-ups at Community Events



"New Neighbors" Meeting



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KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH

SUMMARY Themes



Social and Physical



Connect with Nature



Play is Popular



Balance Passive and Active



Clean, Safe, and Well-maintained



Diverse and All-Inclusive

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PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH

Summary Results

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?
(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
- **Oak grove** (295 / 22)
- **Playground** (252 / 19)
- **Attend a special event/activity** (241 / 18)
- **Sports field** (236 / 7)



OAK GROVE
ROUND 1 DATA:

MOST LIKED EXISTING PARK AMENITY **#2**

PERCENT OF **SURVEY RESPONDENTS** CITED AS FAVORITE ELEMENT **39**

PERCENT OF **POP-UP PARTICIPANTS** CITED AS FAVORITE ELEMENT **18**

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KEISER PARK MASTER PLAN UPDATE

PARK AREAS TO REMAIN UNCHANGED



PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

PARK ACCESS



PARK CIRCULATION



PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

PRELIMINARY SITE DESIGNS

ALL CONCEPTS INCLUDE:

New Recreation Facilities
Aquatic Center
Community/Recreation Center

Picnic Areas
for social gathering

Walking path network

Preliminary Site Design:
ACTIVATED EDGES

- Proposed changes occur primarily along park edges
- Existing sports fields in south-central remain

Preliminary Site Design:
CREEK ENHANCEMENT

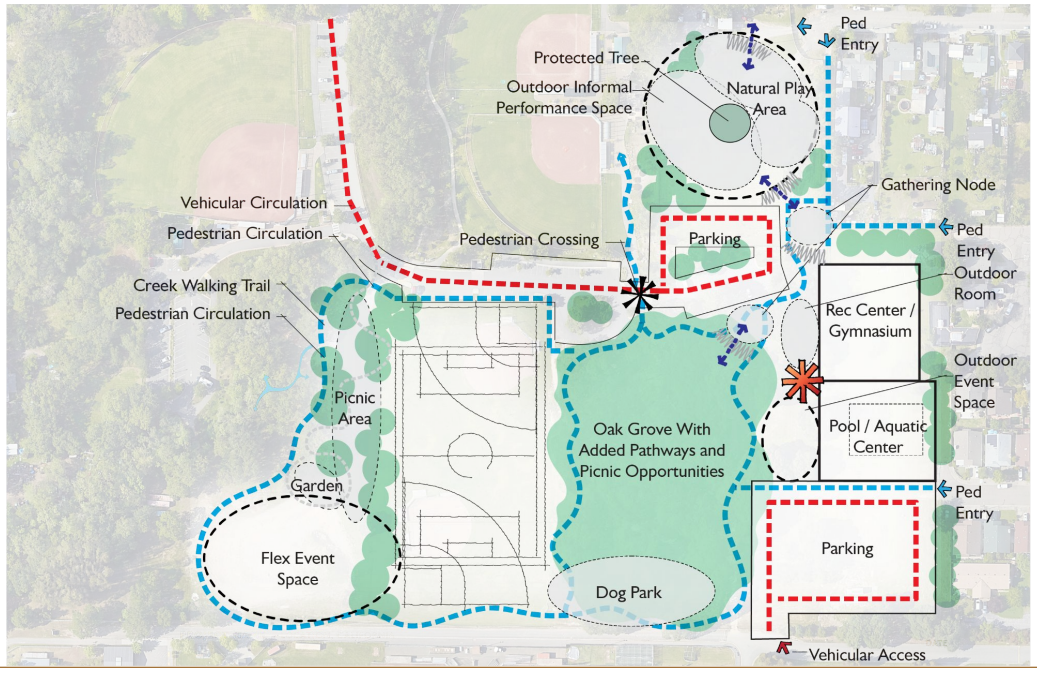
- Proposed changes occur closest to the creek and the area used for parking (dirt lot)
- Anticipated access from Jaguar Way

Preliminary Site Design:
CENTRAL PROGRAMMING

- Proposed changes occur in the center of the park
- Anticipated access from Jaguar Way
- Concept most similar to 2008 Master Plan

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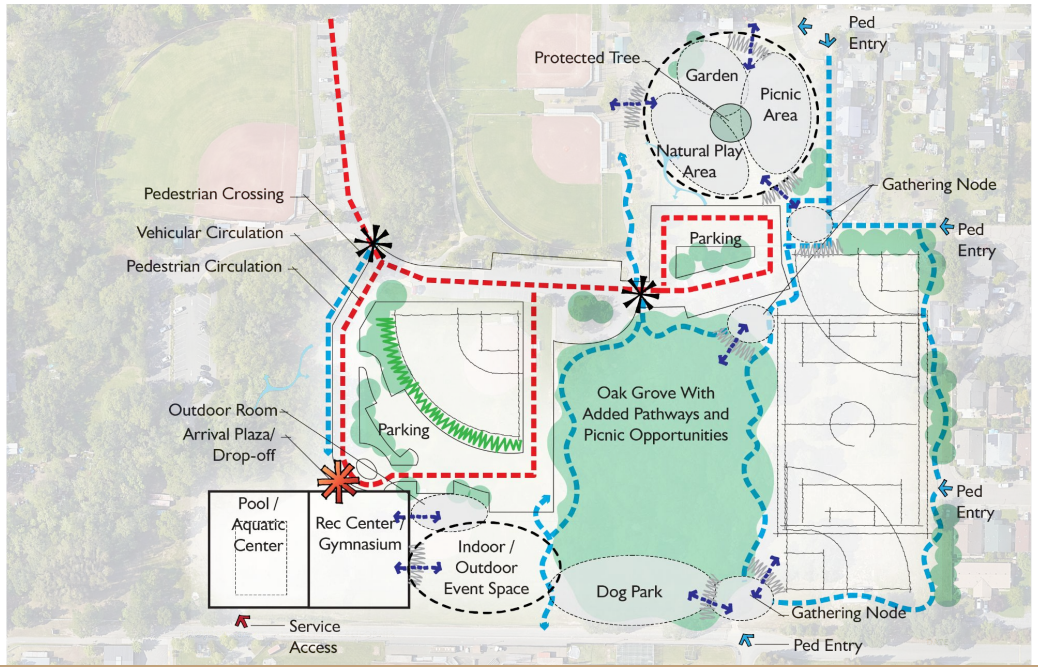
PRELIMINARY SITE DESIGN: ACTIVATED EDGES



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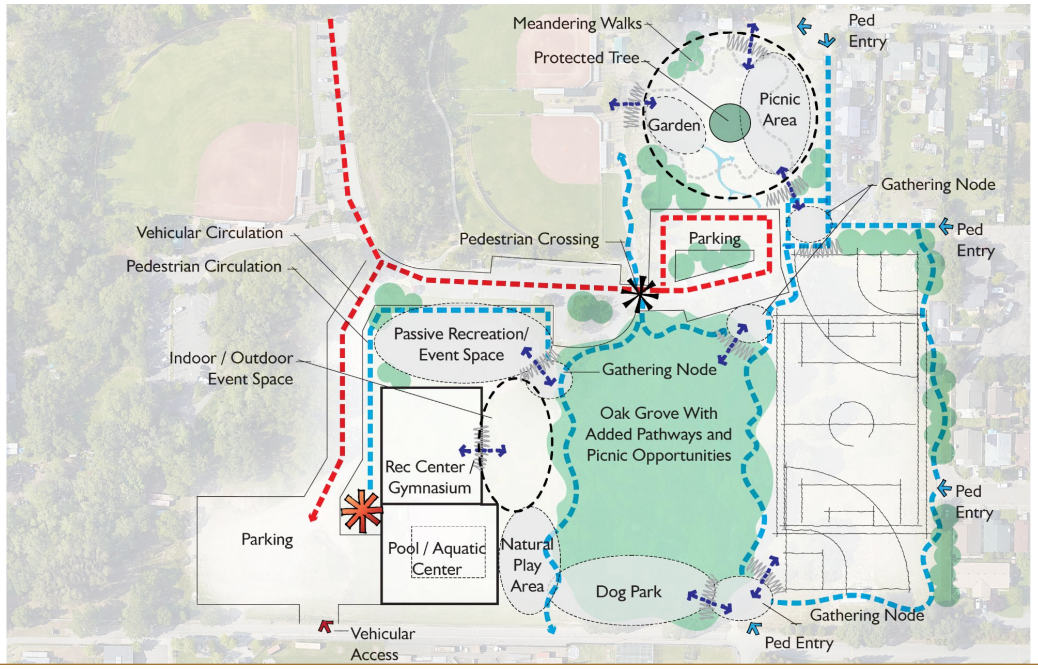
PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

PRELIMINARY SITE DESIGN: CREEK ENGAGEMENT



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PRELIMINARY SITE DESIGN: CENTRAL PROGRAMMING



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PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

NEXT STEPS

COMMUNITY INPUT

Spring 2022
- *Online Survey*
- *Community Event*

Fall 2022
- *Commission & Council presentations*
- *"New Neighbor" meeting*

Winter 2023
- 12/15 present to WUSD Board
- Community Meeting on Preliminary Site Designs

MASTER PLAN UPDATE

- Refine Preliminary Site Designs
- Community Engagement

STAY INVOLVED

- Spread the word
- Visit the project website **www.KeiserParkMasterPlan.org**
- Community Engagement about Preliminary Site Alternatives *Winter 2023*

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KEISER PARK MASTER PLAN UPDATE

Council Questions

*www.**KeiserParkMasterPlan**.org*

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PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK MASTER PLAN UPDATE

Public Comments

KEISER PARK MASTER PLAN UPDATE

Council Comments

PUBLIC PRESENTATION
TOWN COUNCIL
December 7, 2022

KEISER PARK
MASTER PLAN UPDATE

THANK YOU!

*www.**KeiserParkMasterPlan**.org*

PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK
MASTER PLAN UPDATE

Windsor Unified School District Board of Trustees

December 15, 2022

www.KeiserParkMasterPlan.org







AGENDA

MEETING PURPOSE: To introduce the preliminary site designs for the Keiser Park Master Plan Update and gather community feedback towards preferred design alternatives.

1. **INTRODUCTIONS**
2. **ABOUT THE PROJECT**
3. **COMMUNITY OUTREACH & SITE SUMMARY**
4. **PRELIMINARY SITE DESIGNS**
   a. Activated Edges
   b. Creek Engagement
   c. Central Programming
5. **NEXT STEPS**

PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

INTRODUCTIONS

TOWN OF WINDSOR

Town Staff

Olivia Lemen
Parks & Facilities Manager

GATES +ASSOCIATES

Casey Case
Project Manager

Dana Falk
Planner

Rebecca Flanegan
Outreach Coordinator

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KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



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PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022



2008 Master Plan

ABOUT THE PROJECT

PROJECT PURPOSE

- **Update** 2008 Keiser Park **Master Plan** *(Ph. 1 built)*
- Develop plan for a Phase 2 & 3 improvements
  - Vet previous concept of **Aquatics Complex** & **Gym/Community Center**
  - Consider **multi-purpose use** of the site, such as emergency evacuation
- Incorporate **park expansion** properties
- Locate proposed facilities and estimate costs
- Evaluate **funding mechanisms** & project partners
- CEQA documentation

ABOUT THE PROJECT

TOWN POLICY

General Plan (2018)

TOWN OF WINDSOR
2040 General Plan

Sustainability & Resiliency

Community Health & Well Being

Further town commitments

- A family-oriented community with an exceptional quality of life for all ages.
- Providing high-quality parks, recreation facilities and recreation programs year-round for community members and visitors.

Parks & Recreation Master Plan (2015)

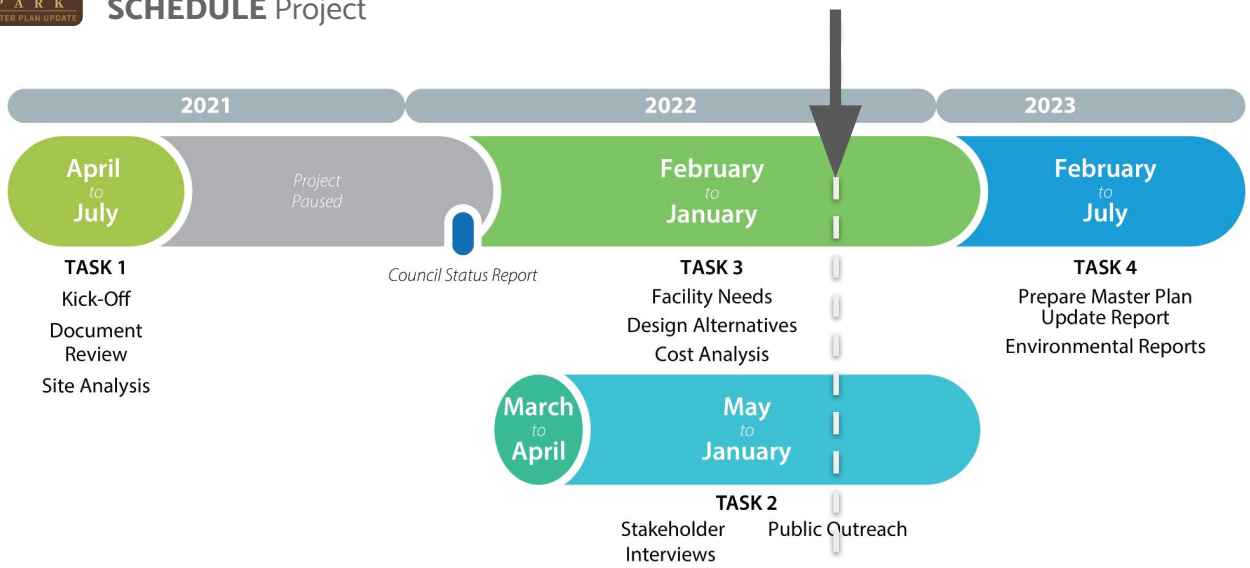
Goal 1	… **recreation opportunities for all**
Goal 2	… **park acreage to meet the community's needs**
Goal 4	**Maximize the usability**
Goal 5	… **encourage active participation**
Goal 9	… **healthy community**

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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

SCHEDULE Project

ABOUT THE PROJECT

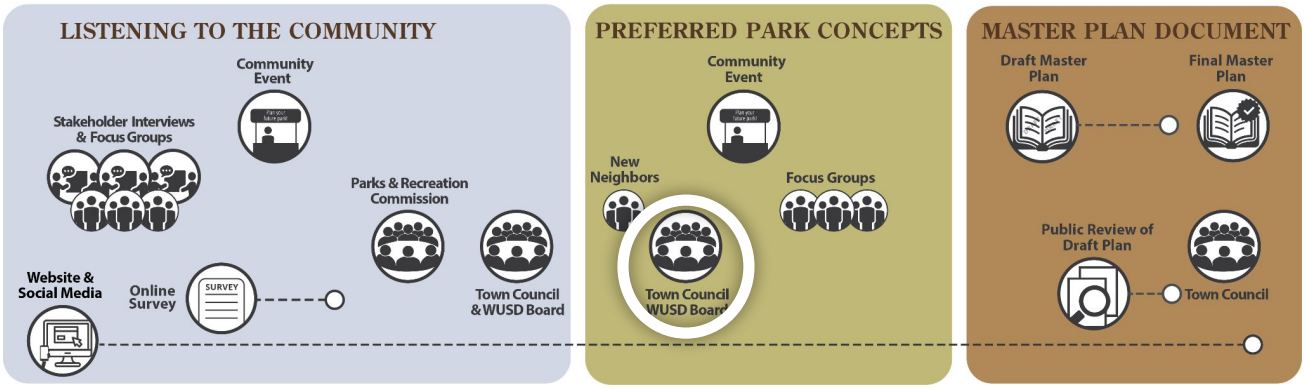


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KEISER PARK MASTER PLAN UPDATE

SCHEDULE Outreach

ABOUT THE PROJECT



*What do we **WANT**?*
*What do we **LIKE** about Keiser Park?*
Reconfirm programming efforts to date.
*What **OTHER POSSIBILITIES** should we explore?*
***PRIORITIZING** Interests*

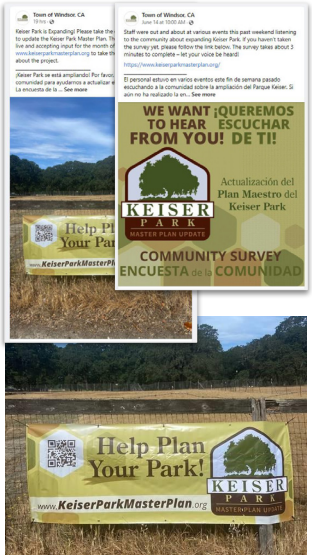
*Evaluation of **OPTIONS***
*Balancing **costs and benefits***
*Which **solution is RIGHT** for Windsor?*

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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

COMMUNITY OUTREACH

METHODS Overview

Social Media & Signage



Community Survey



Pop-ups at Community Events



"New Neighbors" Meeting



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COMMUNITY OUTREACH

SUMMARY Themes



Social and Physical



Connect with Nature



Play is Popular



Balance Passive and Active



Clean, Safe, and Well-maintained



Diverse and All-Inclusive

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PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

Summary Results

COMMUNITY OUTREACH

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?
(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
- **Oak grove** (295 / 22)
- **Playground** (252 / 19)
- **Attend a special event/activity** (241 / 18)
- **Sports field** (236 / 7)



OAK GROVE
ROUND 1 DATA:

MOST LIKED EXISTING PARK AMENITY **#2**

PERCENT OF **SURVEY RESPONDENTS** CITED AS FAVORITE ELEMENT **39**

PERCENT OF **POP-UP PARTICIPANTS** CITED AS FAVORITE ELEMENT **18**

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KEISER PARK MASTER PLAN UPDATE

PARK AREAS TO REMAIN UNCHANGED



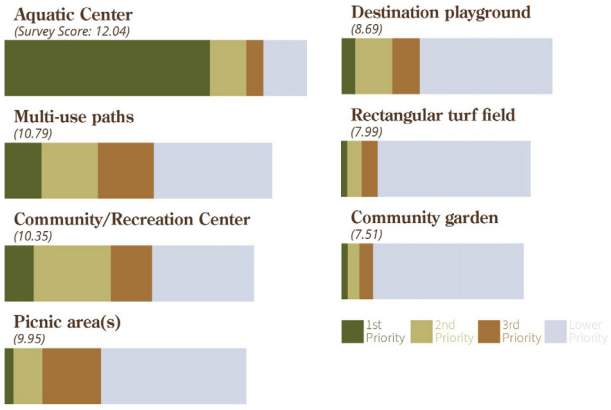
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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

Summary Results

COMMUNITY OUTREACH

TOP 7 HIGHEST RANKED NEW AMENITIES TO BUILD AT KEISER PARK



TOP 3 FAVORITE ELEMENTS IN AN AQUATIC CENTER

- **Lap/instructional pool** (411 survey / 34 dot boards)
- **Water play structure** (335 / 155)
- **Water slides** (242 / 137)



TOP 3 FAVORITE ELEMENTS IN A COMMUNITY/RECREATION CENTER

- **Gymnasium** (322 survey / 23 dot boards)
- **Teen center** (231 / 53)
- **Multi-purpose Community Rooms** (224 / 14)



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KEISER PARK MASTER PLAN UPDATE

POTENTIAL AREAS FOR FACILITIES



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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH

Summary Results

IMPORTANT ELEMENTS

- Lap swim
- Water play
- Recreational sports
- Playgrounds
- Unstructured play
- Fitness
- Open spaces
- Walking trails
- Picnic areas
- Community garden
- Dog park
- Lighting
- Community gathering spaces

IMPORTANT CHARACTERISTICS

- Safe
- Clean
- Well-maintained
- Affordable
- Accessible
- Inclusive
- Diverse
- Peaceful
- Fun







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KEISER PARK MASTER PLAN UPDATE

PARK ACCESS



PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

PARK CIRCULATION



PRELIMINARY SITE DESIGNS

ALL CONCEPTS INCLUDE:

New Recreation Facilities
Aquatic Center
Community/Recreation Center

Picnic Areas
for social gathering

Walking path network

Preliminary Site Design:
ACTIVATED EDGES

- Proposed changes occur primarily along park edges
- Existing sports fields in south-central remain

Preliminary Site Design:
CREEK ENHANCEMENT

- Proposed changes occur closest to the creek and the area used for parking (dirt lot)
- Anticipated access from Jaguar Way

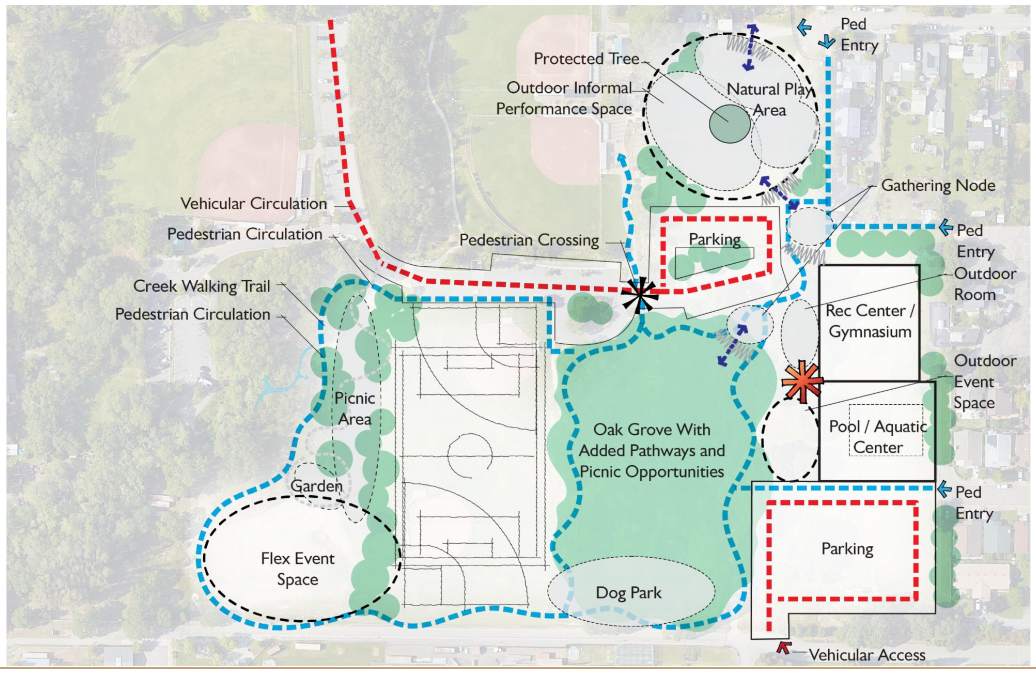
Preliminary Site Design:
CENTRAL PROGRAMMING

- Proposed changes occur in the center of the park
- Anticipated access from Jaguar Way
- Concept most similar to 2008 Master Plan

PUBLIC PRESENTATION
WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

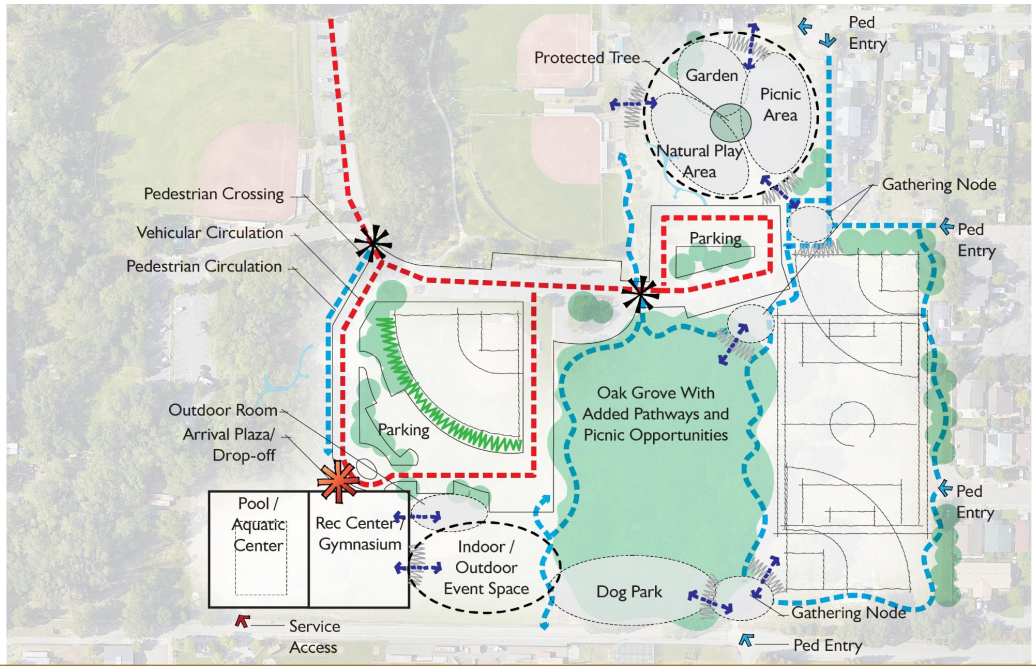
KEISER PARK MASTER PLAN UPDATE

PRELIMINARY SITE DESIGN: ACTIVATED EDGES



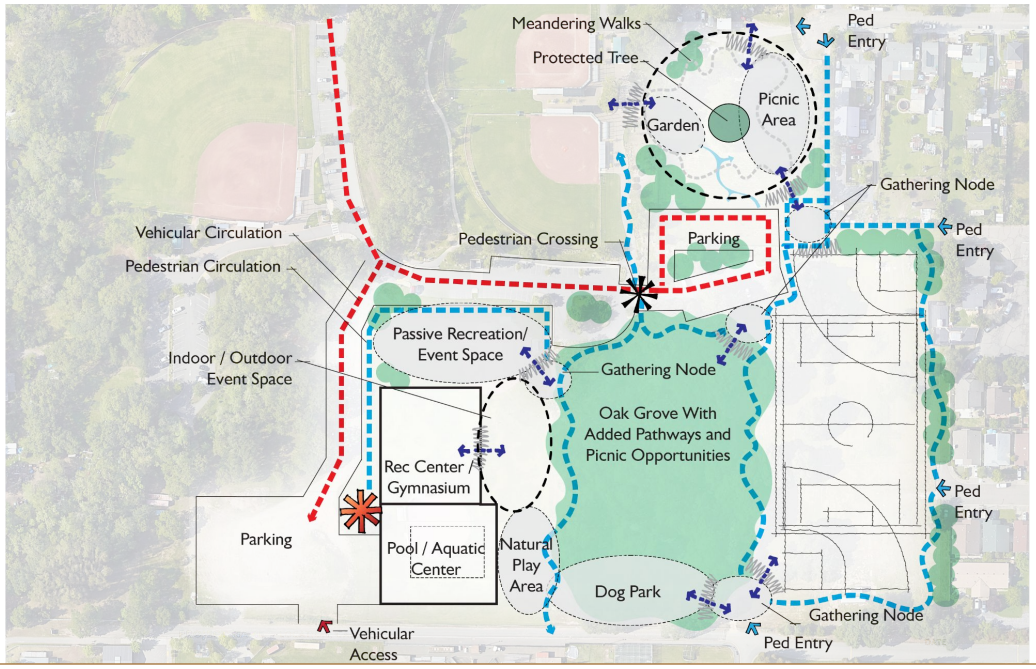
KEISER PARK MASTER PLAN UPDATE

PRELIMINARY SITE DESIGN: CREEK ENGAGEMENT



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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

PRELIMINARY SITE DESIGN: CENTRAL PROGRAMMING



NEXT STEPS

COMMUNITY INPUT

Spring 2022

- *Online Survey*
- *Community Event*

Fall 2022

- *Commission & Council presentations*
- *"New Neighbor" meeting*

Winter 2023

- Community Meeting on Preliminary Site Designs

MASTER PLAN UPDATE

- Refine Preliminary Site Designs
- Community Engagement

STAY INVOLVED

- Spread the word
- Visit the project website **www.KeiserParkMasterPlan.org**
- Community Engagement about Preliminary Site Alternatives *Winter 2023*

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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

Board Questions

www.KeiserParkMasterPlan.org

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KEISER PARK MASTER PLAN UPDATE

Public Comments

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WINDSOR UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES
December 15, 2022

KEISER PARK MASTER PLAN UPDATE

Board Comments

KEISER PARK MASTER PLAN UPDATE

THANK YOU!

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK
MASTER PLAN UPDATE

P&R Commission, Webinar
February 8, 2023

www.KeiserParkMasterPlan.org







AGENDA

MEETING PURPOSE: To gather community feedback towards preferred design alternatives.

1. **ABOUT THE PROJECT & EFFORTS TO DATE**
2. **SHARE YOUR THOUGHTS**
3. **NEXT STEPS**

PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

HOW TO PARTICIPATE

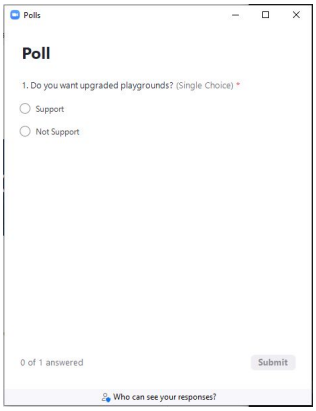


'Raise Hand'
Indicate you'd like to speak



'Unmute'
Remember to unmute yourself before speaking

Polls
To hear your thoughts
(Answers are anonymous.
Select your answer and submit.)



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PROJECT TEAM

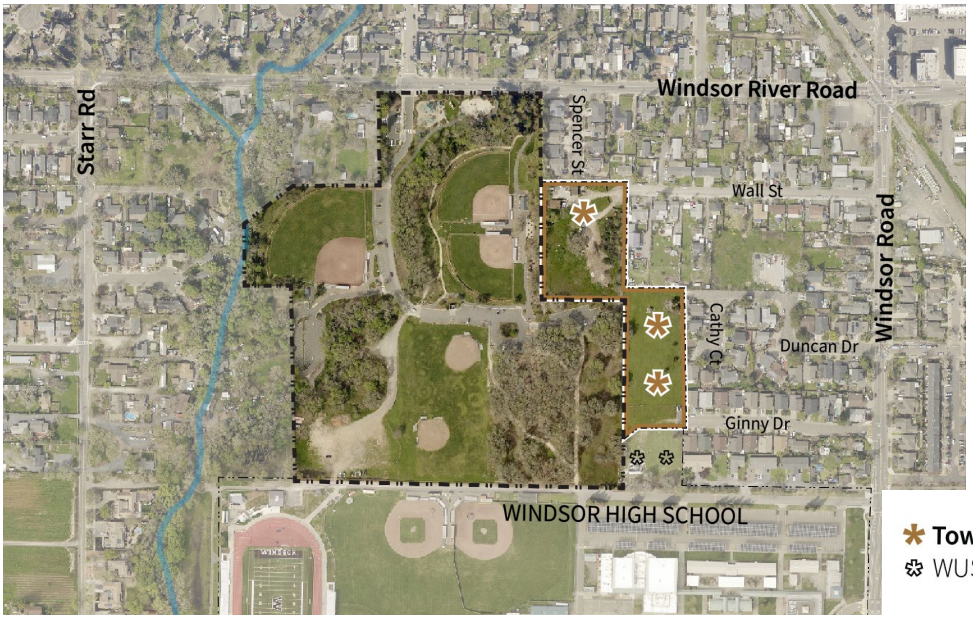
TOWN OF WINDSOR
Olivia Lemen
Parks & Recreation Director

GATES + ASSOCIATES
LANDSCAPE ARCHITECTS

- SIEGEL + STRAIN Architects — SUSI MARZOULA, Lead Architect
- GHD Civil Engineers — MATT WARGULA, Civil Engineer
- ARCH-PAC Aquatic Specialist — KEN MOELLER, Aquatic Lead
- KERRIGAN PARTNERS Financial Specialist — RICHARD KERRIGAN, Financial Advisor
- M-GROUP CEQA Specialist — OLIVIA ERVIN, Principal

PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

ABOUT THE PROJECT



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WHY THE UPDATE?

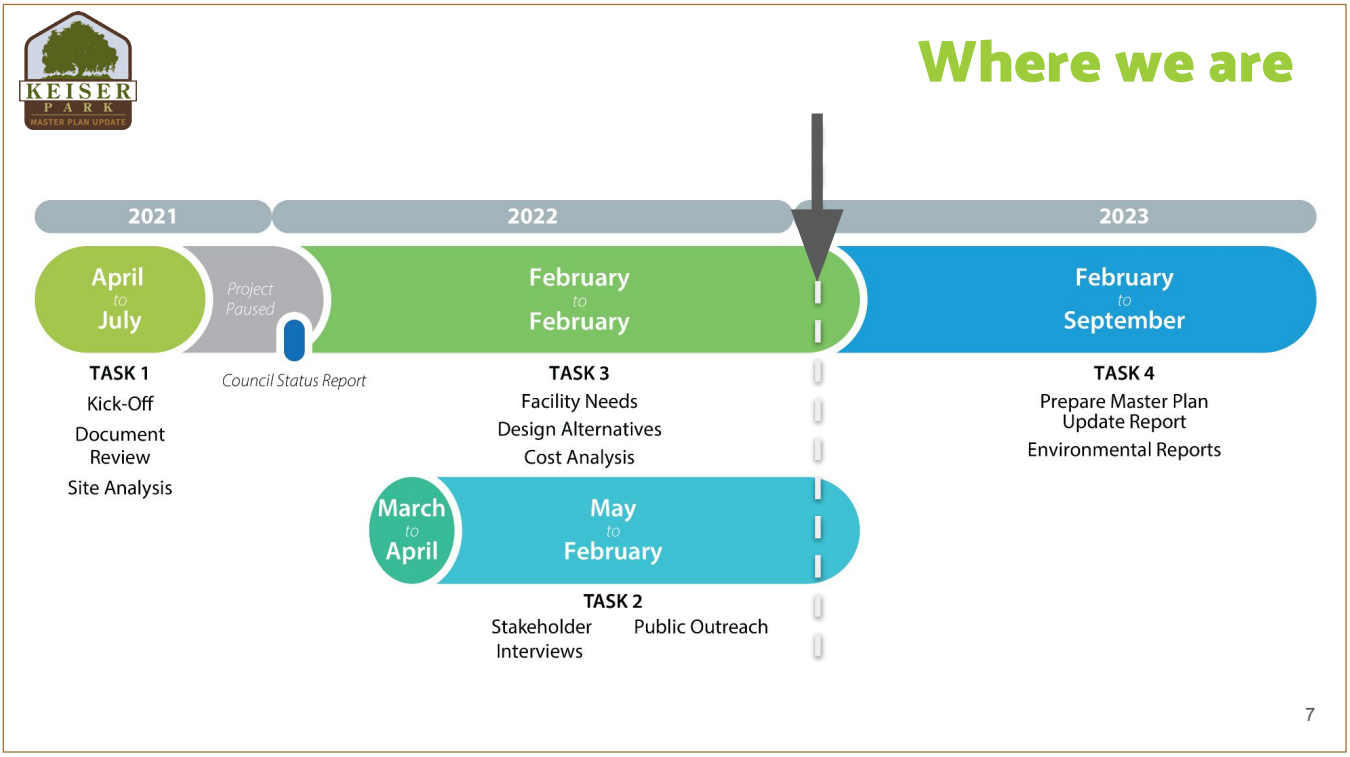


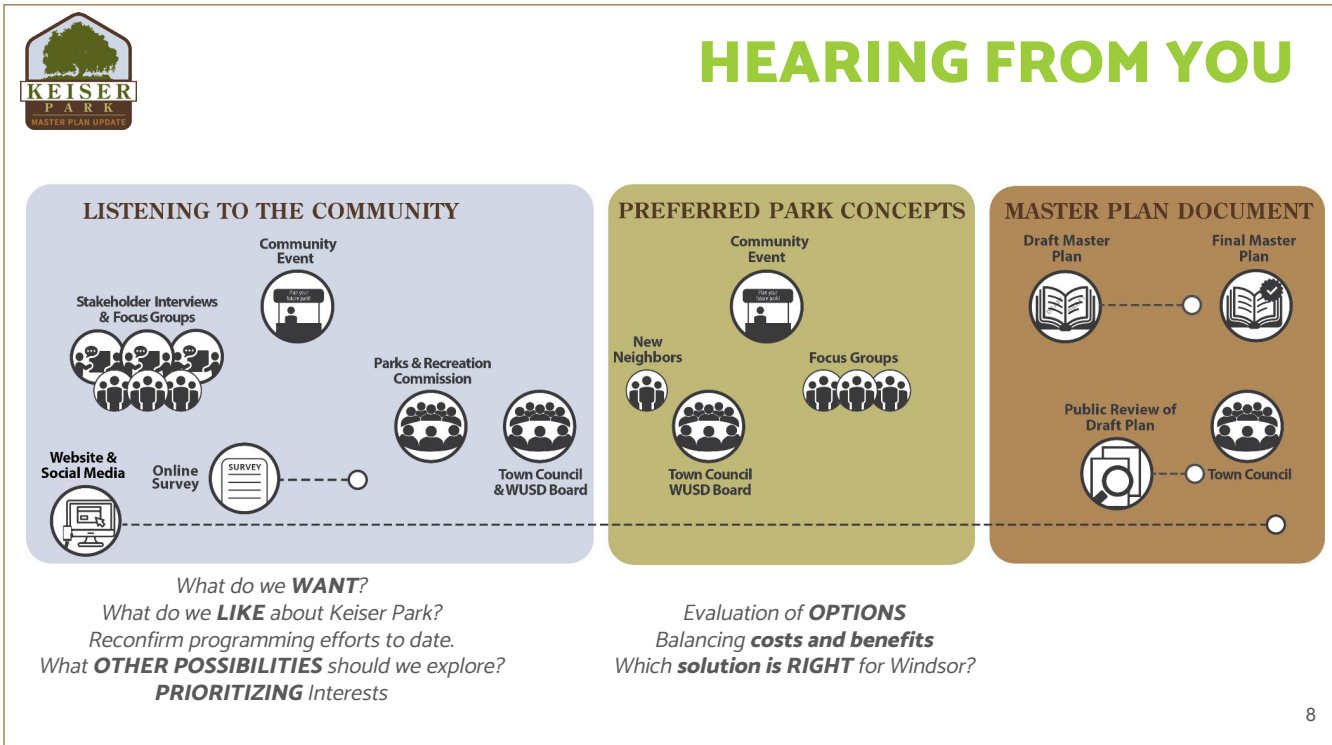
2008 Master Plan

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February 8, 2023

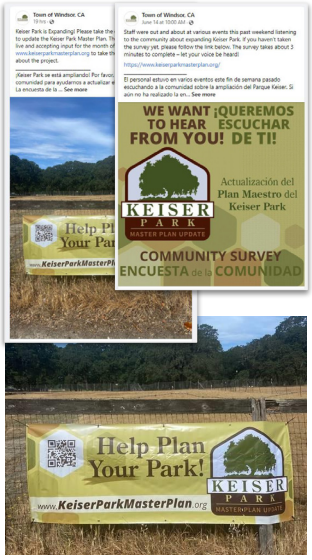




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PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

COMMUNITY OUTREACH

Social Media & Signage



Community Survey



Pop-ups at Community Events



"New Neighbors" Meeting



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COMMUNITY OUTREACH

How did you hear about this webinar?

- Social Media
- Email
- Banner or Flyer
- Word of Mouth

***poll**

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK MASTER PLAN UPDATE

WHAT DO YOU LIKE MOST?

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?
(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
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OAK GROVE
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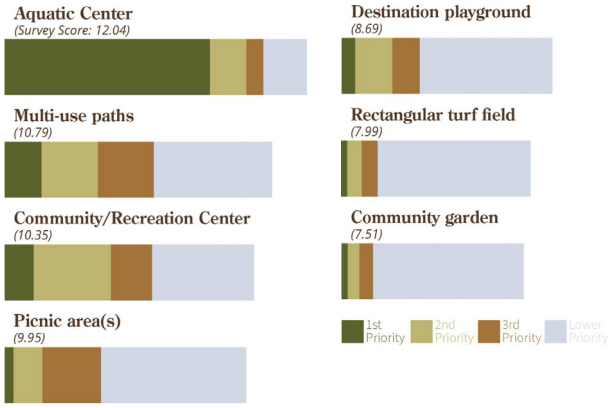
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KEISER PARK MASTER PLAN UPDATE

WHAT DO YOU WANT MOST?

TOP 7 HIGHEST RANKED NEW AMENITIES TO BUILD AT KEISER PARK



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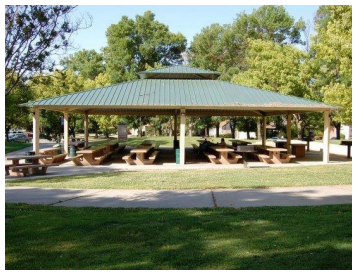


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February 8, 2023

WHAT THE UPDATE WILL INCLUDE



- Recreation Center/Gymnasium
- Pool/Aquatic Center
- Picnic Area
- Garden
- Natural Play
- Flex Event Space
- Indoor/Outdoor Event Space
- Gathering Node
- Parking Lot

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WHAT DO YOU THINK ABOUT…

What is your HIGHEST PRIORITY?

- Recreation Center/Gymnasium
- Pool/Aquatic Center
- Picnic Area
- Garden
- Natural Play
- Flex Event Space
- Indoor/Outdoor Event Space
- Gathering Node
- Parking Lot

***poll*

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PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH

SUMMARY Themes

- Social and Physical
- Connect with Nature
- Play is Popular
- Balance Passive and Active
- Clean, Safe, and Well-maintained
- Diverse and All-Inclusive

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KEISER PARK MASTER PLAN UPDATE

SITE SUMMARY: PARK AREAS TO REMAIN



PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

SITE SUMMARY: POTENTIAL AREAS FOR FACILITIES



PARK ACCESS & CIRCULATION



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February 8, 2023

KEISER PARK MASTER PLAN UPDATE

PARK CONCEPTS

New Recreation Facilities
Aquatic Center
Community/Recreation Center

Picnic Areas
for social gathering

Walking path network

ACTIVATED EDGES

- Proposed changes occur primarily along park edges
- Existing sports fields in south-central remain

CREEK ENHANCEMENT

- Proposed changes occur closest to the creek and the area used for parking (dirt lot)

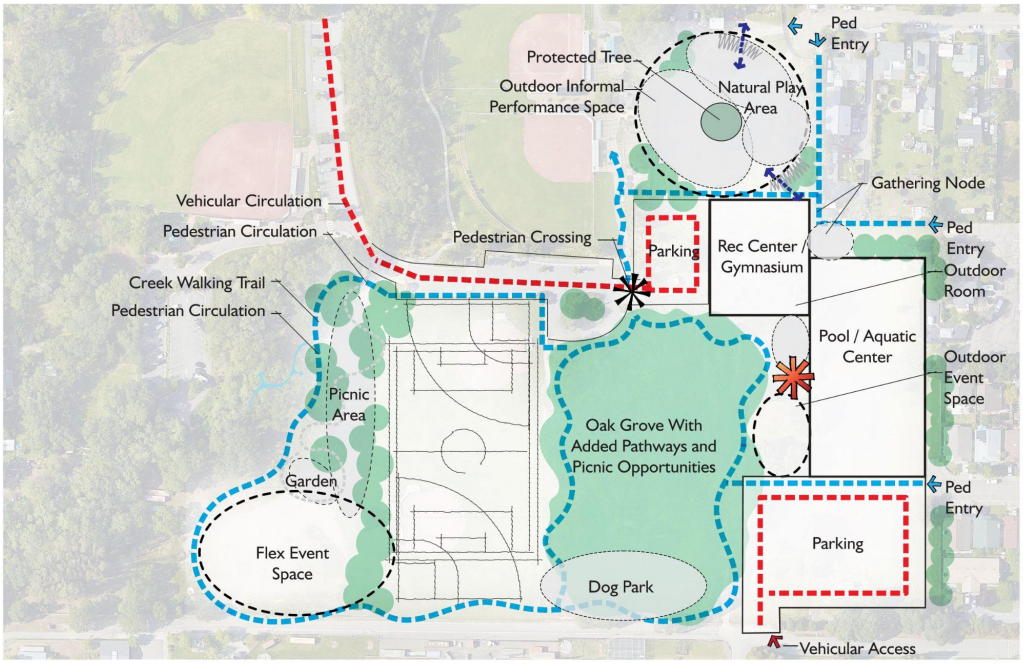
CENTRAL PROGRAMMING

- Proposed changes occur in the center of the park
- Concept most similar to 2008 Master Plan

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KEISER PARK MASTER PLAN UPDATE

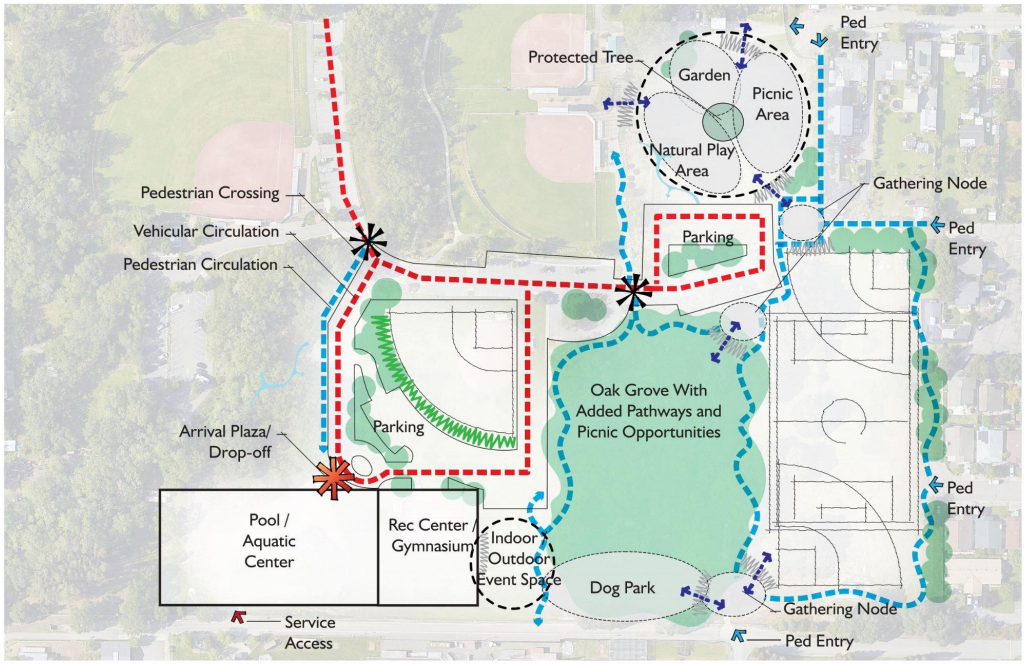
ACTIVATED EDGES



20

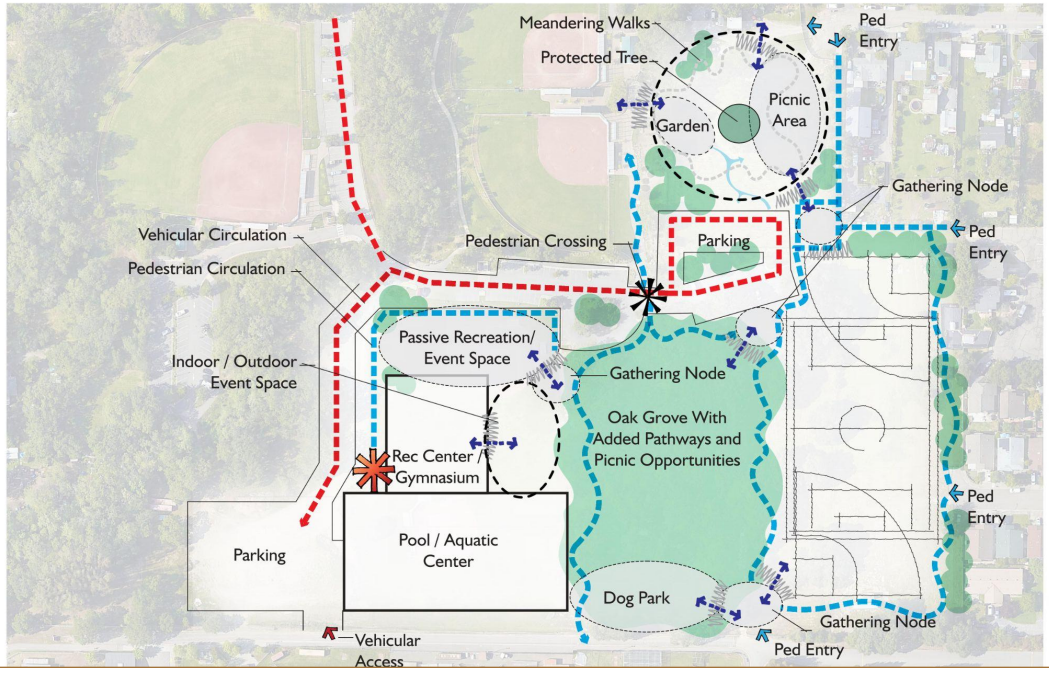
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February 8, 2023

CREEK ENGAGEMENT



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CENTRAL PROGRAMMING



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PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK MASTER PLAN UPDATE

Commissioner Questions

www.KeiserParkMasterPlan.org

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KEISER PARK MASTER PLAN UPDATE

Now we want to hear from you...

www.KeiserParkMasterPlan.org

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PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

WHAT DO YOU THINK ABOUT...

What is the MOST IMPORTANT FACTOR?

- Development primarily along park edges
- Develop closer to the creek
- Develop in the center of the park
- Enhanced vehicular access
- Access from the community and school edges
- Enhance and protect natural spaces

***Launch Poll 1*

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WHAT DO YOU THINK ABOUT...

How should we use the CONSERVATION AREA?

- Garden
- Picnic Area
- Meandering Walk
- Nature Play Area
- Outdoor Informal Performance Space



***Launch Poll 2*

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

WHAT DO YOU THINK ABOUT...

Where should the AQUATIC CENTER AND RECREATION CENTER be in the park?

- Eastern park edge
- Southwest corner
- In the Center



***Launch Poll 3*

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WHAT DO YOU THINK ABOUT...

Where should the SPORTS FIELDS be in the park?

- New multi-use sports field in the center
- Existing diamond sports field remains in the center
- New multi-use sports field along the eastern edge



***Launch Poll 4*

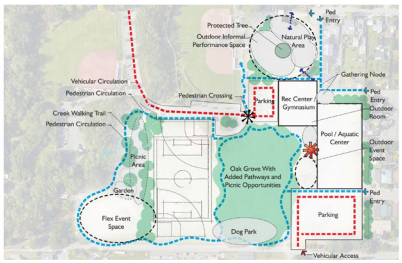
28

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PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

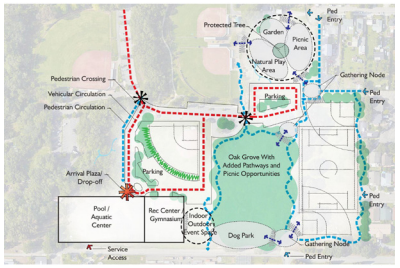
WHAT DO YOU THINK ABOUT...

Which is your **FAVORITE**?

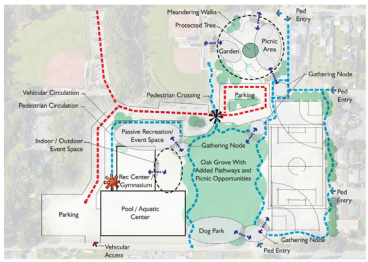
ACTIVATED EDGES



CREEK ENGAGEMENT



CENTRAL PROGRAMMING



***Launch Poll 5*

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KEISER PARK MASTER PLAN UPDATE

Public Comment

*www.**KeiserParkMasterPlan**.org*

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK MASTER PLAN UPDATE

Public Comment

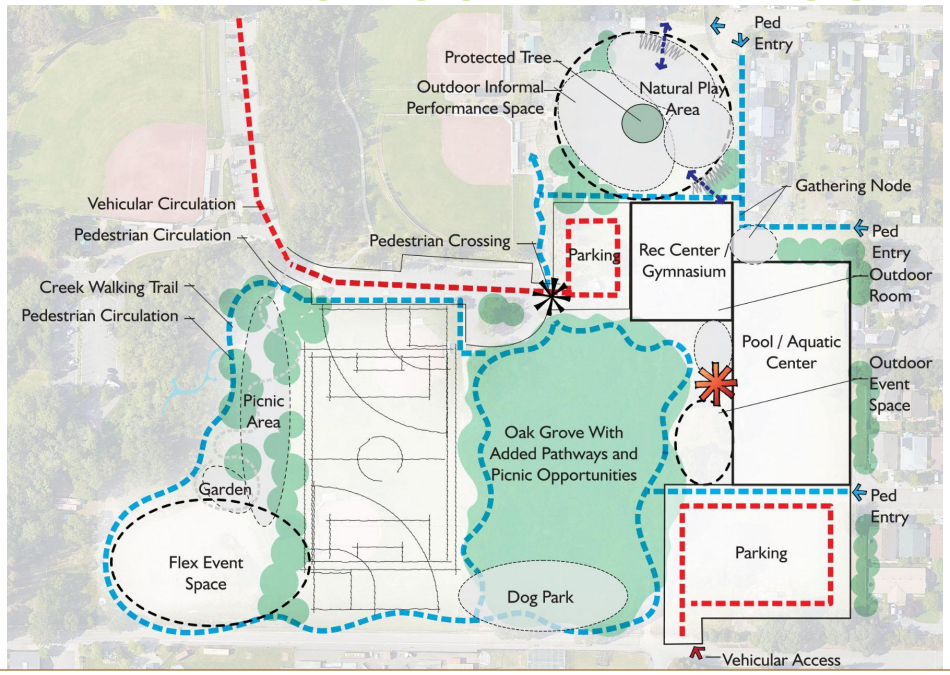
ACTIVATED EDGES

Likes?

Dislikes?

Raise your 'Zoom' hand to speak

WHAT DO YOU THINK ABOUT...



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KEISER PARK MASTER PLAN UPDATE

Public Comment

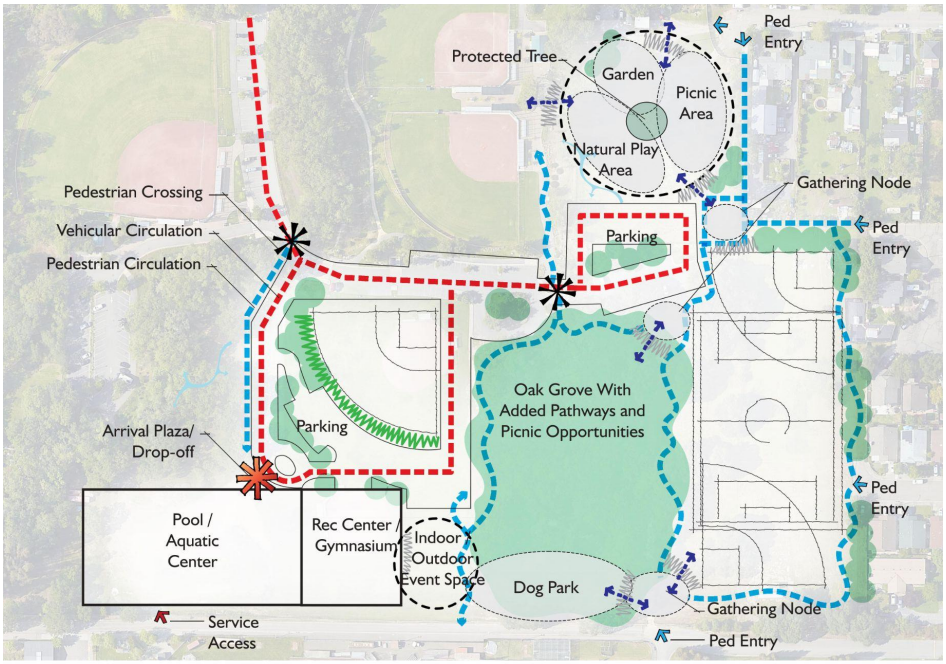
CREEK ENGAGEMENT

Likes?

Dislikes?

Raise your 'Zoom' hand to speak

WHAT DO YOU THINK ABOUT...



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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK MASTER PLAN UPDATE

Public Comment

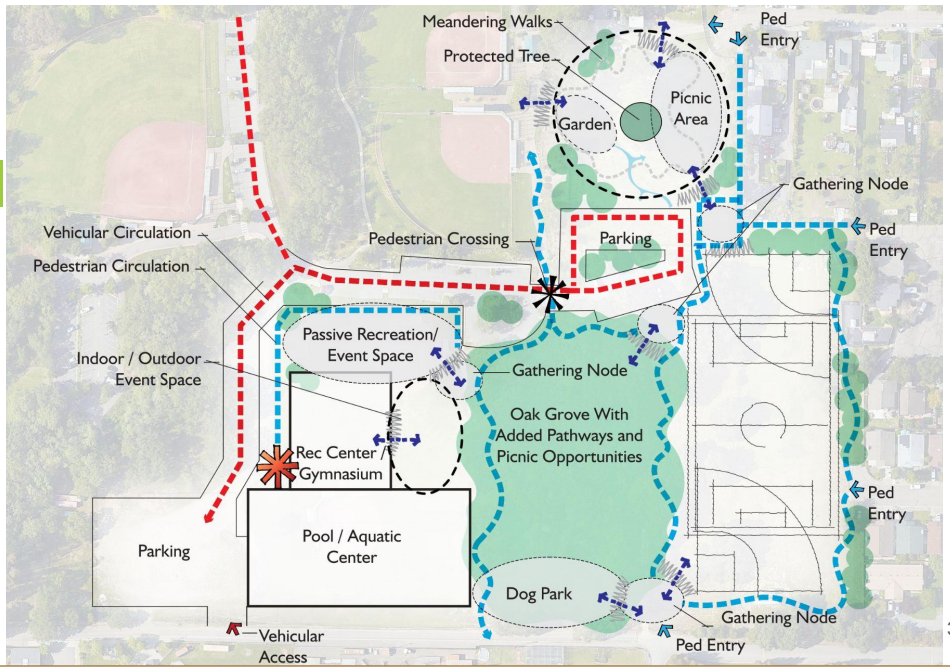
CENTRAL PROGRAMMING

Likes?

Dislikes?

Raise your 'Zoom' hand to speak

WHAT DO YOU THINK ABOUT...



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KEISER PARK MASTER PLAN UPDATE

Commissioner Comments

www.KeiserParkMasterPlan.org

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

WHAT WE'VE HEARD...SO FAR

- Consideration for school-relevant uses on school site
- Baseball fields not a high priority
- Add sand volleyball courts
- Celebrate native cultural history and Town of Windsor history

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NEXT STEPS

COMMUNITY INPUT
TO-DATE

- *Online Survey*
- *Community Event*
- *Commission & Council presentations*
- *"New Neighbor" meeting*

- 12/7 Town Council
- 12/15 WUSD Board
- 2/4 Design Charrette

COMMUNITY INPUT
CURRENT OPPORTUNITIES

- Online Forum
  *Now through **February 28***
  www.KeiserParkMasterPlan.org/concepts

STAY INVOLVED

- Spread the word
- Visit the project website
  www.KeiserParkMasterPlan.org

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PUBLIC PRESENTATION
PARK & RECREATION COMMISSION / WEBINAR
February 8, 2023

KEISER PARK
MASTER PLAN UPDATE

THANK YOU!

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SPECIAL JOINT TOWN COUNCIL & WINDSOR UNIFIED SCHOOL DISTRICT
June 14 & 26, 2023

KEISER PARK
MASTER PLAN UPDATE

June 2023

KEISER PARK MASTER PLAN UPDATE

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TOWN OF WINDSOR

GATES +ASSOCIATES







AGENDA

KEISER PARK MASTER PLAN UPDATE

MEETING PURPOSE: To present preferred design alternative.

1. ABOUT THE PROJECT & EFFORTS TO DATE
2. SHARE YOUR THOUGHTS
3. NEXT STEPS

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KEISER PARK MASTER PLAN UPDATE

PROJECT TEAM

TOWN OF WINDSOR
Olivia Lemen
Parks & Recreation Director

GATES + ASSOCIATES
LANDSCAPE ARCHITECTS

- SIEGEL + STRAIN Architects
  - SUSI MARZOULA, Lead Architect
- GHD Civil Engineers
  - MATT WARGULA, Civil Engineer
- ARCH-PAC Aquatic Specialist
  - KEN MOELLER, Aquatic Lead
- KERRIGAN PARTNERS Financial Specialist
  - RICHARD KERRIGAN, Financial Advisor
- M-GROUP CEQA Specialist
  - OLIVIA ERVIN, Principal

KEISER PARK MASTER PLAN UPDATE

ABOUT THE PROJECT



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KEISER PARK MASTER PLAN UPDATE



2008 Master Plan

WHY THE UPDATE?

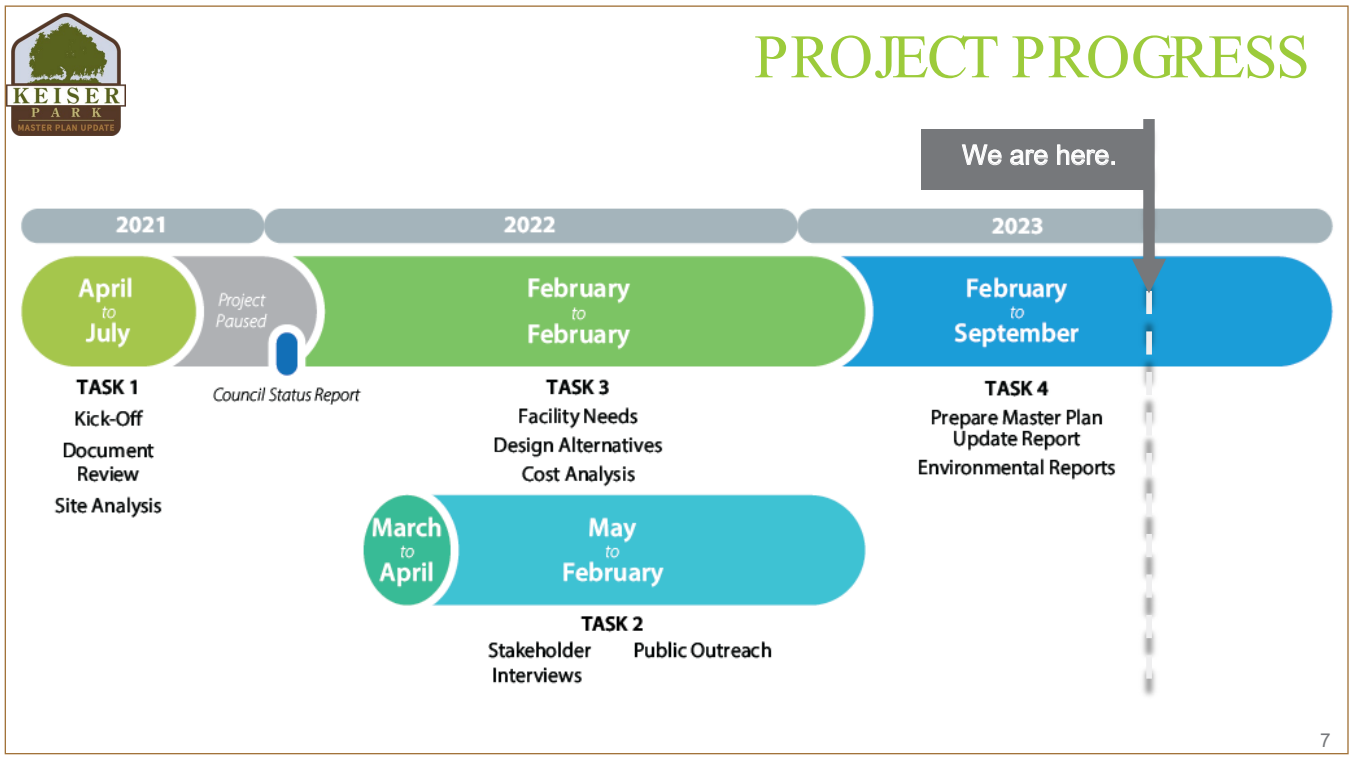
- Update 2008 Keiser Park Master Plan *(Ph. 1 built)*
- Develop plan for a Phase 2 & 3 improvements
  - Vet previous concept of Aquatics Complex & Gym/Community Center
  - Consider multi-purpose use of the site, such as emergency evacuation
- Incorporate park expansion properties
- Locate proposed facilities and estimate costs
- Evaluate funding mechanisms & project partners
- CEQA documentation

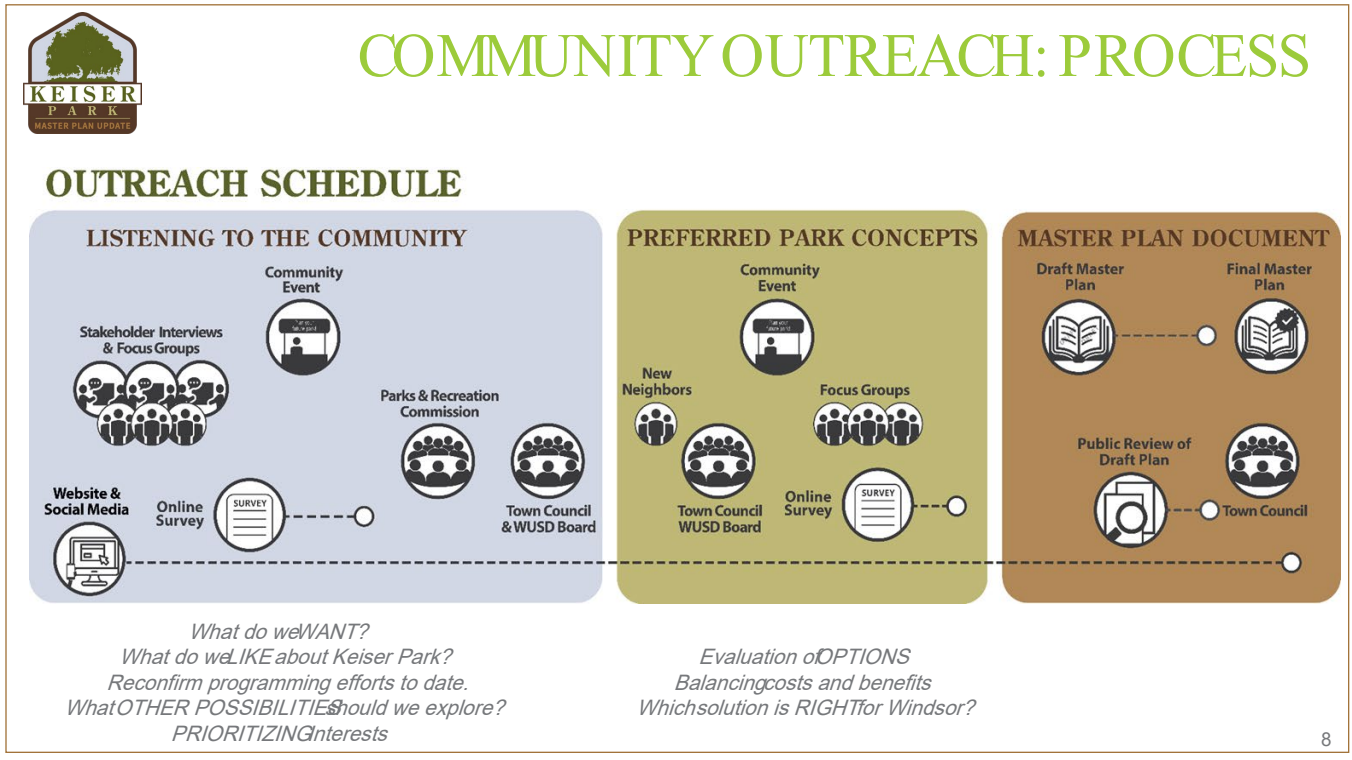
KEISER PARK MASTER PLAN UPDATE

SITE SUMMARY: PARK AREAS TO REMAIN UNCHANGED



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COMMUNITY OUTREACH: METHODS

Social Media & Signage

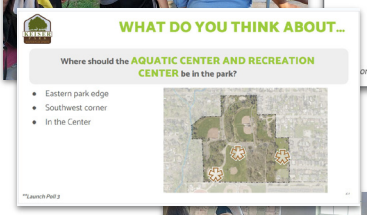


Community Surveys



Pop-ups at Community Events





"New Neighbors" Meeting



Webinar

Design Charrette



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COMMUNITY OUTREACH: RESULTS

Key Priorities for Keiser Park:

- Improvepedestrian and vehicle flow
- Connect with thehigh school
- Accommodateathletic and social events
- Preserve thepeaceful and scenicnatural environment
- Maintainclean and safefacilities
- Support adiverse range of activities
- Provide avariety of play opportunities (e.g., nature, water, etc.)
- Provideflexible, multi-use spaces



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COMMUNITY OUTREACH: RESULTS

SUMMARY Themes from Round 1

- Social and Physical
- Connect with Nature
- Play is Popular
- Balance Passive and Active
- Clean, Safe, and Well maintained
- Diverse and All Inclusive

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KEISER PARK MASTER PLAN UPDATE

COMMUNITY OUTREACH: RESULTS

WHAT DO YOU LIKE MOST ABOUT KEISER PARK?
(Most selected elements)

- **Walking trails** (304 survey / 25 dot boards)
- **Oak grove** (295 / 22)
- **Playground** (252 / 19)
- **Attend a special event/activity** (241 / 18)
- **Sports field** (236 / 7)



WHY DO YOU VISIT KEISER PARK?
(Most selected elements)

- **Attend a special event or activity** (40% of respondents)
- **Walk/exercise dog** (34%)
- **Playground** (34%)
- **Participate in an organized sport event** (33%)



PLAYGROUND
ROUND 1 DATA:

MOST LIKED EXISTING PARK AMENITY **#3**

PRIORITY FOR **SPENDING:** (POP-UPS) **2nd**

PRIORITY FOR **SPENDING** (ONLINE SURVEY) **3rd**

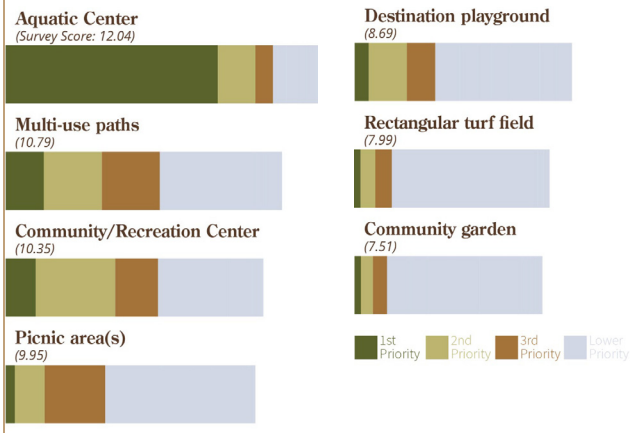
PRIORITY FOR **BUILDING** (ONLINE SURVEY) **4th**

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COMMUNITY OUTREACH: RESULTS

TOP 7 HIGHEST RANKED NEW AMENITIES TO BUILD AT KEISER PARK



TOP 3 FAVORITE ELEMENTS IN AN AQUATIC CENTER

- **Lap/instructional pool** (411 survey / 34 dot boards)
- **Water play structure** (335 / 155)
- **Water slides** (242 / 137)



TOP 3 FAVORITE ELEMENTS IN A COMMUNITY/RECREATION CENTER



- **Gymnasium** (322 survey / 23 dot boards)
- **Teen center** (231 / 53)
- **Multi-purpose Community Rooms** (224 / 14)

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COMMUNITY OUTREACH: RESULTS









Features included in the alternative park design concepts:

- Recreation Center/Gymnasium
- Pool/Aquatic Center
- Picnic Area
- Garden
- Natural Play
- Multi-Use Sports Fields
- Flex Event Space
- Indoor/Outdoor Event Space
- Gathering Node
- Parking Lot

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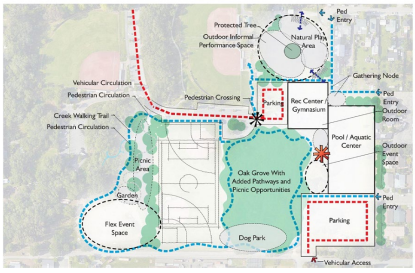
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PARK DESIGN CONCEPTS

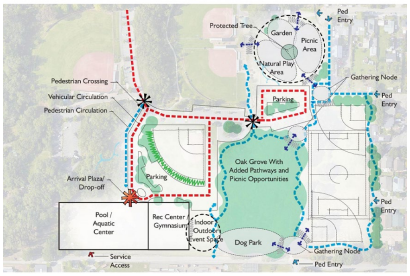
THREE CONCEPT DESIGN ALTERNATIVES
Key Areas: Center of Park, Eastern Edge, Southwest Corner, Northeast Corner

ACTIVATED EDGES



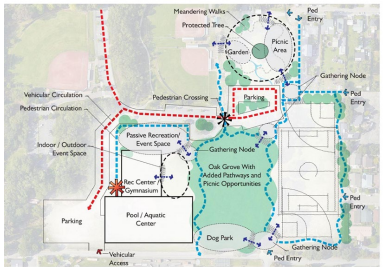
- Aquatic/Rec Center along eastern edge
- Multi-use sports fields in center of park
- New nature play/gathering area in NE corner
- Enhanced vehicle access via Jaguar Way

CREEK ENGAGEMENT



- Aquatic/Rec Center in SW corner
- Existing ball fields in center of park
- Multi-use sports fields along eastern edge
- New nature play/gathering area in NE corner

CENTRAL PROGRAMMING



- Aquatic/Rec Center in center of park
- Multi-use sports fields along eastern edge
- New garden and gathering area in NE corner
- Enhanced vehicle access via Jaguar Way

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KEISER PARK MASTER PLAN UPDATE

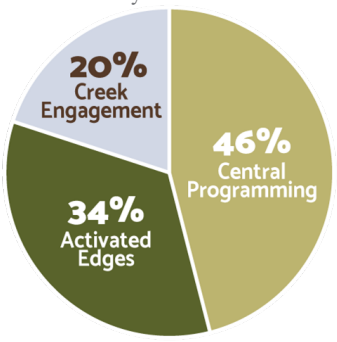
COMMUNITY OUTREACH: RESULTS

SUMMARY from Round 2

Priorities for the Park Design:

- Aquatic Center/ Recreation Center close to the High School to facilitate use and promote connectivity between sites
- Increased vehicular access, more pedestrian pathways, and expanded parking
- Enhanced, expanded, and protected natural spaces (e.g., Oak Grove, nature walks, garden, nature play, trees, etc.)
- Development/changes to the park to occur in the center of the park and along the park edges
- Consider options to minimize impact on immediate neighborhood

Favorite Concept Overall
Survey & Webinar



CONCEPT: CENTRAL PROGRAMMING was the most preferred design. This design features the Aquatic/Recreation Center in the center of the park.

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PREFERRED CONCEPT



1. Aquatic Center
2. Community Center
3. Parking Lot
4. Performance Lawn
5. Oak Grove
6. Multi-use Sports Fields
7. Parking Lot
8. Natural Area



0 60 120 240

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KEISER PARK MASTER PLAN UPDATE

PREFERRED CONCEPT COMMUNITY CENTER



1. Arrival/ Drop-off
2. Central Courtyard
3. Aquatic Wing
4. Outdoor Performance Area
5. Outdoor Flex Space



0 20 40 80

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PREFERRED CONCEPT AQUATIC CENTER



1. Berm Lawn Lounge Area
2. Beach Entry and Play Pool
3. Temporary Bleacher Divider
4. Competition Pool
5. Lawn Viewing Area
6. High School Showers and Access



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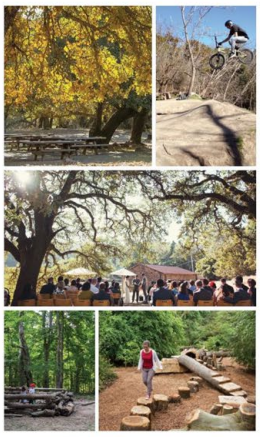
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PREFERRED CONCEPT NORTHERN PARCE



1. Expanded Parking Lot
2. Pump Track
3. Existing Trees to Remain
4. Picnic Area
5. Garden
6. Meandering Walkways
7. Nature Play Area
8. Multi-use Pathway



0 20 40 80

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PREFERRED CONCEPT EASTERN PARCI





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NEXT STEPS

STAY INVOLVED

- Draft Master Plan
- Visit the project website
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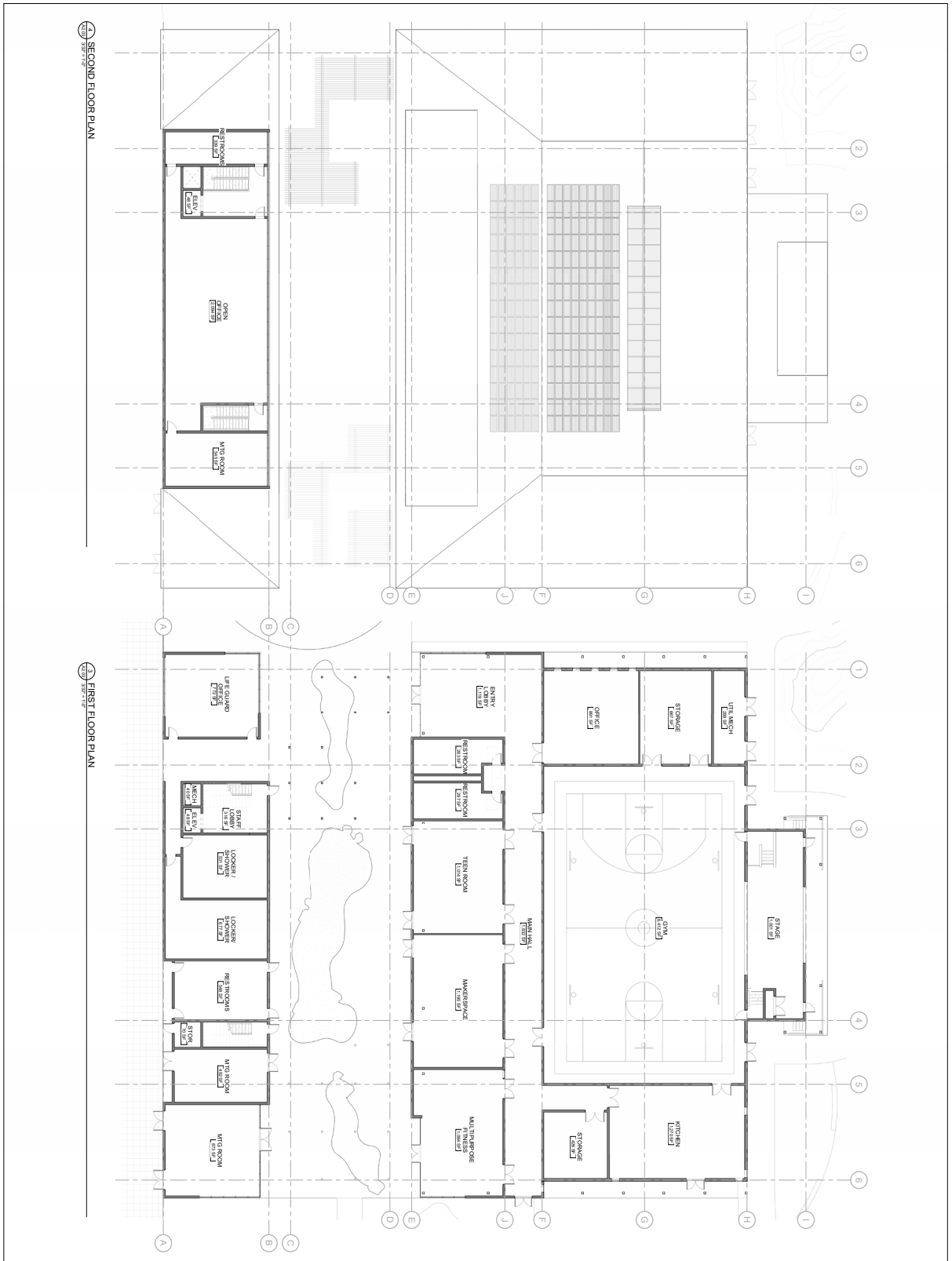
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APPENDIX C

RECREATION CENTER BUILDING PLANS

KEISER PARK MASTER PLAN UPDATE



Project Title
GATES
KEISER PARK MASTER PLAN
Project Address

Designer/Firm:
STEELE & STRAIN Architects
Address
City, State, Zip
Phone
email@steelestrain.com

Consultant

Stamp

No.	Description	Date

Issue Note

Project ID
File Name
Project Number
Drawn by
Author
Proj. Date
Checked
Scale 3/32" = 1'-0"
Sheet Title FLOOR PLANS
Sheet No. A2.03

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APPENDIX **D**

COMMUNITY FACILITY REVENUE CHARTS

Disclaimer: The following numbers were taken from a 2006 study completed by Sports Management Group for the 2008 Keiser Park Master Plan. The below mentioned numbers have been adjusted from the 2006 costs to reflect 2023 dollar value. These numbers provide an estimate and are not meant to be considered fixed. Fee costs will be determined by the Town of Windsor and the projected revenue will reflect those fees.

RECREATION CENTER POTENTIAL REVENUE				
Recreation Center	LOW (2006):	HIGH (2006):	LOW (2023):	HIGH (2023):
Daily admissions and annual sales				
Daily admissions	$25,000	$37,000	$37,736	$55,849
Annual pass sales	$215,000	$256,000	$324,526	$386,413
Subtotal Daily Admin sales	***$240,000***	***$293,000***	***$362,262***	***$442,261***
Child Watch Activity Room				
Tot Activity Classes	$17,000	$23,000	$25,660	$34,717
Tot Birthday Parties	$7,000	$10,000	$10,566	$15,094
Drop-In Child Watch	$27,000	$67,000	$40,754	$101,131
Subtotal Child Watch Activity Room	***$51,000***	***$67,000***	***$76,981***	***$101,131***
Party Room				
Birthday Parties/Rentals	$18,000	$22,000	$27,170	$33,207
Subtotal Birthday Party / Rentals	***$18,000***	***$22,000***	***$27,170***	***$33,207***
Fitness Room				
Pre-Natal Fitness Classes	$3,000	$4,000	$4,528	$6,038
Weight Training / Fitness classes	$10,000	$13,000	$15,094	$19,623
Subtotal Fitness Room	***$13,000***	***$17,000***	***$19,623***	***$25,660***
Wood Floor Studio				
Fitness Classes	$23,000	$29,000	$34,717	$43,773
Yoga and Pilates Classes	$41,000	$51,000	$61,886	$76,981
Dance and Other Classes	$36,000	$45,000	$54,339	$67,924
Subtotal Wood Floor Studio	***$100,000***	***$125,000***	***$150,942***	***$188,678***

Recreation Center Potential Revenue	LOW (2006)	HIGH (2006):	LOW (2023):	HIGH (2023)
MAC Gymnasium				
Young and Adult Sports Clinics	$33,000	$40,000	$49,811	$60,377
Drop-In Basketball	$7,000	$10,000	$10,566	$15,094
Youth Sports Camps	$5,000	$6,000	$7,547	$9,057
After-school Program	$32,000	$38,000	$48,302	$57,358
Sports for Preschoolers	$4,000	$5,000	$6,038	$7,547
Subtotal Gymnasium	***$81,000***	***$99,000***	***$122,263***	***$149,433***
Multi-Purpose Classroom Room				
Rentals	$2,000	$2,000	$3,019	$3,019
Classes and Camps	$71,000	$87,000	$107,169	$131,320
Subtotal Multi-Purpose Activity Room	***$73,000***	***$89,000***	***$110,188***	***$134,339***
Kitchen				
Adult Culinary Classes	$12,000	$16,000	$18,113	$24,151
Youth Culinary Classes	$12,000	$14,000	$18,113	$21,132
Subtotal Kitchen	***$24,000***	***$30,000***	***$36,226***	***$45,283***
Miscellaneous				
Vending / Merchandise (net)	$5,000	$7,000	$7,547	$10,566
Subtotal Miscellaneous	***$5,000***	***$7,000***	***$7,547***	***$10,566***
TOTAL Potential Revenue:	**$605,000**	**$742,000**	**$913,202**	**$1,119,993.06**

Cost Recovery Potential (2006)	LOW - 60%	AVG - 74%	HIGH - 91%
Cost Recovery Potential (2023)	LOW - 60%	AVG - 67%	HIGH - 74%

RECREATION CENTER ANNUAL PASSES AND DAILY TICKET SALES								
Category	**Fee**		**Number Sold**		**Subtotal Revenue**		**2023 Value**	
Residents								
DAILY PASSES	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth / Teen	$4	$6	900	1200	$3,600	$4,800	$5,434	$7,245
Adult	$6	$9	1500	2000	$9,000	$12,000	$13,585	$18,113
Senior	$4	$6	500	900	$2,000	$3,600	$3,019	$5,434
Subtotal			**2900**	**4100**	**$14,600**	**$20,400**	**$22,038**	**$30,792**
ANNUAL PASSES	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth / Teen	$200	$302	60	80	$12,000	$16,000	$18,113	$24,151
Adult	$300	$453	475	505	$142,500	$151,500	$215,093	$228,678
Senior	$250	$377	75	105	$18,750	$26,250	$28,302	$39,622
Subtotal			610	690	$173,250	$214,150	$261,508	$323,243
RESIDENT TOTAL					**$187,850**	**$234,550**	**$283,545**	**$354,036**
Non-Residents (10 minute drive)								
DAILY PASSES	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth / Teen	$5	$8	200	500	$1,000	$2,500	$1,509	$3,774
Adult	$7	$11	1200	1600	$8,400	$11,200	$12,679	$16,906
Senior	$5	$8	200	500	$1,000	$2,500	$1,509	$3,774
Subtotal			**1600**	**2600**	**$10,400**	**$16,200**	**$15,698**	**$24,453**
ANNUAL PASSES	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth / Teen	$250	$377	10	30	$2,500	$7,500	$3,774	$11,321
Adult	$350	$528	105	135	$36,750	$47,250	$55,471	$71,320
Senior	$250	$377	10	30	$2,500	$7,500	$3,774	$11,321
Subtotal			**125**	**195**	**$41,750**	**$62,250**	**$63,018**	**$93,962**
NON-RESIDENT TOTAL					**$52,150**	**$78,450**	**$78,716**	**$118,414**
TOTAL ADMISSIONS AND PASSES					**$240,000**	**$313,000**	**$362,262**	**$472,450**

AQUATIC CENTER POTENTIAL REVENUE				
Aquatic Center	LOW (2006):	HIGH (2006):	LOW (2023):	HIGH (2023):
Passes and daily admissions				
Season passes	$128,000	$164,000	$193,206	$247,546
Daily admissions	$56,000	$76,000	$84,528	$114,716
Lap swim passes	$30,000	$37,000	$45,283	$55,849
Subtotal	***$214,000***	***$277,000***	***$323,017***	***$418,111***
Lap Pool Programs				
Water exercise program	$57,000	$75,000	$86,037	$113,207
Swim lessons	$83,000	$102,000	$125,282	$153,961
Classes and camps	$14,000	$19,000	$21,132	$28,679
Rentals and teams	$55,000	$78,000	$83,018	$117,735
Subtotal	***$209,000***	***$274,000***	***$315,470***	***$413,582***
Leisure Pool Programs				
Water exercise program	$4,000	$6,000	$6,038	$9,057
Swim lessons	$70,000	$79,000	$105,660	$119,245
Classes and camps	$7,000	$11,000	$10,566	$16,604
Rentals and special events	$14,000	$18,000	$21,132	$27,170
Birthday parties and special groups	$16,000	$23,000	$24,151	$34,717
Subtotal	***$111,000***	***$137,000***	***$167,546***	***$206,791***
Concessions and Merchandise				
Concessions and merchandise (net)	$10,000	$12,000	$15,094	$18,113
Subtotal	***$10,000***	***$12,000***	***$15,094***	***$18,113***
TOTAL Potential Revenue:	**$544,000**	**$700,000**	**$821,127**	**$1,056,597**

**Costs based on Aquatic Base Plan (6,000sqft leisure pool, 25 yard x 25 meter competition pool)*

AQUATIC CENTER ANNUAL PASSES AND DAILY TICKET SALES								
Category	**Fee**		**Number Sold**		**Subtotal Revenue**		**2023 Value**	
Residents								
DAILY ADMISSIONS	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth (4-12)	$4	$6	700	1,100	$2,800	$4,400	$4,226	$6,641
Teen (13-19)	$6	$9	1,200	1,600	$7,200	$9,600	$10,868	$14,490
Adult (20-64)	$7	$11	700	1,100	$4,900	$7,700	$7,396	$11,623
Senior (65+)	$4	$6	300	700	$1,200	$2,800	$1,811	$4,226
Subtotal			***2,900***	***4,500***	***$16,100***	***$24,500***	***$24,302***	***$36,981***
LEISURE POOL SEASON PASSES	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth (4-12)	$80	$121	30	45	$2,400	$3,600	$3,623	$5,434
Teen (13-19)	$120	$181	20	40	$2,400	$4,800	$3,623	$7,245
Adult (20-64)	$140	$211	60	80	$8,400	$11,200	$12,679	$16,906
Senior (65+)	$80	$121	10	30	$800	$2,400	$1,208	$3,623
Family	$400	$604	240	270	$96,000	$108,000	$144,905	$163,018
Subtotal			***360***	***465***	***$110,000***	***$130,000***	***$166,037***	***$196,225***
LAP SWIM	2006	2023	LOW	HIGH	LOW	HIGH	LOW	HIGH
Daily swim	$5	$8	3,400	3,600	$17,000	$18,000	$25,660	$27,170
Masters daily swim	$6	$9	650	750	$3,900	$4,500	$5,887	$6,792
Masters monthly pass	$60	$91	20	30	$1,200	$1,800	$1,811	$2,717
20-swim punch pass	$85	$128	240	260	$20,400	$22,100	$30,792	$33,358
Annual lap swim pass	$425	$642	20	30	$8,500	$12,750	$12,830	$19,245
Subtotal			***4,330***	***4670***	***$51,000***	***$59,150***	***$76,981***	***$89,282***
RESIDENT TOTAL					**$177,100**	**$213,650**	**$267,319**	**$322,489**

Category	Fee		Number Sold		Subtotal Revenue		2023 Value	
Non-Residents (10 minute drive)								
DAILY ADMISSIONS	2006 fee	2023 fee	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth (4-12)	$5	$8	700	1,100	$3,500	$5,500	$5,283	$8,302
Teen (13-19)	$7	$11	1,200	1,600	$8,400	$11,200	$12,679	$16,906
Adult (20-64)	$8	$12	700	1,100	$5,600	$8,800	$8,453	$13,283
Senior (65+)	$5	$8	300	700	$1,500	$3,500	$2,264	$5,283
Subtotal			***2,900***	***4,500***	***$19,000***	***$29,000***	***$28,679***	***$43,773***
LEISURE POOL SEASON PASSES	2006 fee	2023 fee	LOW	HIGH	LOW	HIGH	LOW	HIGH
Youth (4-12)	$100	$151	15	25	$1,500	$2,500	$2,264	$3,774
Teen (13-19)	$140	$211	15	25	$2,100	$3,500	$3,170	$5,283
Adult (20-64)	$160	$242	30	45	$4,800	$7,200	$7,245	$10,868
Senior (65+)	$100	$151	5	15	$500	$1,500	$755	$2,264
Family	$475	$717	20	40	$9,500	$19,000	$14,340	$28,679
Subtotal					***$18,400***	***$33,700***	***$27,773***	***$50,868***
NON-RESIDENT TOTAL					**$37,400**	**$62,700**	**$56,452**	**$94,641**
TOTAL PASSES & DAILY ADMISSIONS					**$214,500**	**$276,350**	**$323,772**	**$417,129**

Cost Recovery Potential (2006)	LOW - 64%	AVG - 79%	HIGH - 96%
Cost Recovery Potential (2006)	LOW - 64%	AVG - 73%	HIGH - 82%

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APPENDIX E

2008 ENVIRONMENTAL IMPACT REPORT

KEISER PARK MASTER PLAN UPDATE

Draft

KEISER PARK MASTER PLAN

Environmental Impact Report

Prepared for
Town of Windsor

February 2008



Draft

KEISER PARK MASTER PLAN

Environmental Impact Report

Prepared for
Town of Windsor

February 2008

225 Bush Street
Suite 1700
San Francisco, CA 94104
415.896.5900
www.esassoc.com

Los Angeles
Oakland
Olympia
Petaluma
Portland
Sacramento
San Diego
Seattle
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Woodland Hills

206050

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CHAPTER I
Introduction

A. Environmental Review

The Town of Windsor has completed a Master Plan for Louis B. Keiser Park (Keiser Park), roughly bound by Windsor River Road to the north, Jaguar Way to the south, and residential land uses on the east and west.

The proposed buildout of the Keiser Park Master Plan would include the addition of a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restrooms and two children's play areas. The Master Plan buildout would be constructed in three phases over roughly a twelve year period depending on available funding for the improvements.

The project includes development of three newly acquired parcels of land, enhancement to existing facilities, and additional parking. The three parcels would require a General Plan amendment and a zoning change from residential to recreational land uses.

The California Environmental Quality Act (CEQA) requires that, before approving a project with potentially significant environmental effects, an environmental impact report (EIR) must be prepared that fully describes the environmental effects of the project. The EIR is a public information document for use by governmental agencies and the public to identify and evaluate potential environmental consequences of a proposed project, to recommend mitigation measures to lessen or eliminate adverse impacts, and to examine feasible alternatives to the project. The information contained in the EIR is reviewed and considered by the governing agency prior to the ultimate decision to approve, disapprove, or modify the proposed project.

CEQA states that the Lead Agency (in this case the Town of Windsor) shall not "approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects…" (Section 21002). Among the EIR's key purposes is to identify mitigation measures or alternatives that will substantially lessen or avoid significant adverse environmental effects. If the Lead Agency approves the project despite residual significant adverse impacts that cannot be mitigated to less-than-significant levels, the agency must adopt a "Statement of Overriding Considerations" stating the reasons for its action in writing.

The Draft EIR is available for public review for the period between Thursday February 28 and Monday, April 14th, 2008, during which time written comments on the adequacy of the Draft EIR may be submitted to the Town of Windsor, 9291 Old Redwood Highway, Bldg 400, Windsor, CA 95492. Written comments may also be submitted electronically to bkastrup@Townofwindsor.com. Responses to all substantive comments received on the adequacy of the Draft EIR and submitted within the specified review period will be prepared and included in the Final EIR. Prior to approval of the project, the Town must certify the Final EIR and adopt a reporting and monitoring program for mitigation measures identified in this report in accordance with the requirements of Public Resources Code Section 21081.

The project includes approval of General Plan amendments and a rezoning to change the three acquired parcels from residential designations to park designations. These approvals require public hearings, at both the Planning Commission and Town Council levels and these hearings will be held on March 11 and May 21, 2008 at the Planning Commission and Town Council, respectively.

B. EIR Guidance

The EIR has been prepared by the Town of Windsor as Lead Agency in conformance with CEQA. The EIR is intended to provide the information and environmental analysis necessary to assist public agency decision-makers in considering the approvals necessary to implement the proposed project.

The guidelines for implementing CEQA help define the role of this EIR:

> **15121 (a) Information Document.** An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect(s) of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.
>
> **15151 Standards for Adequacy of an EIR.** An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

Plans for constructing and occupying the project have proceeded to a degree sufficient to permit environmental analysis in conformance with CEQA. Accordingly, this EIR presents reasonable assumptions (as described in Chapter 3, *Project Description*) about the overall types and levels of activities that the Town could anticipate under the proposed project and describes their associated

environmental impacts. Where necessary, the analyses are based on conservative assumptions that tend to overstate project impacts.

The *CEQA Guidelines*, Section 15382, define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project…." Therefore, in identifying the significant impacts of the project, this EIR concentrates on its substantial physical effects and upon mitigation measures to avoid, reduce, or otherwise alleviate those effects.

CEQA requires decision-makers to balance the benefits of a proposed project against its significant and unavoidable environmental impacts in determining whether to approve a project. If the decision-makers determine that the benefits of a proposed project outweigh its unavoidable adverse environmental effects, they may find the adverse affects to be nonetheless acceptable and approve the project.

C. Range of Alternatives

CEQA requires that a reasonable range of alternatives be discussed in an EIR. This EIR identifies and analyzes such a reasonable range of alternatives; discusses the environmental effects of each alternative; and compares the environmental effects of each alternative with the environmental setting, with the effects of the project and each other alternative; and addresses the relationship of each alternative to the project sponsor's objectives. The determinations of the Town concerning the feasibility, acceptance, or rejection of each and all alternatives considered in this EIR will be addressed and resolved in the Town's findings, when it considers approval of the project, as required by CEQA. The alternatives are described in detail in Chapter 5, and include the consideration of a No Project alternative as required under CEQA. Section 15126.6(e) of the CEQA Guidelines.

D. Organization of this EIR

The *Summary* (Chapter 2) of this EIR contains a summary of the document and allows the reader to easily reference the analysis of potentially significant effects, proposed mitigation measures, residual environmental impacts after mitigation, if any, and alternatives to the project that reduce or avoid significant effects on the environment. Table 2-1, Summary of Environmental Impacts and Mitigation Measures, is provided at the end of Chapter 2. This Chapter also briefly notes areas of controversy known to the Town regarding this project. Detailed analysis of these issues is contained in Chapter 4 of the document.

The *Project Description* (Chapter 3) describes the project location, a description of the project, the objectives of the project, the anticipated phasing of the project, a list of the required project approvals, and other agencies that must consider aspects of the project.

Environmental Setting, Impacts, and Mitigation Measures (Chapter 4) contains a discussion of the setting (existing conditions and regulatory framework), the environmental impacts (including

cumulative impacts) that could result from the project, and the mitigation measures that would reduce or eliminate the identified adverse impacts. As appropriate and relevant, the project has been assessed for potential impacts during and after construction, and mitigation measures are identified accordingly. The criteria used to assess the significance of adverse environmental effects are identified, and the significance of the impact both prior to and following mitigation is reported.

Alternatives (Chapter 5) evaluates a reasonable range of alternatives to the proposed project. This section provides discussion of the environmental impacts associated with each alternative, compares the relative impacts of each alternative to those of the project and the other alternatives, and discusses the relationship of the alternatives to the project sponsor's objectives.

Impact Overview (Chapter 6) discusses the project's potential for inducing growth, and summarizes discussions of cumulative impacts, unavoidable significant impacts, and effects found not to be significant.

Report Preparation (Chapter 7) identifies the report preparers. Persons and documents consulted during preparation of the EIR are listed at the end of each analysis section (Sections 4.A, through 4.M).

The NOP as well as supporting background documents and technical information for the impact analyses are presented in the appendices. All reference documents listed at the end of each analysis section (throughout Chapter 4) are available for public review at the Town of Windsor.

CHAPTER 2
Summary

A. Project Description

The proposed buildout of the Keiser Park Master Plan would include a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restrooms, and two children's play areas. The Master Plan buildout would be constructed in three phases over roughly a twelve year period depending on available funding for the improvements.

The Master Plan includes the development of three newly acquired parcels of land, enhancement to the existing facilities, and additional parking. The three parcels would require a General Plan amendment and a zoning change from residential to recreational land uses, as follows.

Amendment of the Town of Windsor General Plan from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Park" land use category to the "Parks" land use category on two parcels totaling 6.8 +/- (APNs 066-170-015, 066-180-028). Also amendment from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Park" land use category to the "Parks" land use category on one parcel totaling 1.0 +/- (APN 066-180-063 ptn.).

Amendment of the Town of Windsor Zoning Ordinance from the existing "Surrounding Residential (3-6 dwelling units/acre)" district to the "Recreation" district on two parcels totaling 6.8 +/- (APNs 066-170-015, 066-180-028). Also amendment from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Flood Hazard Overlay" district to the "Recreation" / "Flood Hazard Overlay" district on one parcel totaling 1.0 +/- (APN 066-180-063 ptn.).

B. Environmental Impacts and Mitigation Measures

Potentially significant environmental impacts of the proposed project are summarized in **Table 2-1**. This table lists impacts and mitigation measures in three major categories: significant impacts that would remain significant even with mitigation (significant and unavoidable); significant impacts that could be mitigated to a less than significant level (significant but mitigable); and impacts that would not be significant (less than significant). For each significant impact, the table includes a summary of mitigation measure(s) and an indication of level of significance after implementation of mitigation measures. A complete discussion of each impact and associated mitigation measure is provided in Chapter 4, *Environmental Setting, Impacts, and Mitigation Measures*.

C. Alternatives

Chapter 5 of this EIR analyzes a range of reasonable alternatives to the proposed project, including the No Project Alternative (required by the CEQA for all EIRs), an Alternative Site Analysis, a No Aquatic Center Alternative, and a No Recreation Center Alternative.

No Project / Existing Conditions

Consideration of a No Project Alternative is required under CEQA. Section 15126.6(e) of the CEQA Guidelines states: "The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project."

Under the No Project Alternative, the proposed project would not be undertaken, and no change would occur on the site. Proposed new recreational facilities on the site would not be constructed. The park would remain in its current developed state for an unknown period of time.

Although it is reasonable to assume that the project site would eventually have some recreational upgrades, no other plans for the project site are currently under consideration outside the Master plan. Therefore, should the proposed project be rejected, the No Project Alternative assumes no change in the existing environment, and would result in a continuation of existing conditions on the site. The no-project alternative would eliminate or substantially reduce all project-related impacts.

Alternative 2: Alternative Site

An alternative sites analysis was commissioned by the Town of Windsor to assess the types of facilities and potential sites for an aquatic center (Aquatic Design Group, 2004). The site analysis started with an initial list of seven potential facilities sites and three were identified for future analysis. In addition to Keiser Park, an area on Mitchell Lane, near the Wilson Ranch Soccer Park (referred to as Windsor South) and area of Ararta Lane (referred to as Windsor North) were evaluated in detail.

Each of the sites were analyzed utilizing a number of evaluation factors designed to rate the long-term viability of each site, including an aquatic facility potential, preliminary construction cost estimate and operating costs.

Alternative 3: No Aquatic Center

The No Aquatic Center Alternative, Alternative 3, would implement the Master Plan for the park without the aquatic center. The ball fields, children's play area, parking areas, and recreation center would still be constructed, although the construction phasing would be altered to reflect the elimination of pool construction.

Alternative 4: No Recreation Center

The No Recreation Center Alternative, Alternative 4, would implement the Master Plan for the park without the recreation center. The ball fields, children's play area, parking areas, and aquatic center would still be constructed, although the construction phasing would be altered to reflect the elimination of recreation center construction.

D. Areas of Controversy

Areas of controversy or issues of concern regarding the project that are known to the Town of Windsor are focused on impacts to adjacent neighbors from park improvements. Particular areas of concern are potential effects from increased traffic, noise and lighting. These issues were identified based on comments received from public agencies and members of the public in response to the Notice of Preparation (NOP) of this EIR, as well as input received during a series of public meetings conducted during Master Plan preparation. These areas are addressed in Chapter 4 of this document.

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Aesthetics		
Impact A-1: Construction of the proposed project would create temporary aesthetic nuisances associated with project construction and grading activities. (Potentially Significant)	**Mitigation Measure A-1:** The project shall incorporate into all construction contracts and ensure implementation of the following measures: • 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.	LTS
Impact A-2: The proposed project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources. (Less than Significant)	None Required.	
Impact A-3: Implementation of the proposed project would alter, but would not substantially degrade the existing visual character or quality of the site and its surroundings. (Less than Significant)	None Required.	
Impact A-4: Implementation of the proposed project would result in an increase in light and glare at the project site. (Potentially Significant)	**Mitigation Measure A-4a:** Cut-off fixtures shall be required on all night lighting to substantially reduce light and glare. **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 field) to minimize light and glare spill on adjacent residential properties. **Mitigation Measure A-4c:** A lighting plan shall be prepared that illustrates placement of exterior lighting and presents photometric results demonstrating that no more than one vertical foot candle of light spill occurs outside of the park boundary on residential property. In the event that the light plan shows that off-site light spillage occurs, measures shall be taken to eliminate that light spill over (i.e., lowering or movement of light poles, reduced wattage, or additional cut-off fixtures). The lighting plan shall be submitted, reviewed, and approved by the Town.	LTS
Impact A-5: The proposed project, in conjunction with cumulative development, would alter the visual character in the project vicinity. (Less than Significant)	None Required.	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
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.	LTS
Impact B-2: Operations under the Master Plan would result in an increase in operational emissions of criteria air pollutants (ROG, NOx, CO, PM10, and PM2.5) from on-road motor vehicle traffic traveling to and from Keiser Park and onsite area sources associated with implementation of the Master Plan. (Less than Significant)	None Required.	
Impact B-3: Mobile emissions generated under the Master Plan would increase carbon monoxide concentrations at intersections in the project vicinity. (Less than Significant)	None Required.	
Impact B-4: Emissions generated under the Master Plan could expose sensitive receptors to pollutants. (Less than Significant)	None Required.	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Air Quality and Climate (cont.)		
Impact B-5: Implementation of the Master Plan could conflict with the State's goals for reducing greenhouse gas emissions and thereby have a negative effect on global climate change. (Less than Significant)	None Required.	
Impact B-6: Operations of the Master Plan together with anticipated future development in the area could cumulatively increase regional air pollutant emissions. (Less than Significant)	None Required.	LTS
Biological Resources		
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)	**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 USACE determines that the seasonal wetlands on the site are protected by Section 404 of the CWA, 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. **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 C-1d below. **Mitigation Measure C-1c:** *Compensatory Mitigation of Permanent Impacts.* Temporary impacts to waters of the U.S. from project construction will be mitigated by the implementation of measures listed below. Construction within jurisdictional features would require permit approval from the Corps for fill in wetlands and other waters of the U.S. pursuant to Section 404 of the Clean Water Act. Water quality certification from the RWQCB will also be required pursuant to Section 401 of the CWA. 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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
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). 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: 1. Success criteria, monitoring and reporting requirements, and site specific plans to compensate for wetland losses resulting from the project, including target plant population composition (if special status plants are being mitigated).	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
Impact C-1 (cont.)	2. A summary of past survey results identifying the extent of the wetlands, plant species composition, and hydrology. 3. Monitoring methods. 4. An adaptive management plan for potential deficiencies in the success of the mitigation. 5. Annual report which gives the status of the mitigation, an assessment with respect to the success criteria, and contains copies of all monitoring data sheets. • The WMMP will be submitted to the appropriate regulatory agencies for approval. **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.	
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)	**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; • 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 estimate of the degree of impact of the project on the population and potential habitat, and a completed California Native Species Field Survey Form to be submitted to the California Natural Diversity Data Base. • A report summarizing the survey findings, and information collected during the surveys will be submitted to the Town of Windsor within two months of completion of the surveys. Copies of the survey forms and any notes taken during the survey will be included in the report. In the event that listed species are found, copies of the report should also be forwarded to CDFG and USFWS.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
Impact C-2 (cont.)	• If federally listed species are found, informal consultation with CDFG and USFWS will occur to ensure that the mitigation measures listed in this document are adequate. • Additional requirements for the surveys are described in the Guidelines (Appendix F), and apply to the entire project site. **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. **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 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."	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
Impact C-2 (cont.)	**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. **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: • Mitigation for permanently impacted habitat of sensitive species where presence of sensitive plant species has been identified will be 2 units of preserved land to 1 unit of impacted land (or 2:1).	
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.* A complete updated tree inventory of the property to be developed or improved should be completed 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). **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. **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 valley oaks and other Heritage 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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
Impact C-3 (cont.)	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).	
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 50 ft. setback requirement given in the Sonoma County General Plan (Objective OS-5c), or to the edge of the riparian corridor, which extends out from the creek to the dripline of riparian trees. **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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources (cont.)		
Impact C-5: Removal of trees and riparian vegetation could result in the loss of nesting or roosting habitat for raptors and other bird species that are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act. (Potentially Significant)	**Mitigation Measure C-5a:** *Avoidance.* To the extent feasible, tree removal and grading activities shall avoid the active nesting and breeding season (from March 1 through August 15) to avoid impacts to nesting birds and raptors. If seasonal avoidance is not feasible, then Mitigation Measure C-5b shall be implemented to minimize impacts to nesting birds and raptors. **Mitigation Measure C-5b:** *Pre-construction Surveys.* Prior to any potential nest-disturbing activities during the period from March 1 through August 15, the project proponent shall retain a qualified biologist to conduct a pre-construction survey for nesting birds. The survey shall be conducted no more than one week 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. • 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.	
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.	LTS
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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Cultural Resources		
Impact D-1: The implementation of the Master Plan would impact buried deposits that could contain information capable of answering pertinent research questions are present beneath or adjacent to the flat area. (Potentially Significant)	**Mitigation Measure D-1:** Prior to construction activities, the prepared flat and sawed-off utility pole area should be evaluated for its inclusion to the California Register of Historical Resources. The resource should be more thoroughly recorded and a historic context should be developed to evaluate significance. If further research determines there was not a structure associated with the area, or there is archival data available that clearly explains the purpose of the pad, no further work may be necessary. Additionally, the significance of most prehistoric and historical archaeological sites is usually evaluated under Criterion 4, which stresses the importance of the information contained in an archaeological site, rather than its value as a surviving example of a type or its historical association with an important person or event. If it is determined that the resource may have significant information potential following additional research 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.	LTS
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)	**Mitigation Measure D-2:** 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.	LTS
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.	LTS
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.	LTS
Impact D-5: The implementation of the Master Plan would have an adverse impact to architectural resources or built historical resources. (No Impact)	None Required.	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Cultural Resources (cont.)		
Impact D-6: The implementation of the Master Plan, in conjunction with cumulative development, could affect cultural resources in the project vicinity. (Less than Significant)	None Required.	
Geology, Soils and Seismicity		
Impact E-1: Implementation of the Master Plan would expose people and structures to seismic hazards such as ground shaking and liquefaction. (Potentially Significant)	**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-on-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.	LTS
Impact E-2: Structures, buildings, or other proposed improvements could be subject to soil hazards, including expansive soils and differential settlement. (Potentially Significant)	**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 with imported engineered soils, dynamic compaction, or soil covers. The analyses and recommendations shall be consistent with the most recent version of the California Building Code.	LTS
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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Geology, Soils and Seismicity (cont.)		
Impact E-4: The proposed project, together with other developments in the immediate vicinity, would contribute to potential cumulative geologic and seismic hazards including increased soil erosion, slope failure, ground shaking, soil settlement, and liquefaction. (Less than Significant)	None Required.	
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.	LTS
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.	LTS
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)	**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 occur prior to demolition activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the County, all ACMs shall be removed and appropriately disposed of by a state certified asbestos contractor. **Mitigation Measure F-3b:** The project applicant shall implement a pre-demolition lead-based paint (LBP) survey by a qualified consultant, for all structures proposed for demolition at the project site. The survey shall include sampling and identification of suspected materials containing LBP. If present, the applicant shall prepare an abatement specification plan which shall be based on survey work. The (LBP) abatement plan shall include a site Health and Safety Plan, the means for the appropriate containment, abatement, segregation, profiling, and disposal of all hazardous and non-hazardous waste.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Hazards and Hazardous Materials (cont.)		
Impact F-4: Operations under buildout of the Master Plan would potentially involve the storage, use and transport of hazardous materials such as chemicals associated with pool maintenance. Improper storage or handling could result in a release to the environment and expose people to adverse affects. (Less than Significant)	None Required.	
Impact F-5: Operations under buildout of the Master Plan would potentially result in an increase in the risk of exposure to airport-related hazards for people recreating or working at Keiser Park. (Less than Significant)	None Required.	
Impact F-6: Implementation of the Master Plan in combination with other developmental projects in the site vicinity would not contribute to cumulative hazards and hazardous materials impacts in the project area. (Less than Significant)	None Required.	
Hydrology and Water Quality		
Impact G-1: Implementation of the Master Plan could result in construction-related erosion causing increased sedimentation in nearby surface waters. (Potentially Significant)	**Mitigation Measure G-1:** The Town shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to minimize erosional hazards during project construction. The SWPPP shall include best management practices with erosion control measures which would include but not be limited to the following: • Major earthwork shall be conducted during the dry season, May through October. • Construction activities shall comply with applicable Town grading ordinances. • During construction exposed soils shall be kept moist to minimize dust erosion potential. • Stockpiled material shall be contained, either within a berm or covered, and set away from slopes or drainages. • During operation of the proposed project, erosion of soils shall be controlled by limiting areas of exposed soil through landscaping and/or revegetation.	LTS
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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Hydrology and Water Quality (cont.)		
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.	LTS
Impact G-4: Increased impervious coverage resulting from implementation of the Master Plan could result in a decrease in groundwater recharge. (Less than Significant)	None Required.	
Impact G-5: Implementation of the Master Plan, together with other developments in the immediate vicinity, would contribute to potential cumulative impacts to hydrology and water quality. (Less than Significant)	None Required.	
Land Use		
Impact H-1: Implementation of the Master Plan has the potential to physically divide an established community. (Less than Significant)	None Required.	
Impact H-2: Implementation of the Master Plan would not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)	None Required.	
Impact H-3: Implementation of the Master Plan would not conflict with an applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP). (Less than Significant)		LTS
Impact H-4: Implementation of the Master Plan, together with other developments in the immediate vicinity, would not contribute to potential cumulative land use impacts. (Less than Significant)	None Required.	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Noise		
Impact I-1: Construction activities under the Master Plan would temporarily and intermittently increase noise levels at nearby sensitive receptor locations. (Potentially Significant)	**Mitigation Measure I-1:** All proposed construction under the Master Plan shall comply with the following noise reduction measures: • Properly muffle and maintain all construction equipment powered by internal combustion engines. • Prohibit unnecessary idling of internal combustion engines. • Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise sensitive land uses. Such equipment shall also be acoustically shielded. • Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order. • Residences adjacent to Keiser Community Park and the administration of Windsor High School shall be notified by advance in writing of the proposed construction schedule before construction activities commence. • A "noise disturbance coordinator" responsible for responding to any local complaints about construction noise shall be designated. The disturbance coordinator shall determine the cause of any noise complaint (e.g., staring too early, bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.	LTS
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)	**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 reduce traffic noise levels by at least eight dBA.	LTS
Impact I-3: Athletic facility noise under the Master Plan could disturb existing residential uses in the vicinity of the park. (Potentially Significant)	**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.	LTS
Impact I-4: Construction activities under the Master Plan could result in ground-borne vibration or ground-born noise. (Less than Significant)	None Require.	
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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
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.	LTS
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.	LTS
Impact J-3: Implementation of the Master Plan would not increase the demand for public school services, nor would it result in the need for the provision of new or physically altered facilities. (Less than Significant)	None Required.	
Impact J-4: Implementation of the Master Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, nor include recreational facilities or require the construction or expansion of recreational facilities. (Less than Significant)	None Required.	
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.	LTS

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Transportation (cont.)		
Impact K-1 (cont.)	• 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.	
Impact K-2: Implementation of the Master Plan would increase traffic on roadways and at intersections in the project site vicinity under existing plus project conditions. (Less than Significant)	None Required.	
Impact K-3: The buildout 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)	**Mitigation Measure K-3:** Organizers of large scale special events at Keiser Park shall work with Town staff in a coordinated strategy to accommodate higher traffic levels and parking demands during major events.	LTS
Impact K-4: Implementation of the Master Plan would increase the demand for transit service. (Potentially Significant)	**Mitigation Measure K-4:** Prior to operation of Phase 2, the Town shall work with Sonoma County Transit to establish a formal bus stop along Windsor River Road adjacent to a pedestrian connection into the park.	LTS
Impact K-5: Implementation of the Master Plan could result in inadequate site access and circulation. (Potentially Significant)	**Mitigation Measure K-5:** The Town shall design vehicular traffic features of project development (e.g., turning radii for service vehicles, access driveways, and circulation aisles within the parking areas) to meet or exceed the design standards set forth by the American Association of State Highway and Transportation Officials (AASHTO) in *A Policy on Geometric Design of Highways and Streets*, or other design standards deemed appropriate by the Town of Windsor.	LTS
Impact K-6: Implementation of the Master Plan could result in inadequate site access and circulation for bicyclists and pedestrians. (Less than Significant)	None Required.	
Impact K-7: Implementation of the Master Plan would result in increased parking demand. (Less than Significant)	None Required.	

TABLE 2-1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR KEISER PARK MASTER PLAN

Impacts	Mitigation Measures	Significance after Mitigation
Transportation (cont.)		
Impact K-8: Implementation of the Master Plan would result in unsafe crossing of railroad right-of-way. (Less than Significant)	None Required.	
Impact K-9: Implementation of the Master Plan would contribute to cumulative increases in traffic in the project area under cumulative conditions. (Less than Significant)	None Required.	
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.	LTS
Impact L-2: Implementation of the Master Plan could require or result in construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Less than Significant)	None Required.	
Impact L-3: The proposed project would increase generation of solid waste. (Less than Significant)	None Required.	
Impact L-4: Implementation of the Master Plan would not increase demand for electric services to such a degree that accepted service standards are not maintained. (Less than Significant)	None Required.	
Impact L-5: Implementation of the Master Plan when combined with other foreseeable development in the vicinity, could result in cumulative impacts to the provision of utilities and service systems. (Less than Significant)	None Required.	

CHAPTER 3
Project Description

A. Introduction

The Town of Windsor Community Services Department proposes to expand the recreation facilities at Louis B. Keiser Park (Keiser Park) through the adoption and implementation of the Keiser Park Master Plan.

The proposed project would construct a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restrooms, and two children's play areas. The project includes enhancement to the existing Keiser Park facilities, development of three recently acquired parcels of land, and additional parking. The Master Plan buildout would be constructed in three phases over roughly a twelve year period depending on available funding for the improvements.

The Master Plan includes the development of three newly acquired parcels of land which would require a General Plan amendment and a zoning change from residential to recreational land uses, as follows.

Amendment of the Town of Windsor General Plan from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Park" land use category to the "Parks" land use category on two parcels totaling 6.8 +/- (APNs 066-170-015, 066-180-028). Also amendment from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Park" land use category to the "Parks" land use category on one parcel totaling 1.0 +/- (APN 066-180-063 ptn.).

Amendment of the Town of Windsor Zoning Ordinance from the existing "Surrounding Residential (3-6 dwelling units/acre)" district to the "Recreation" district on two parcels totaling 6.8 +/- (APNs 066-170-015, 066-180-028). Also amendment from the existing "Surrounding Residential (3-6 dwelling units/acre)" / "Flood Hazard Overlay" district to the "Recreation" / "Flood Hazard Overlay" district on one parcel totaling 1.0 +/- (APN 066-180-063 ptn.).

B. Project Location and Characteristics

Project Location and Setting

Keiser Park is located at 700 Windsor River Road in the western portion of the town. At 27 acres, Keiser Park is the largest park in the town.

A driveway off Windsor River Road provides vehicular access to the park from the north. Emergency and park maintenance access is available from the unimproved Jaguar Way to the south. Pedestrian access is available via a path from Windsor High School from Jaguar Way.

Windsor is located along the U.S. Highway 101 corridor in central Sonoma County, California. Situated on the Santa Rosa Plain, the Town is bounded by the foothills of the Sonoma Mountains to the east and Laguna de Santa Rosa to the west (see **Figure 3-1**).

The area surrounding the project site is predominately residential, ranging from rural residential (on the western side of the park) to more dense single-family residential housing on the eastern side. The project site is bordered to the north by Windsor River Road and single-family residential uses. Windsor High School campus, with a student population of about 1,500, is located to the south of the project site. The high school campus includes classroom buildings, athletic fields with nighttime lighting, and surface parking.

Current facilities include a picnic area, barbeques, restrooms, a softball field, a soccer field, an informal play field, a children's play area, and a community garden. A distinctive feature of the park is an oak grove in the southeast corner (see **Figure 3-2**).

Starr Creek tributary # 6 flows through Keiser Park from the northeast corner to the southwest corner. The tributary is a riparian habitat that includes a diversity of seedling to mature valley oak trees.

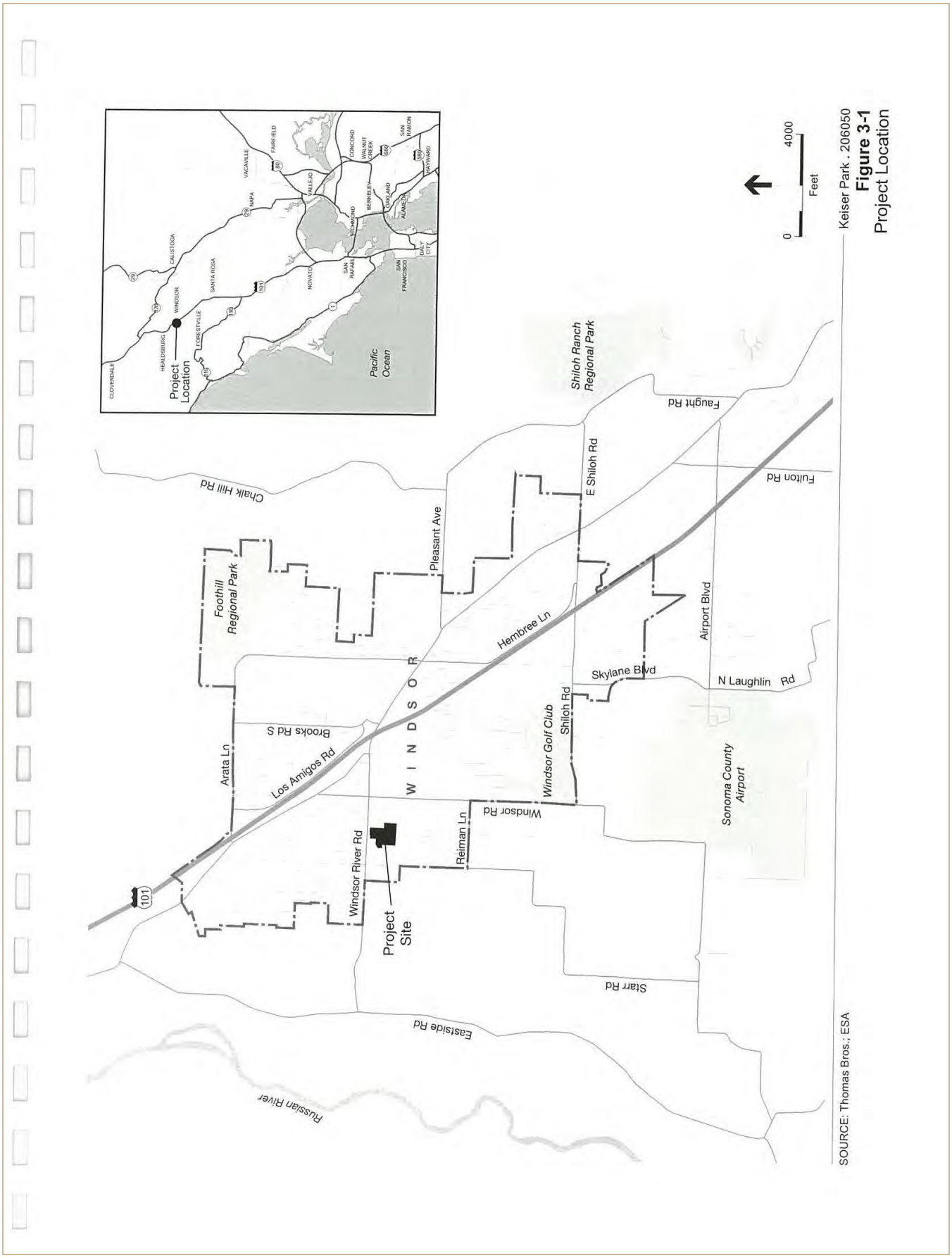
C. Project Sponsor's Objectives

The project sponsor, the Town of Windsor, seeks to enhance a public park. The sponsor's objectives for the project include the following:

- Enhance the park to respond to the community's recreation desires and needs, including an aquatic center and a recreation center.
- Promote a healthy environment by upgrading and expanding recreational facilities and opportunities which meet current codes and regulations while preserving valuable park resources.
- Incorporate and develop newly acquired parcels into the park land.
- Provide recreational facilities within the core of the Town, where they are central to the community and alternative transportation options.

D. Project Characteristics

The proposed buildout of the Keiser Park Master Plan would include a recreation center, an aquatic center with two swimming pools, three ball fields (two with soccer field overlays), restroom facilities, and two children's play areas, as illustrated in the Master Plan Map in **Figure 3-3**. The project includes enhancement to the existing facilities, development of three Town acquired parcels, and additional parking.


Project Location
Pacific Ocean
Shiloh Ranch Regional Park
Foothill Regional Park
Chalk Hill Rd
Faught Rd
Fulton Rd
E Shiloh Rd
Pleasant Ave
Hembree Ln
Airport Blvd
Skylane Blvd
N Laughlin Rd
Brooks Rd S
Arata Ln
Los Amigos Rd
Windsor Golf Club
Shiloh Rd
Windsor Rd
Reiman Ln
Windsor River Rd
Project Site
Sonoma County Airport
Starr Rd
Eastside Rd
Russian River
WINDSOR
101
0
4000
Feet
Keiser Park . 206050
Figure 3-1
Project Location
SOURCE: Thomas Bros.; ESA





SOURCE: ESA

Keiser Park . 206050

Figure 3-2
Existing Views of Keiser Park



Keiser Park . 206050
Figure 3-3
Keiser Park Master Plan

SOURCE: BSA Architects

The Master Plan buildout would be constructed in three phases. The project phasing is illustrated in **Figure 3-4**.

Phase 1

Phase 1 of the Master Plan would include a new play area located just east of the Windsor River Road driveway. The play area would include a small children's playground, two half-basketball courts, and picnic facilities. The existing picnic area in the oak grove in the southeast corner of the park would be renovated and a trail system would be established.

In addition, Phase 1 would construct two small ball fields (approximately 200 foot outfields) with overlay for soccer (120 foot x 190 foot) in the northeastern portion of the park. The development of the ball fields would include a structure for restrooms, concessions, and storage. A large ball field (approximately 300 foot outfield) would be constructed in the northwest meadow, west of the access road.

As part of the Phase 1, the existing entrance and exit to Keiser Park would be moved approximately 50 feet to the east to align with Oak Park Street on the north side of Windsor River Road. The street improvements (i.e., sidewalk, crosswalk, curb, and gutter) for the proposed realignment have been constructed, and the project would include the connection of the new driveway to the existing roadway. The realignment of the driveway would include the demolition and removal of a single family house.

Currently there are 22 parking spaces directly adjacent to the oak grove, and 19 spaces in the existing lot in the center of the park. There are also 29 existing spaces along the park driveway (total of 70 existing parking spaces). Parking expansion in Phase 1 would add 4 additional spaces to this 70-space lot, 22 new parking spaces east of the oak grove (adjacent to the emergency exit), and an additional 11 parking spaces near the entrance for a total of 37 total new spaces added in Phase 1.

Phase 2

During Phase 2, an aquatic center would be constructed in the southern portion of the park just west of the oak grove. The aquatic center would include a 75 feet by 150 feet competition pool (50 meter), a 6,000 square foot recreation pool, and an associated 9,000 square foot aquatic center.

The aquatic center would be accessed from a new planned extension of Jaguar Way. Additional access would be developed in the form of a bridge connecting the aquatic center parking lot to the large ball field on the eastern side of the park. This access would be connected to an additional 55 space parking lot just south of the large ball field. Another parking lot would be constructed directly adjacent to the aquatic center which would accommodate 152 new spaces in this phase (see below for build-out of this lot) bringing the total number of new parking spaces to 207 for Phase 2.

Other amenities planned for Phase 2 include lighting for the large ball field, a group picnic area adjacent to the creek in the southern portion of the park, and creek bank stabilization work and planting.

Phase 3

The third and final phase of the Master Plan would construct a two story recreation center adjacent to the aquatic center. The recreation center would be approximately 36,000 square feet and would operate Monday through Friday from 6:00 a.m. to 10:00 p.m., on Saturdays from 8:00 a.m. to 7:00 p.m., and on Sunday from noon to 7:00 p.m. The recreation center would provide recreation and leisure class opportunities to the community. The new building would also include office facilities for building administrative staff and Town Community Services District staff. These offices would accommodate approximately 30 full time staff equivalents. Under this phase, 41 additional parking spaces would be added to the aquatic center parking lot which was built in Phase 2 bringing the capacity of this lot to 193 total spaces.

If the adjacent property to the east is developed and Jonathan Drive is extended, a seven car parking lot would be installed on the east side of the park adjacent to the oak grove. Inclusion of these spaces brings the total parking spaces for this phase to 48 spaces.

Circulation and Parking

As discussed above, as part of the proposed project, the existing entrance and exit to Keiser Park would be moved approximately 50 feet to the east to align with Oak Park Street on the north side of Windsor River Road.

A second access would be added to the park from the planned extension of Jaguar Way during Phase 2 of the Master Plan. The Jaguar Way entrance would provide direct access to the aquatic center facility and to the recreation center constructed as part of Phase 3.

When the adjacent property to the east develops, Jonathan Drive would provide a third access point on the eastern side of Keiser Park adjacent to the oak grove. Jonathan Drive would also provide emergency access from the eastern end of the park via gate at the northeast corner of the oak grove.

The proposed project would construct 37 new parking spaces in Phase 1, 207 spaces in Phase 2 and 48 spaces in Phase 3 bringing a total of 292 new parking spaces as part of the project. These new spaces added to the 70 existing spaces would bring the number of available spaces to approximately 362 spaces.



SOURCE: BSA Architects

Keiser Park . 206050

Figure 3-4
Keiser Park Construction Phasing Plan

Bridges

Under the Master Plan buildout, the Starr Creek tributary that runs from the northeastern to the southwestern portion of Keiser Park would be would crossed by two bridges. Both bridges would be constructed near the western park boundary north of the recreation center parking lot. The bridges would connect pedestrian paths between parking areas and recreational amenities at the park.

Both pedestrian bridges would be pre-manufactured, clear span, steel truss bridges with concrete roadbed (see example - right). The large bridge would be approximately 100 feet in length and 8 feet in width. Bridge abutments would be located approximately 3 feet back of top of bank and would consist of concrete footings about 1 foot by 12 feet and approximately 20 feet deep for the large bridge and 10 feet deep for the smaller bridge. The final bridge designs would be engineered by a structural engineer.



Example of the pedestrian bridge design.

Outdoor Lighting

Outdoor lighting would be provided for the ball fields, the swimming pool area, pedestrian pathways, and parking areas. Field lights and pool lights would vary seasonally. It is anticipated that the ball fields and the pool could be open until 9:30 p.m. summer, spring, and fall (with possible further daily restrictions on weekends).

Use

The expected use of the park on a weekday between March and October is estimated at 150 patrons during an aquatic center event. Ball fields would have approximately 100 patrons per event or a potential of 300 if all fields are in use. On an average weekend between March and June the estimated usage could increase to 950 patrons with sporting events and party rentals. In addition, the Town estimates there would be four special events a year (i.e., Fourth of July, Balloon Festival) which could attract from 2,000 to 7,000 patrons.

Employment

The proposed enhancements at the park would increase employment at the site in the form of lifeguards at the pool and staff members in the recreation center. It is estimated there would be approximately 30 full time (equivalent) staff on site. This includes 10 employees of the administrative office of the Town's Community Services Department who would be newly housed in the recreation center.

Construction

Project construction is anticipated to start in 2008. Each construction phase would take approximately one year and would be spaced over an approximate twelve year period, as funding

became available for construction. The park would be open during all three phases of construction.

Construction staging through Phases 1 and 2 would be in the unimproved areas of park that is currently planned for Phase 3. During Phase 3 construction the turf area north of the proposed recreation center would serve as a construction staging area.

Construction activity would occur Monday through Friday from 8:00 a.m. until 5:00 p.m. The current master plan is showing approximately 25,000 CY of soil to be moved for construction of the swim center, recreation center, and playing fields. It is anticipated that all soil and earthwork will be balanced on site.

E. Intended Uses of the EIR

The Environmental Impact Report (EIR) provides the environmental information and evaluation necessary for the planning, construction, operation and maintenance of the project. The EIR provides the California Environmental Quality Act (CEQA) compliance documentation upon which the Town's consideration of, and action on, all applicable land use permits and other approvals (collectively, "approvals") may be based. These include all those approvals set forth in this EIR, as well as any additional approvals that may be necessary or useful to such planning, construction, operation and maintenance (e.g., any use permits, grading permits, building permits, certificates of occupancy and other development-related approvals).

The project would require the following approvals and discretionary actions from the Town of Windsor:

- Certify of the Final EIR, adopt any CEQA findings and the Mitigation Monitoring and Reporting Program;
- General Plan amendment;
- Rezoning;
- Approval of the Keiser Park Master Plan; and
- Site plan review and architectural review.

Other approvals may be required from the following agencies:

- U.S. Army Corps of Engineers (Section 10 and 404 Permit)
- California Department of Fish and Game (Streambed Alteration Agreement)
- Regional Water Quality Control Board (NPDES General Construction Permit and Storm Water Pollution Prevention Plan)
- Bay Area Air Quality Management District

F. Public Participation

Community workshops have been conducted for this project in 1999 and 2006. Continued public participation in the planning and environmental review processes is strongly encouraged. Opportunities will be provided for the public to present comments and concerns regarding the

CEQA and planning process through a public review and comment period and public hearings or meetings before the Town Council, held explicitly for the purpose of commenting on the preparation and content of the EIR. Written public comments may be submitted to the Town at any time during the public review and comment period. Details regarding submission of these comments are found in Chapter 1 of this document.

Notice of Preparation

On January 10, 2007, the Town sent a Notice of Preparation (NOP) to governmental agencies and organizations and persons interested in the project. The NOP is included in Appendix A. The NOP requested that agencies with regulatory authority over any aspect of the project describe that authority and identify the relevant environmental issues that should be addressed in the EIR. Interested members of the public also were invited to comment. Copies of the responses to the NOP are included in Appendix B.

Initial Study

An Initial Study was prepared for this proposed project to determine if the required environmental topics were less than significant. The Initial Study is included in Appendix C. All other topics identified in the Initial Study Checklist, Appendix G of the CEQA Guidelines, are addressed in this EIR. Topics that do not warrant further discussion due to findings in the Initial Study include:

- Agricultural Resources
- Mineral Resources
- Population and Housing
- Recreation

CHAPTER 4
Environmental Setting, Impacts and Mitigation Measures

A. Aesthetics

Introduction

This section discusses the existing visual conditions at the project site and vicinity, and considers the potential visual effects of the proposed project with respect to visual character, views, and light and glare. This visual impact analysis is based on field observations of the project site and vicinity, comparison to similar properties in other locations and project plans.

Setting

Project Vicinity

The Town of Windsor is located approximately 20 miles east of the Pacific Ocean and is generally bounded by the Russian River to the west, a ridgeline to the north, PG&E transmission lines to the east, and Airport Creek to the south. The majority of the Town's topography is relatively flat, although the Town is bordered by hills to the east, north, and west. As such, the hills provide a visual backdrop to most views within the Town.

Keiser Park is located west of the Town Center and U.S. Highway 101 at 700 Windsor River Road. The 27-acre Keiser Park, which is surrounded by single-family residential neighborhoods, Windsor High School, and some undeveloped parcels, is the largest community park in the Town of Windsor. The predominant visual character of Windsor and of the project vicinity is that of a low-density single-family residential community, rich in vegetation and rural characteristics.

Project Site

The project site contains large areas of open space, a large grove of oak trees, natural vegetation along the creek, and a few built structures scattered throughout the site, such as low-lying fencing, bathrooms, storage sheds, ball field back-stops, and playground structures. The site itself is flat with no perceptible variation in topography. There are no identifiable or unique scenic view corridors through the project site.

Primary public views of the park's interior occur along Windsor River Road, but are largely obscured by the trees which exist here and at other locations along the site's perimeter. Minimal views of the site's interior are, however, available from Windsor River Road and the terminus of Jaguar Way. The exterior of the project site is visible from public vantage points, primarily roadways, and from private properties within close proximity to the project site. Views of the project site vary depending on the vantage point and the distance from the site. In general, most views are of the landscaped perimeter around the park and other natural vegetation on the subject property, including trees, shrubs and grassy areas. Views of paved parking areas, scoreboards, fences, and small accessory structures are also available. A 30 foot fence exists along the northern boundary of the park adjacent to the soccer field to keep balls from entering the residential properties along that boundary.

Scenic Vistas/Public Views

In 1963, the California Legislature established the State's Scenic Highway Program, intended to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et seq. There are no scenic highways in the project vicinity.

With respect to public views, the project site is visible from the residences on the northern frontage on Windsor River Road and from the high school property. The adjacent residences have limited views of the site through the mature vegetation.

Light and Glare

Due to the lack of major commercial or industrial development in the project vicinity, the sources of light and glare near the project site are primarily from residential and institutional uses, including spillover lighting from residential dwellings, street lights along the bordering streets, and lighting attributable to the high school located just south of the project site. During the football season, additional evening lighting is provided by the high school stadium. The existing park operates from dawn to dusk; thus, minimal lighting presently exists on the subject property.

Regulatory Framework

State of California

The California Department of Transportation administers California's Scenic Highways Program. The Program was created by the Legislature in 1963 to preserve and protect scenic highway corridors from change which could diminish the aesthetic value of lands adjacent to highways. Designated California Scenic Highway segments in Sonoma County, including those that are eligible for designation, include State Route 1 (SR 1), SR 12, and SR 116. All of these designated scenic highway routes are more than five miles from the project site and would not be impacted by the proposed project.

Local Plans and Policies

Town of Windsor General Plan

The *Town of Windsor General Plan 2015* (General Plan), adopted in 1996, outlines policies, standards and programs that together provide a comprehensive, long-term plan for the physical development within the Town. The General Plan lists the following pertinent goals, objectives and policies relevant to aesthetics and visual resources:

Policy A.10 Develop appropriate building design and parking strategies.

Policy A.10.1 The Town should encourage an acceptable level of architectural quality using policies and procedures that are widely understood, easily monitored, and not onerous.

Policy A.10.2 The Town should encourage building design and architecture that create visual interest and public open space along streets, maintain an attractive environment, and promote informal surveillance of public spaces by building occupants. Whenever possible, building fronts should not be dominated by garage doors or blank walls.

Policy A.10.3 The Town should encourage building design and architecture that respond to Windsor's climate, conserve energy, and emulate the region's building traditions.

Policy A.10.8 Except for industrial and service commercial uses, the Town should encourage streets and parks to be designed or upgraded in ways that support walkable environments and minimize the impact of off-street parking.

Policy A.10.9 The Town should seek to enhance the appearance of parking lots through consideration of their location, design, landscaping, and lighting. Whenever possible, parking lots should be located away from the street, landscaped, and use directional lighting or other techniques to minimize impacts on any surrounding residential areas.

Policy A.2 Park Design Standards. The Town should establish design standards that:

a. encourage easy access to parks via streets and trails;

b. foster safety by making it easy to view into parks from streets and surrounding homes; and

c. identify recreational program elements that serve the specific needs of the residents anticipated to use the park.

Zoning Ordinance

Town of Windsor Zoning Regulations are intended to provide location-specific regulation, such as use restrictions and building height and bulk limitations.

Impacts and Mitigation Measures

Significance Criteria

For the purposes of this EIR, implementation of the proposed project would have a significant effect on visual resources if it would exceed the following Standards of Significance, based on Appendix G of the CEQA Guidelines:

- Have a substantial adverse affect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Visual impact would be measured by the amount of visual change adversely affecting an area's perceived aesthetic value or conditions of the setting. A highly visible change resulting from constructing a project that is incompatible with the setting or is not pleasing to look at would contribute to generating a significant adverse visual impact. Factors to be considered include the physical layout of constructed elements with respect to each other and existing structures, the open and closed spaces defined between structural elements, the density or intensity of development, scale relationships between existing and proposed structures, site landscaping, and other features of development that affect the pedestrian scale of movement. For example, significant differences in mass or form or open space between existing and new structures would be expected to generate adverse visual impacts under normal circumstances.

Adverse visual impact would also normally be expected to result from the removal of vegetation that enhances the appearance of existing conditions. Exceptions would include vegetative massings or plant specimens that are haphazard in placement with respect to one another, show evidence of crowding and overgrowth, retain poor health indicators or otherwise do not significantly contribute to the esthetic quality of the setting.

Adverse visual impact would be expected during site construction where excavation, grading, and materials and equipment storage occur. This would be short-term, lasting only during the construction period. Adverse visual impact would be expected to result from any new lighting fixtures that introduce point sources of light or glare that interfere with nighttime views.

Impacts

Construction Impacts

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

Project construction activities would result in temporary exposure of graded surfaces, construction debris, and the presence of construction equipment and heavy truck traffic. Construction equipment for grading activities would be stored at various locations throughout the project site. The identification and maintenance of staging areas away from adjacent residents, the high school, and Windsor River Road would reduce potentially significant, short-term impacts. Implementation of the following mitigation measure would reduce short-term aesthetic impacts to less-than significant levels:

> **Mitigation Measure A-1:** The project shall incorporate into all construction contracts and ensure implementation of the following measures:
>
> - 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.

Significance after Mitigation: Less than Significant.

Impact A-2: The proposed project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources. (Less than Significant)

The project would implement modifications to the park as envisioned by the Keiser Park Master Plan. Specifically, this would entail constructing a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, a restroom facility, two children's play areas, and undertaking other improvements throughout the site.

The view of the site would continue to be available from the residential developments to the west, north, and east of the project site, from the high school to the south, and from bordering streets. The views of the site's interior would continue to be partially obstructed by vegetation, which would continue to border the site along its perimeter. However, some views would be available from the south and west of the site, where vegetation would be less dense. Such views would include the proposed facilities, including ball fields, playgrounds, swimming pools, accessory buildings, and paved parking areas. In general, the public open space character of the site would be maintained and

the predominant features of Keiser Park would remain. The overall character of the park would be similar to other Town parks and while the proposed project would constitute implementing various changes throughout the site, these changes would not result in adverse impacts related to scenic vistas or scenic resources.

There are no designated scenic vista points in the area of the project site and therefore the project would not displace or obstruct views from a scenic vista point. As such, the proposed project would not result in a substantial adverse effect on a scenic vista and would be less than significant.

Mitigation: None required.

Impact A-3: Implementation of the proposed project would alter, but would not substantially degrade the existing visual character or quality of the site and its surroundings. (Less than Significant)

The proposed project would change the visual character of the site by constructing additional structures within the park's boundaries. While those structures have not undergone final design, they would be consistent with the existing developments in the vicinity in terms of scale, height, and overall architectural design. Furthermore, the Town's residents would be involved in the design review process and would ensure that the designs of the new recreation center and aquatic facilities are appropriate for their setting and purpose.

Based on the above, this impact would be considered less than significant.

Mitigation: None required.

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

The project site is surrounded by residential uses, a high school, and some undeveloped properties. Presently, the park contains low-level, security-related lighting. Once the proposed project is implemented, the park would include lighting associated with aquatic facilities and the recreation center, as well as night lighting on the ball field on the western side of the park (lighting is not proposed on the two ball fields in the northeastern part of the park).

Lighting for the western ball field would include approximately six 50 to 70 foot light poles (two along the baseline, two mid-field, and two outfield). In addition, the light poles would include security/pedestrian lighting at approximately fifteen feet. This configuration for lighted facilities is typical of similar properties such as the adjoining high school and other facilities in the greater Bay Area (personal communication, Tibbits).

Field lights would vary seasonally, however the ball field complex would close at 9:30 p.m. on weekdays. New pathways and parking areas would also contain streetlights. Mitigation provided below will reduce any potential impacts related to light and glare to less than significant levels.

Mitigation Measure A-4a: Cut-off fixtures shall be required on all night lighting to substantially reduce light and glare.

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 field) to minimize light and glare spill on adjacent residential properties.

Mitigation Measure A-4c: A lighting plan shall be prepared that illustrates placement of exterior lighting and presents photometric results demonstrating that no more than one vertical foot candle of light spill occurs outside of the park boundary on residential property. In the event that the light plan shows that off-site light spillage occurs, measures shall be taken to eliminate that light spill over (i.e., lowering or movement of light poles, reduced wattage, or additional cut-off fixtures). The lighting plan shall be submitted, reviewed, and approved by the Town.

Significance after Mitigation: Less than Significant.

Cumulative Impacts

Impact A-5: The proposed project, in conjunction with cumulative development, would alter the visual character in the project vicinity. (Less than Significant)

The land uses associated with the proposed project would be consistent with the planned cumulative density and visual character in the project vicinity. Therefore, with continued implementation of the design review process, the project, in addition to future development in the vicinity, would not result in cumulative impacts on the visual resources of the surrounding area and the impact would be less than significant.

Mitigation: None required.

References – Aesthetics

ESA, Field Reconnaissance Survey, November 6, 2006.

Project Plans and Description

Tibbits, Brian, Sr. Supervisor Livermore Recreation Center, personal communication, February 14, 2008.

Town of Windsor, *Town of Windsor General Plan-2015*. Adopted March 13, 1996

B. Air Quality and Climate Change

Introduction

This section addresses the impacts of the proposed Master Plan on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations, including the type and quantity of emissions that would be generated by construction and operation under the Master Plan. The analysis of emissions focuses on whether the Master Plan would cause an exceedance of a State or national ambient air quality standard or an exceedance of a threshold recommended by the Bay Area Air Quality Management District (BAAQMD) and whether it would conflict with regulatory goals associated with greenhouse gas emissions.

Setting

Regulatory Framework

The United States Environmental Protection Agency (USEPA) is responsible for implementing the programs established under the federal Clean Air Act, such as establishing and reviewing the federal ambient air quality standards and judging the adequacy of State Implementation Plans (SIP). However, the USEPA has delegated the authority to implement many of the federal programs to the states while retaining an oversight role to ensure that the programs continue to be implemented. In California, the California Air Resources Board (CARB) is responsible for establishing and reviewing the State ambient air quality standards, developing and managing the California SIP, securing approval of this plan from USEPA, identifying toxic air contaminates (TAC), regulating mobile emissions sources in California, and overseeing the activities of air quality management districts, which are organized at the county or regional level. Air quality management districts, such as the BAAQMD, are primarily responsible for regulating stationary emissions sources at facilities within its geographic areas and for preparing the air quality plans that are required under the federal Clean Air Act and California Clean Air Act.

Criteria Air Pollutants

As required by the federal Clean Air Act passed in 1970, the USEPA has identified six criteria air pollutants that are pervasive in urban environments and for which State and national health-based ambient air quality standards have been established. USEPA calls these pollutants criteria air pollutants because the agency has regulated them by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. Ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM), and lead are the six criteria air pollutants.

Ozone

Ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and that can cause substantial damage to vegetation and other materials. Ozone is not emitted directly into the atmosphere, but is a secondary air pollutant produced in the atmosphere through

a complex series of photochemical reactions involving reactive organic gases (ROG) and nitrogen oxides (NOx). ROG and NOx are known as precursor compounds for ozone formation. Significant ozone production generally requires ozone precursors to be present in a stable atmosphere with strong sunlight for approximately three hours. Ozone is a regional air pollutant because it is not emitted directly by sources, but is formed downwind of sources of ROG and NOx under the influence of wind and sunlight. Ozone concentrations tend to be higher in the late spring, summer, and fall, when the long sunny days combine with regional subsidence inversions to create conditions conducive to the formation and accumulation of secondary photochemical compounds, like ozone. Ground level ozone in conjunction with suspended particulate matter in the atmosphere leads to hazy conditions generally termed as "smog".

Carbon Monoxide

CO, a colorless and odorless gas is a non-reactive pollutant that is a product of incomplete combustion and is mostly associated with motor vehicles. High CO concentrations develop primarily during winter when periods of light wind combine with the formation of ground level temperature inversions (typically from the evening through early morning). These conditions result in reduced dispersion of vehicle emissions. Motor vehicles also exhibit increased CO emission rates at low air temperatures. When inhaled at high concentrations, CO combines with hemoglobin in the blood and reduces the oxygen-carrying capacity of the blood. This results in reduced oxygen reaching the brain, heart, and other body tissues. This condition is especially critical for people with cardiovascular diseases, chronic lung disease or anemia.

Nitrogen Dioxide

NO_2 is an air quality concern because it acts a respiratory irritant and is a precursor of ozone. NO_2 is produced by fuel combustion in motor vehicles, industrial stationary sources (such as industrial activities), ships, aircraft, and rail transit.

Sulfur Dioxide

SO_2 is a combustion product of sulfur or sulfur-containing fuels such as coal and oil, which are restricted in the Bay Area. Its health effects include breathing problems and may cause permanent damage to lungs. SO_2 is an ingredient in acid rain (acid aerosols), which can damage trees, lakes and property. Acid aerosols can also reduce visibility.

Particulate Matter

PM10 and PM2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. A micron is one-millionth of a meter, or less than one-25,000th of an inch. For comparison, human hair is 50 microns or larger in diameter. PM10 and PM2.5 represent particulate matter of sizes that can be inhaled into the air passages and the lungs and can cause adverse health effects. Particulate matter in the atmosphere results from many kinds of aerosol-producing industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. Some sources of particulate matter, such as demolition and construction activities, are more local in nature, while others, such as vehicular traffic, have a more regional effect. Very small particles (PM2.5) of certain substances (e.g., sulfates and nitrates) can cause lung

damage directly, or can contain adsorbed gases (e.g., chlorides or ammonium) that may be injurious to health. Particulates also can damage materials and reduce visibility.

PM10 emissions in the project area are mainly from urban sources, dust suspended by vehicle traffic, and secondary aerosols formed by reactions in the atmosphere. Particulate concentrations near residential sources generally are higher during the winter, when more fireplaces are in use and meteorological conditions prevent the dispersion of directly emitted contaminants.

Lead

Leaded gasoline (currently phased out), paint (houses, cars), smelters (metal refineries), and manufacture of lead storage batteries have been the primary sources of lead released into the atmosphere. Lead has a range of adverse neurotoxic health effects, with children at special risk. Some lead-containing chemicals have been found to cause cancer in animals.

Greenhouse Gases

Introduction

Gases that trap heat in the atmosphere are called greenhouse gases. The major concern with greenhouse gases is that increases in their concentrations are causing global climate change. Global climate change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emissions of greenhouse gases and long term global temperature. What greenhouse gases have in common is that they allow sunlight to enter the atmosphere, but trap a portion of the outward-bound infrared radiation which warms the air. The process is similar to the effect greenhouses have in raising the internal temperature, hence the name greenhouse gases. Both natural processes and human activities emit greenhouse gases. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature; however, emissions from human activities such as electricity production and the use of motor vehicles have elevated the concentration of greenhouse gases in the atmosphere. This accumulation of greenhouse gases has contributed to an increase in the temperature of the earth's atmosphere and has contributed to global climate change.

The principal greenhouse gases are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H_2O). CO_2 is the most common reference gas for climate change. To account for the warming potential of greenhouse gases, greenhouse gas emissions are often quantified and reported as CO_2 equivalents (CO_2E). Large emission sources are reported in million metric tons of CO_2E ($MMTCO_2E$).

State Regulations

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which set forth a series of target dates by which statewide emission of greenhouse gases would be progressively reduced, as follows:

- By 2010, reduce greenhouse gas emissions to 2000 levels;
- By 2020, reduce greenhouse gas emissions to 1990 levels; and
- By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California Legislature passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires CARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide greenhouse gas emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions).

In June 2007, CARB directed its staff to pursue 37 early actions for reducing greenhouse gas emissions under AB 32. The broad spectrum of strategies to be developed, including a Low Carbon Fuel Standard, regulations for refrigerants with high global warming potentials, guidance and protocols for local governments to facilitate greenhouse gas reductions, and green ports, reflects the serious nature of the threat of climate change and requires action as soon as possible (CARB, 2007a).

In addition to approving the 37 greenhouse gas reduction strategies, CARB directed its staff to further evaluate early action recommendations made at the June 2007 meeting, and to report back to CARB within six months. The general sentiment of CARB suggested a desire to try to pursue greater greenhouse gas emissions reductions in California in the near-term. Since the June 2007 CARB hearing, CARB staff has evaluated all 48 recommendations submitted by several stakeholder and several internally-generated staff ideas and published the *Expanded List of Early Action Measures To Reduce Greenhouse Gas Emissions In California Recommended For Board Consideration* in October 2007 (CARB, 2007a). Based on its additional analysis, CARB staff is recommending the expansion of the early action list to a total of 44 measures (see **Table 4.B-1**).

The 2020 target reductions are currently estimated to be 174 $MMTCO_2E$. In total, the 44 recommended early actions have the potential to reduce greenhouse gas emissions by at least 42 $MMTCO_2E$ by 2020, representing about 25 percent of the estimated reductions needed by 2020. As indicated in Table 4.B-1, the 44 measures are in the sectors of fuels, transportation, forestry, agriculture, education, energy efficiency, commercial, solid waste, cement, oil and gas, electricity, and fire suppression.

In addition to identifying early actions to reduce greenhouse gases, CARB is also developing the greenhouse gas mandatory reporting regulation pursuant to requirements of AB32. The regulations are expected to require reporting for certain types of facilities that make up the bulk of the stationary source emissions in California. Currently, the draft regulation language identifies major facilities as those that generate more than 25,000 metric tons of CO_2 per year. This reporting limit is consistent with European Union reporting. Cement plants, oil refineries, electric generating facilities/providers, co-generation facilities, hydrogen plants, and other stationary combustion sources that typically emit more than 25,000 metric tons of CO_2 per year, make up approximately 94 percent of the point source CO_2 emissions in California (CARB, 2007b).

TABLE 4.B-1
RECOMMENDED AB32 GREENHOUSE GAS MEASURES
TO BE INITIATED BY CARB BETWEEN 2007 AND 2012

Id #	Sector	Strategy name
1	Fuels	Above Ground Storage Tanks
2	Transportation	Diesel – Offroad equipment (non-agricultural)
3	Forestry	Forestry protocol endorsement
4	Transportation	Diesel – Port trucks
5	Transportation	Diesel – Vessel main engine fuel specifications
6	Transportation	Diesel – Commercial harbor craft
7	Transportation	Green ports
8	Agriculture	Manure management (methane digester protocol)
9	Education	Local gov. Greenhouse Gas reduction guidance / protocols
10	Education	Business Greenhouse Gas reduction guidance / protocols
11	Energy Efficiency	Cool communities program
12	Commercial	Reduce high Global Warming Potential (GWP) Greenhouse Gas in products
13	Commercial	Reduction of PFCs from semiconductor industry
14	Transportation	SmartWay truck efficiency
15	Transportation	Low Carbon Fuel Standard (LCFS)
16	Transportation	Reduction of HFC-134a from DIY Motor Vehicle AC servicing
17	Waste	Improved landfill gas capture
18	Fuels	Gasoline disperser hose replacement
19	Fuels	Portable outboard marine tanks
20	Transportation	Standards for off-cycle driving conditions
21	Transportation	Diesel – Privately owned on-road trucks
22	Transportation	Anti-idling enforcement
23	Commercial	SF_6 reductions from the non-electric sector
24	Transportation	Tire inflation program
25	Transportation	Cool automobile paints
26	Cement	Cement (A): Blended cements
27	Cement	Cement (B): Energy efficiency of California cement facilities
28	Transportation	Ban on HFC release from Motor Vehicle AC service / dismantling
29	Transportation	Diesel – offroad equipment (agricultural)
30	Transportation	Add AC leak tightness test and repair to Smog Check
31	Agriculture	Research on Greenhouse Gas reductions from nitrogen land applications
32	Commercial	Specifications for commercial refrigeration
33	Oil and Gas	Reduction in venting / leaks from oil and gas systems
34	Transportation	Requirement of low-GWP Greenhouse Gases for new Motor Vehicle ACs
35	Transportation	Hybridization of medium and heavy-duty diesel vehicles
36	Electricity	Reduction of SF_6 in electricity generation
37	Commercial	High GWP refrigerant tracking, reporting and recovery program
38	Commercial	Foam recovery / destruction program
39	Fire Suppression	Alternative suppressants in fire protection systems
40	Transportation	Strengthen light-duty vehicle standards
41	Transportation	Truck stop electrification with incentives for truckers
42	Transportation	Diesel – Vessel speed reductions
43	Transportation	Transportation refrigeration – electric standby
44	Agriculture	Electrification of stationary agricultural engines

SOURCE: CARB, 2007a

Ambient Air Quality Standards

Regulation of criteria air pollutants is achieved through both national and State ambient air quality standards and emissions limits for individual sources. Regulations implementing the federal Clean Air Act and its subsequent amendments established national ambient air quality standards (national standards) for the six criteria pollutants. California has adopted more stringent State ambient air quality standards for most of the criteria air pollutants. In addition, California has established State ambient air quality standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. Because of the unique meteorological problems in the State, there is considerable diversity between State and federal standards currently in effect in California, as shown in **Table 4.B-2**. The table also summarizes the related health effects and principal sources for each pollutant.

The ambient air quality standards are intended to protect the public health and welfare, and they incorporate an adequate margin of safety. They are designed to protect those segments of the public most susceptible to respiratory distress, known as sensitive receptors, including asthmatics, the very young, the elderly, people weak from other illness or disease, or persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollution levels somewhat above the ambient air quality standards before adverse health effects are observed.

Attainment Status

Under amendments to the federal Clean Air Act, USEPA has classified air basins or portions thereof, as either "attainment" or "nonattainment" for each criteria air pollutant, based on whether or not the national standards have been achieved. The California Clean Air Act, which is patterned after the federal Clean Air Act, also requires areas to be designated as "attainment" or "nonattainment" for the State standards. Thus, areas in California have two sets of attainment / nonattainment designations: one set with respect to the national standards and one set with respect to the State standards.

The Bay Area is currently designated "nonattainment" for State 1-hour and national 8-hour ozone standards and for the State PM10 and PM2.5 standards. The Bay Area is "attainment" or "unclassified" with respect to the other ambient air quality standards (CARB, 2008). Table 4.B-2 also shows the attainment status of the Bay Area with respect to the national and State ambient air quality standards for the different criteria pollutants.

Air Quality Plans

As required by the federal Clean Air Act and the California Clean Air Act, air basins or portions thereof have been classified as either attainment or nonattainment for each criteria air pollutant, based on whether or not the standards have been achieved. Nonattainment areas are also required to prepare air quality plans that include strategies for achieving attainment.

Air quality plans developed to meet federal requirements are referred to as SIPs. The federal Clean Air Act and the California Clean Air Act require plans to be developed for areas designated as nonattainment (with the exception of areas designated as nonattainment for the State PM10

TABLE 4.B-2
AMBIENT AIR QUALITY STANDARDS AND BAY AREA ATTAINMENT STATUS

Pollutant	Averaging Time	State Standard	Bay Area Attainment Status for California Standard	Federal Primary Standard	Bay Area Attainment Status for Federal Standard	Major Pollutant Sources
Ozone	8 hour	0.07 ppm	Unclassified	0.08 ppm	Nonattainment	Motor vehicles, Other mobile sources, combustion, industrial and commercial processes
	1 hour	0.09 ppm	Non-Attainment	---	---	
Carbon Monoxide	8 hour	9.0 ppm	Attainment	9 ppm	Attainment	Internal combustion engines, primarily gasoline-powered motor vehicles
	1 Hour	20 ppm	Attainment	35 ppm	Attainment	
Nitrogen Dioxide	Annual Average	0.030 ppm	Attainment	0.053 ppm	Attainment	Motor vehicles, petroleum refining operations, industrial sources, aircraft, ships, and railroads
	1 Hour	0.18 ppm	Attainment	---	---	
Sulfur Dioxide	Annual Average	---	---	0.03 ppm	Attainment	Fuel combustion, chemical plants, sulfur recovery plants and metal processing
	24 Hour	0.04 ppm	Attainment	0.14 ppm	Attainment	
	1 Hour	0.25 ppm	Attainment	---	---	
Particulate Matter (PM10)	Annual Arithmetic Mean	20 µg/m3	Non-Attainment	---	---	Dust- and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays)
	24 hour	50 µg/m3	Non-Attainment	150 µg/m3	Unclassified	
Particulate Matter (PM2.5)	Annual Arithmetic Mean	12 µg/m3	Non-Attainment	15 µg/m3	Attainment	Same as above
	24 hour	---	---	35 µg/m3	Attainment	
Lead	Calendar Quarter	---	---	1.5 µg/m3	Attainment	Lead smelters, battery manufacturing & recycling facilities
	30 Day Average	1.5 µg/m3	Attainment	---	---	

ppm=parts per million; and µg/m3=micrograms per cubic meter

SOURCE: BAAQMD, 2007a and CARB, 2008.

standard). Plans are also required under federal law for areas designated as "maintenance" for national standards. Such plans include strategies for attaining the standards. Currently, there are three plans applicable for the Bay Area:

- Ozone Attainment Plan for the 1-Hour National Ozone Standard (ABAG, 1999) developed to meet federal ozone air quality planning requirements;
- Carbon Monoxide Maintenance Plan (ABAG, 1994) developed to ensure continued attainment of the national CO standard; and
- Bay Area 2005 Ozone Strategy (BAAQMD, 2006), which was adopted by the BAAQMD Board of Directors on January 4, 2006, reviews the region's progress over the years in reducing ozone levels, describes current conditions, and charts a course for future actions to further reduce ozone and ozone precursor levels in the Bay Area.

The most current plan, the Bay Area 2005 Ozone Strategy, reviews the region's progress over the years in reducing ozone levels, describes current conditions, and charts a course for future actions to further reduce ozone levels in the Bay Area. The control strategy is a central element of the Bay Area 2005 Ozone Strategy. The control strategy outlines a set of control measures to further reduce ozone precursor emissions in order to reduce ozone levels in the Bay Area and to reduce transport of pollution to downwind regions. The control strategy includes stationary source measures, mobile source measures and transportation control measures.

Local Standards

BAAQMD Rules and Regulations

The BAAQMD is the regional agency responsible for rulemaking, permitting, and enforcement activities affecting stationary sources in the Bay Area. Specific rules and regulations adopted by the BAAQMD limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules regulate not only emissions of the six criteria air pollutants, but also toxic emissions and acutely hazardous non-radioactive materials emissions.

Emissions sources subject to these rules are regulated through the BAAQMD's permitting process and standards of operation. Through this permitting process, including an annual permit review, the BAAQMD monitors generation of stationary emissions and uses this information in developing its air quality plans. Any sources of stationary emissions constructed as part of proposed projects would be subject to the BAAQMD *Rules and Regulations*. Both federal and State ozone plans rely heavily upon stationary source control measures set forth in BAAQMD's *Rules and Regulations*.

With respect to construction activities that would result under the Master Plan, applicable BAAQMD regulations would relate to portable equipment (e.g., gasoline- or diesel-powered engines used for power generation, pumps, compressors, pile drivers, and cranes), architectural coatings, and paving materials. Equipment used during construction would be subject to the requirements of BAAQMD Regulation 2 (Permits), Rule 1 (General Requirements) with respect

to portable equipment unless exempt under Rule 2-1-105 (Exemption, Registered Statewide Portable Equipment); BAAQMD Regulation 8 (Organic Compounds), Rule 3 (Architectural Coatings); and BAAQMD Regulation 8 (Organic Compounds), Rule 15 (Emulsified and Liquid Asphalts).

Town of Windsor General Plan

The Town of Windsor General Plan contains the following applicable policies and implementation program related to air quality (Town of Windsor, 2005):

Policy G.1 Comply with the State and federal ambient air quality standards and participate in regional efforts to improve air quality.

Policy G.2 Encourage land use patterns and management practices that conserve air and energy resources.

Implementation Programs G.1: Environmental Review. In its review of discretionary projects, pursuant to the California Environmental Quality Act, the Town shall require appropriate mitigation measures to reduce significant air quality impacts to acceptable levels.

Physical Setting

Climate and Meteorology

Atmospheric conditions such as wind speed, wind direction, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants. Keiser Park is located near the north end of Cotati Valley in the Town of Windsor and is within the boundaries of the Bay Area Air Basin. The Bay Area Air Basin encompasses the nine-county region including all of Alameda, Contra Costa, Santa Clara, San Francisco, San Mateo, Marin and Napa counties, and the southern portions of Solano and Sonoma counties. The climate of the Bay Area is determined largely by a high-pressure system that is almost always present over the eastern Pacific Ocean off the West Coast of North America. During winter, the Pacific high-pressure system shifts southward, allowing storms to pass through the region.

The Western Regional Climate Center maintains climate data for the City of Healdsburg, which is located approximately five miles north-northwest of project site, and is generally representative of climate conditions in Windsor. The City of Healdsburg has average maximum and minimum winter (i.e., January) temperatures of approximately 58 °F and 38 °F, respectively, while average summer (i.e., July) maximum and minimum temperatures are approximately 89 °F and 53 °F, respectively. Precipitation in Healdsburg averages approximately 42 inches per year (WRCC, 2008).

During summer and fall, emissions generated within the Bay Area can combine with abundant sunshine under the restraining influences of topography and temperature inversions to create conditions that are conducive to the formation of photochemical pollutants, such as ozone and secondary particulates, such as nitrates and sulfates.

Existing Air Quality

The BAAQMD and CARB operate a regional air quality monitoring network that measures the ambient concentrations of the six criteria air pollutants. Existing and probable future levels of air quality in the Master Plan area can generally be inferred from ambient air quality measurements conducted by the BAAQMD at its nearest monitoring stations. The 5th Street station in Santa Rosa is nearest to Windsor (located approximately nine miles to the south-southeast) and for the purposes of this analysis, the data collected at this station is considered to be representative of the air quality in the vicinity of the Master Plan site. **Table 4.B-3** shows a five-year (2003 through 2007) summary of monitoring data for ozone, CO, PM10, and PM2.5 recorded at the 5th Street station. The table compares the measured concentrations with State and federal ambient air quality standards. As indicated in the table, there was one violation of the State one-hour ozone standard in 2003, and two violations of the 24-hour State PM10 standard were recorded in Santa Rosa during the five year summary period.

TABLE 4.B-3
AIR QUALITY DATA SUMMARY (2003-2007) FOR THE PROJECT AREA

Pollutant	Standard	Monitoring Data by Year				
		2003	2004	2005	2006	2007
Ozone						
Highest 1 Hour Average (ppm)		0.10	0.08	0.07	0.08	0.07
Days over State Standard	0.09	1	0	0	0	0
Days over National Standard	0.12	0	0	0	0	0
Highest 8 Hour Average (ppm)		0.08	0.06	0.05	0.06	NA
Days over National/State Standard	0.08/0.07[a]	0	0	0	0	NA
Carbon Monoxide						
Highest 1 Hour Average (ppm)		3.1	2.7	2.5	2.4	2.6
Days over State Standard	20	0	0	0	0	0
Days over National Standard	35	0	0	0	0	0
Highest 8 Hour Average (ppm)		1.8	1.6	2.0	1.7	NA
Days over State/National Standard	9.0	0	0	0	0	NA
Particulate Matter (PM10)						
Highest 24 Hour Average - ($\mu g/m^3$)		36	48	39	90	NA
Estimated days over State Standard	50	0	0	0	2	NA
Estimated days over National Standard	150	0	0	0	0	NA
Annual Average ($\mu g/m^3$)	20	16.9	18.0	15.9	18.8	NA
Particulate Matter (PM2.5)						
Highest 24 Hour Average ($\mu g/m^3$)		39.0	27.0	33.6	35.0	NA
Estimated days over National Standard	65/35[a]	0	0	0	1	NA
Annual Average ($\mu g/m^3$)	15	8.8	8.3	7.6	9.2	NA

Notes = All concentrations were measured at the 5th Street station in Santa Rosa. ppm = Parts per million; $\mu g/m^3$ = micrograms per cubic meter; and NA = No data were available.

[a] CARB approved a State 8-hour ozone standard of 0.07 on May 17, 2006 and USEPA approved a new Federal 24-hour $PM_{2.5}$ standard of 35 $\mu g/m^3$ on September 21, 2006. The Federal 8-hour ozone and old Federal 24-hour $PM_{2.5}$ standards are presented in the table because prior to 2006, these were the standards that CARB used to determine the amount of days that concentrations exceeded the standards.

SOURCE: BAAQMD, 2007b and 2008.

Sensitive Land Uses

Some persons are considered more sensitive than others to air pollutants. The reasons for heightened sensitivity may include health problems, proximity to the emissions source, and duration of exposure to air pollutants. Land uses such as schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air-quality-related health problems than the general public. Residential areas are considered sensitive to poor air quality because people are often at home for extended periods. Recreational land uses are moderately sensitive to air pollution, because vigorous exercise associated with recreation places a high demand on the human respiratory system. The project site is predominately surrounded by residential and educational uses. Medium to low density residential development is found north and east of Keiser Park; Windsor High School is to the south and low density residential uses are east of the park.

Impacts and Mitigation Measures

Significance Criteria

The significance of potential impacts to air quality was determined based on CEQA Guidelines (CCR §§ 15000-15387, Appendix G) and other relevant considerations. The guidelines identify certain thresholds to assist in determining whether an impact reaches a level that produces adverse effects. Using these thresholds, implementation of the Master Plan would be considered to have significant air quality impacts if it were to:

- Conflict with or obstruct implementation of the applicable air quality plan(s);
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; or
- Create objectionable odors affecting a substantial number of people.
- Conflict with the State goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the timetable established in AB 32, California Global Warming Solutions Act of 2006.

The project would not involve the development of the types of land uses typically associated with odor issues, such as wastewater treatment plants, landfills, composting facilities, refineries, or chemical plants. Therefore the following analysis relates to the Master Plan's potential to result in a significant air quality impact based on the remaining five thresholds.

BAAQMD CEQA Guidelines

BAAQMD has published the *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans,* which are a set of recommendations that provide specific guidance on evaluating projects relative to the above general criteria (BAAQMD, 1999). For temporary construction-phase impacts, BAAQMD recommends a qualitative approach that focuses on the dust control measures that would be implemented. If appropriate mitigation measures are implemented to control PM10 emissions, then the impact from construction would be less than significant. For evaluating operational-phase emissions, BAAQMD recommends that local agencies use criteria of 80 pounds per day or 15 tons per year to identify significant increases in emissions of ROG, NO_X, and PM10 from individual development projects; an exceedance of the criteria would be considered a significant impact.

For CO, an increase of 550 pounds per day would be considered significant if it leads to or contributes to CO concentrations exceeding the State Ambient Air Quality Standard of 9 ppm averaged over 8 hours or 20 ppm for 1 hour (i.e., if it creates a "hot spot"). Generally, if a project results in an increase in ROG, NOx, or PM10 of more than 80 pounds per day, then it would also be considered to contribute considerably to a significant cumulative effect. For projects that would not lead to a significant increase of ROG, NOx, or PM10 emissions, the cumulative effect is evaluated based on a determination of the consistency of the project with the regional clean air plan.

Impacts

Methodology

Master Plan-related air quality impacts fall into two categories: short-term impacts due to construction, and long-term impacts due to operations. First, construction activities would affect local particulate concentrations primarily due to fugitive dust sources. Over the long term, implementation of the Master Plan would result in an increase in emissions primarily due to increased motor vehicle trips. On-site area sources (such as natural gas space heating and landscaping) would result in lesser quantities of pollutant emissions.

For construction phase impacts, BAAQMD does not require quantification of construction emissions, but recommends that significance be based on a consideration of the control measures to be implemented (BAAQMD, 1999). Therefore, construction impacts are discussed qualitatively and the applicable BAAQMD recommended dust abatement measures are identified. Operational phase emissions were estimated using the URBEMIS 2007 model (version 9.2.2) for the expected build out of all three phases of the Master Plan. Trip generation data were obtained from the traffic study and estimated emissions were compared to BAAQMD significance thresholds. Cumulative impacts associated with the implementation of the Master Plan were evaluated based on the BAAQMD CEQA Guidelines as discussed under the significance thresholds.

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)

Construction under the proposed Master Plan would have the potential to create air quality impacts through the use of heavy-duty construction equipment, haul truck trips, and vehicle trips generated from construction workers traveling to and from Keiser Park. In addition, fugitive dust or PM10 emissions would result from excavation, trenching, and other construction activities. Mobile source emissions would result from the use of construction equipment such as bulldozers, graders, and excavators. Construction emission concentrations can vary substantially from day to day, depending on the level of activity, the specific type of operation, and the prevailing weather conditions.

Master Plan construction activities such as site preparation for the recreation center and aquatic center area may generate significant quantities of dust on a temporary and intermittent basis. The BAAQMD's approach to analysis of construction impacts is to emphasize implementation of effective and comprehensive dust control measures rather than detailed quantification of emissions (BAAQMD, 1999). The BAAQMD considers construction related impacts of proposed projects to be less than significant if required dust-control measures are implemented. Implementation of Mitigation Measure B-1 would reduce this potentially significant impact to a less than significant level.

Construction activities would also generate pollutant emissions from equipment exhaust related to construction-vehicle activity and construction worker automobile trips. Criteria pollutant emissions of ROG and NOx from these emission sources would incrementally add to the regional atmospheric loading of ozone precursors. The BAAQMD recognizes that construction equipment emits ozone precursor emissions, but indicates that such emissions are included in the emission inventory that serves as the basis for regional air quality plans. Therefore, construction equipment exhaust emissions are not expected to impede attainment or maintenance of ozone standards in the Bay Area.

> **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.

Significance after Mitigation: Less than Significant.

Impact B-2: Operations under the Master Plan would result in an increase in operational emissions of criteria air pollutants (ROG, NOx, CO, PM10, and PM2.5) from on-road motor vehicle traffic traveling to and from Keiser Park and onsite area sources associated with implementation of the Master Plan. (Less than Significant)

Once construction of the three phases are complete, implementation of the proposed Master Plan would result in an increase in emissions due to a net increase of approximately 1,215 daily motor vehicle trips and area sources (e.g., space heating, landscape maintenance). URBEMIS 2007 was used to quantitatively estimate area source and on-road motor vehicle emissions that would be generated under the proposed Master Plan based on the proposed land uses and vehicle trip generation values included in the traffic report. Predicted operational emissions are presented in **Table 4.B-4** and are compared to BAAQMD thresholds of significance.

TABLE 4.B-4
ESTIMATED OPERATIONAL CRITERIA POLLUTANT EMISSIONS UNDER THE MASTER PLAN

	Emissions (pounds per day)				
Emission Source	**NO_x**	**ROG**	**PM10**	**PM2.5**	**CO**
Motor vehicle trips	16.7	10.7	15.6	3.0	123.2
Area Source (natural gas landscape maintenance)	0.6	0.7	0.0	0.0	3.7
Total Operational Emissions	17.3	11.4	15.6	3.0	126.9
Significance Threshold	80	80	80	---	550
Significant Impact?	No	No	No	No	No

NOTES: Project emissions estimates were made using URBEMIS 2007 v.9.2.2 with trip generation data from the traffic report and other information from the project description. For the worst case scenario, motor vehicle trip emissions would be generated during the winter and natural gas usage and landscape maintenance activity emissions would generated during the summer months. See Appendix D for details on other construction assumptions.

As depicted in Table 4.B-4, operations under the Master Plan would not result in emissions that would exceed the BAAQMD thresholds for NOx, ROG, CO, or PM10. Therefore, operational air quality impacts are considered less than significant.

Mitigation: None required.

Impact B-3: Mobile emissions generated under the Master Plan would increase carbon monoxide concentrations at intersections in the project vicinity. (Less than Significant)

In addition to the Master Plan's regional contribution to the total pollution burden, project-related traffic may lead to localized "hot spots" or areas with high concentrations of carbon monoxide around stagnation points such as major intersections and heavily traveled and congested roadways. However, the implementation of the Master Plan would generate well under 550 total pounds of CO, and none of the intersections in the area of Keiser Park are projected to operate at a congested level of service under the Master Plan. Therefore, implementation of the Master Plan would not lead to or contribute to CO concentrations exceeding the State Ambient Air Quality Standard of 9 ppm averaged over eight hours and 20 ppm for one hour. Impacts related to CO concentrations would be less than significant.

Mitigation: None required.

Impact B-4: Emissions generated under the Master Plan could expose sensitive receptors to pollutants. (Less than Significant)

Implementation of the Master Plan would not emit toxic air contaminants (TACs) in substantial concentrations that would affect off-site sensitive receptors. Sensitive receptors, including residential and educational uses, are located adjacent to the perimeter of Keiser Park. TAC emissions, including diesel particulates, would occur during construction associated with heavy diesel equipment operations. Health effects from carcinogenic air toxics are described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

Given the relatively short-term nature of proposed construction activities, implementation of the Master Plan would not result in a long-term (i.e., 70 years) substantial source of TAC emissions. As such, TAC emissions from construction activities would result in a less than significant impact to nearby sensitive receptors and construction workers. There are no proposed sources of TAC emissions that would result under the Master Plan. Nearby residential receptors would not be exposed to substantial pollutant concentrations. Impacts to nearby sensitive receptors would be less than significant.

Mitigation: None required.

Impact B-5: Implementation of the Master Plan could conflict with the State's goals for reducing greenhouse gas emissions and thereby have a negative effect on global climate change. (Less than Significant)

Implementation of the Master Plan would result in emissions of greenhouse gases that contribute to global climate change. Greenhouse gas emissions would result from increases in motor vehicle trips, as well as from natural gas combustion, landscape maintenance activities, and other sources.

Greenhouse gas emissions that would be associated with the implementation of the plan were calculated using CARB's URBEMIS 2007 model, version 9.2.2, and trip generation numbers obtained from the project traffic analysis. Because CO_2 is the only greenhouse gas URBEMIS 2007 generates emission for, scaling factors derived from the *State of California Inventory of Greenhouse Gas Emissions* were used to determine the relative emissions of CH_4 and N_2O in order to generate emissions of greenhouse gases as equivalent CO_2 (CO_2E). CO_2E units are a weight-based measurement unit that accounts for varying degrees of heat absorption of greenhouse gases and standardizes them to CO_2, the most prevalent greenhouse gas.

The URBEMIS 2007 model also estimates CO_2 emissions from natural gas combustion for space and water heating and fuel combustion for landscape maintenance, based on land use area. Again, the appropriate scaling factors from the State greenhouse gas inventory were used to determine the relative amounts of NH_4 and N_2O emitted from fuel combustion. **Table 4.B-5** presents the estimated greenhouse gas emissions that would result from motor vehicle trips, natural gas usage, and landscape maintenance activities that would be associated with implementation of the proposed Master Plan. In addition to the emissions presented in Table 4.B-5, other greenhouse gas emissions would be generated under the Master Plan to a lesser extent through indirect sources, including electricity generation and solid waste decay.

TABLE 4.B-5
ESTIMATED EMISSIONS OF GREENHOUSE GASES UNDER THE MASTER PLAN

Emission Source	Emissions (metric tons CO_2E per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Motor vehicle trips	1,383	4	87	1,474
Area Source (natural gas and landscape maintenance)	118	6	1	125
Total Operational Greenhouse Gas Emissions	1,501	10	88	1,599

NOTES: Master Plan CO_2 emissions estimates were made using URBEMIS 2007 v.9.2.2 with trip generation data from the traffic report and other information from the project description. CO_2E emissions were estimated using scaling factors derived from the *State of California Inventory of Greenhouse Gas Emissions*. See Appendix D for other details on operational assumptions.

As with other individual relatively small projects (e.g., projects that are not cement plants, oil refineries, electric generating facilities/providers, co-generation facilities, or hydrogen plants or other stationary combustion sources that emit more than 25,000 $MMTCO_2E$ per year), the emissions increases that would result under the Master Plan would not be expected to individually have an impact on global climate change (AEP, 2007) and the primary concern would be whether implementation of the Master Plan would conflict with the State goals for reducing greenhouse gas emissions.

Three types of analyses can be used to determine whether a project could conflict with the State goals for reducing greenhouse gas emissions. The analyses include reviews of:

A. The potential conflicts with the CARB 44 early action strategies;

B. The relative size of the project in comparison to the estimated greenhouse reduction goal of 174 $MMTCO_2E$ by 2020 and in comparison to the size of major facilities that are required to report greenhouse gas emissions (25,000 metric tons of CO_2E per year)[1]; and

C. The basis parameters of a project to determine whether its design is inherently energy efficient.

With regard to Item A, implementation of the Master Plan would not pose any apparent conflict with the most recent list of the CARB early action strategies (see Table 4.B-1). With regard to Item B, long-term greenhouse gas emissions under the Master Plan would be approximately 1,776 metric tons of CO_2E per year (including emissions from vehicle trips, space heating, and landscape maintenance). The project would not be classified as a major source of greenhouse gas emissions because the total emissions would be about seven percent of the lower reporting limit, which is 25,000 metric tons of CO_2E per year. When compared to the overall State reduction goal of approximately 174 $MMTCO_2E$ per year, the estimated greenhouse gas emissions under the proposed Master Plan (1,599 metric tons CO_2E per year or 0.001 percent of the State goal) are quite small and are not expected to conflict with the State's ability to meet the AB32 goals. With regard to Item C, the operations under the Master Plan would serve the local population and present new opportunities for recreation with shorter travel distances, which would be a positive effect of the Master Plan.

The review of Items A, B, and C indicates that long term operations under the proposed Master Plan would not conflict with the State goals in AB32 and therefore, this impact would be less-than-significant.

Mitigation: None required.

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[1] The State of California has not provided guidance as to quantitative significance thresholds for assessing the impact of greenhouse gas emissions on climate change and global warming concerns. Nothing in the CEQA Guidelines has yet addressed this issue.

Cumulative Impacts

Impact B-6: Operations of the Master Plan together with anticipated future development in the area could cumulatively increase regional air pollutant emissions. (Less than Significant)

Criteria Pollutants

Locally, emissions from Master Plan sources would be combined with emissions from other sources, primarily including area traffic (local streets and freeways) from existing and future development in the area of Keiser Park. Although cumulative traffic volumes would increase, this increase would be partly offset by the reduction in emissions on a grams-per-mile basis. This is due to attrition of older, high polluting vehicles, improvements in the overall automobile fleet, and improved fuel mixtures as a result of on-going State and federal emissions standards and programs for on-road motor vehicles. Cumulative impacts related to CO concentrations at local intersections would be less than significant because the worst-case CO concentrations at all the analyzed intersections would be expected to be below the corresponding ambient standards.

According to the BAAQMD CEQA Guidelines, any proposed project that would individually have a significant air quality impact would also be considered to have a significant cumulative air quality impact. Table 4.B-4 shows that the operational emissions of NOx, ROG, PM10, and CO due to the implementation of the proposed Master Plan would be less than the significance criteria. The BAAQMD CEQA Guidelines recommends that any project that does not individually result in significant impacts, significance determinations for cumulative impacts should be based on an evaluation of the potential for the proposed project to fundamentally conflict with the currently adopted clean air plan. The applicable air quality plan to the proposed plan area is the Bay Area 2005 Ozone Strategy (Strategy) that was prepared to address air quality issues for the Bay area region. Implementation of the Master Plan would be inconsistent with the Strategy if it would result in population and/or employment growth that exceeds the growth estimates included in the Strategy or if it would not comply with rules and regulations that have been developed as part of the Strategy. Implementation of the Master Plan would not exceed growth estimates used in the Strategy and would comply with all applicable rules and regulations that have been developed as part of the Strategy. Therefore, Implementation of the Master Plan would not fundamentally conflict with the applicable air quality plan, and would not be cumulatively considerable.

Greenhouse Gases

As discussed under Impact B-5, above, long term operations under the proposed Master Plan would not conflict with the State goals in AB32. Therefore, implementation of the proposed Master Plan would not be cumulatively considerable and cumulative impacts related to greenhouse gases would be less-than-significant.

Mitigation: None required.

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C. Biological Resources

Introduction

This section describes biological resources in the project area and project-related impacts on those resources. The analysis includes potential project-related impacts to special status plant and wildlife species and their habitats, trees, riparian habitat and wetlands.

Impacts that are evaluated in this section include:

- the potential for impacts to jurisdictional wetlands and waters of the U.S.;
- loss of individuals or habitat for rare or special status plant or wildlife species;
- disturbance to nesting raptors or migratory birds;
- loss of sensitive native plant communities;
- blockage or disruption of major wildlife migratory corridors, or;
- significant impacts to or loss of trees protected by the Town of Windsor tree ordinance.

Mitigation measures presented at the end of this section reduce the severity of significant impacts to less than significant levels.

Setting

Regional

The project site is situated in central Sonoma County within the California Floristic Province. Sonoma County in general, has a Mediterranean climate and, within the Santa Rosa area and adjacent hills, the vegetation is a mosaic of oak woodlands, annual grasslands, coniferous forests, wetland communities, and riparian scrubs and forests. Valley floor portions of the project region are characterized by annual grasslands, foothill oak woodlands, intermittent streams, and seasonal wetlands. In lower elevations, annual grasslands, vernal pool associates, and riparian vegetation dominate. For many years the principal land use in the local project area was agriculture; however, areas within Santa Rosa city limits are gradually converting to rural residential. Increased development has fragmented portions of the landscape, restricting once widespread plant and wildlife habitats. Principal land uses in the project area include agriculture, rural residential and light commercial (nursery) development, and livestock grazing.

Project Setting

The property comprises existing Keiser Park as well as newly acquired parcels between Windsor River Road to the north and Keiser Park to the south. In the southeastern portion of Keiser Park a large mature native oak grove exists, with other mature oaks occurring throughout the project area. A drainage with riparian habitat including a diversity of seedling to mature valley oak trees runs from the north to the southwest. Adjacent to the creek and riparian habitat are somewhat open fields with a patchwork of herbaceous vegetation types, some regularly mowed, some not. The remaining area comprises parking lots, recreational fields, and trail and picnic areas.

Vegetation Communities and Wildlife Habitats

Riparian habitat is associated with the drainage running through the western half of the property and is characterized by willows (*Salix* sp), and valley oak trees (*Quercus lobata*) of varying ages, growing along the water's edge. Young to mature valley oak trees make up most of the riparian canopy that extends roughly 50-100 feet from the top of the creek bank. The understory is dominated by non native perennial vines such as; English ivy (*Hedera helix*), Himalayan blackberry (*Rubus discolor*), and periwinkle (*Vinca major*). The area experiences a high level of use as indicated by several trails leading down to the water created by the public. Riparian habitat can provide nesting opportunities for both resident and migratory songbirds (i.e., sparrows, warblers, vireos, and finches) and the aquatic habitat can potentially provide suitable habitat for pond turtles (*Actinemys marmorata marmorata)*.

Oak Woodland habitat found on the project site is dominated by black oak (*Quercus kelloggii*) and valley oak overstory and annual grass and forb understory. In the southeastern portion of the project site a large oak grove is used for picnic grounds which sees almost daily use from the public. This oak grove mostly lacks an understory layer, except at the margins of the grove, where some annual grasses and forbs grow. The parcels in the northern portion of the project site have scattered oak and non-native *Eucalyptus* trees with the understory being comprised mostly of non-native grasses and forbs. The oak woodland habitat on site can provide suitable habitat for birds as well as disturb-tolerant mammals (i.e. raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*)).

Annual grass and forb communities comprise a wide range of annual vegetation types that dramatically vary spatially and temporally, but that all contain the general characteristics of dominance of annual species, in areas mostly devoid of trees and shrubs. There are three distinct annual communities which occur at the Keiser Park site.

Annual Grassland occurs in upland areas adjacent to the swales of the Vernally Wet Herbaceous type, and is dominated almost exclusively by annual grasses, with some exotic annual herbs such as; vetch (*Vicia* sp.), and cut-leaf geranium (*Geranium dissectum*).

Vernally Wet Herbaceous areas are characterized by subtle topography that creates seasonally inundated swales interspersed with upland areas containing soil with a deeper organic layer and species adapted to drier conditions. The surface soil of the swales stays saturated for short to extended periods from the winter through the late spring due to an impermeable duripan layer of cemented illuvial silica roughly 20 to 40 inches below the soil surface. The dominant species in the swales are annual grasses Italian rye grass (Lolium multiflorum), and fescue (Vulpia sp.), with occasional lupine (Lupinus sp.), dock (Rumex sp.), narrowleaf plantain (Plantago lanceolata), clover (Trifolium sp), cut-leaf geranium, and vetch. Site visits and a wetland delineation were all conducted in the winter (December – February), so species identification was not possible for many plants. Two distinct swale systems were identified on the project site during the wetland delineation on February 5, 2008 (SW-1, and SW-2 in **Figure 4.C-1**). These swales are both located north of the oak grove, SW-1 is on the north side of the fence near the eastern boundary of the project area, and SW-2 is just north of the existing parking lot and



SOURCE:Airphoto USA, 2007

Keiser Park . 206050

Figure 4C-1
Potentially Jurisdictional Waters and Wetlands

extends nearly from the eastern boundary of the project area to the drainage ditch. A third seasonal wetland (SW-3), is located in the southwest corner of the project site, but is mostly unvegetated, and does not support the same plant species or topographic characteristics as the other two wetlands. Further discussion of jurisdictional wetlands within the project site can be found in the section titled "Seasonal wetlands."

Disturbed Annual Grassland is found in the unpaved parking area just south of the soccer field on the west boundary of the property and connecting to Oak Park St. This area is dominated by exotic annual forbs like pineapple weed (*Chamomilla suaveolens*), and redstem stork's bill (*Erodium cicutarium*), and has a considerable amount of wood chip and gravel fill scattered throughout.

Perennial Bunchgrass dominated grassland is found on the southern boundary of the property, about 100 ft southeast of the creek, on the east side of the orange dumpster, and on the small undeveloped parcel west of the soccer field between the soccer field and the creek. The percent total cover of the bunchgrasses on the undeveloped west parcel adjacent to the creek is not higher than the percent total cover of non-native annual grasses, and at best the two types should be considered co-dominant. The bunchgrass is most likely purple needlegrass (*Nassella pulchra*), but identification was not possible due to the lack of reproductive parts at the time of the site visit. These fields are regularly mowed, so it is unlikely that these perennial grasses ever reach the reproductive stage.

Ornamental Landscaping includes the recreational fields and ornamental trees scattered throughout the park. Regular maintenance activities, such as mowing and trimming, exclude the occurrence of native vegetation and do not provide for the specialized needs of special status species.

Disturbed habitat is comprised of the park facilities, roadways, trails, and parking lots and does not provide suitable habitat for wildlife in the area.

Seasonal Wetlands and Drainage Ditches. The quality of the aquatic habitat in the project area varies considerably, influenced by the degree of disturbance from current and past land use. Seasonal wetlands include undefined and excavated depressions, swales, and drainages that are considered distinct from vernal pool habitat (though they support many of the same species). Such features are characterized by saturation or ponding only in the deepest portions, and for brief periods. Ditches are typically shallow features vegetated much like seasonal wetlands that were excavated in dry land to encourage drainage, or have eroded from dry land as a result of land form modification.

Potentially Jurisdictional Waters and Wetlands within the Project Site consist of the two streams that run through the property which are a tributaries to Starr Creek, a drainage feature located just north of the existing parking lot that allows water to flow from a seasonal wetland to the creek, another small spur drainage to the tributary to Starr Creek, and three seasonal wetlands dispersed throughout the site (see Figure 4.C-1). A wetland delineation was conducted on February 5, 2008 by ESA biologists, which identified the above listed features as wetlands and/or

TABLE 4.C-1
POTENTIALLY JURISDICTIONAL WATERS AND WETLANDS
WITHIN THE KEISER PARK PROJECT SITE

Mapping ID	Description of Wetland or Water	Average Width (Feet)	Linear Feet	Area (Square Feet)	Area (Acres)	Potentially Jurisdictional Waters
Wetlands						
SW-1	seasonal wetland	-	-	764.4	0.02	yes
SW-2	seasonal wetland	-	-	3,432.1	0.07	yes
SW-3	seasonal wetland	-	-	4,422.6	0.1	yes
	Wetlands Subtotal:	-	-		**0.19**	
Drainages (Other Waters)						
D-1	intermittent stream	4	1,589.5	6,358.0	0.15	yes
D-1	ephemeral drainage	3	171.5	514.5	0.01	yes
D-3	ephemeral drainage	1	133.41	133.4	0.003	yes
D-4	intermittent stream	6	208.0	1,248.0	0.03	yes
	Other waters Subtotal				**0.12**	
Riparian Corridor (CDFG)						
Riparian corridor (D-1, D-3)	-	-	1589.5	190,792.8	4.38	yes
Riparian corridor (D-2)	-	-	145.7	1,165.6	0.03	yes
Riparian corridor (D-4)	-	-	208.0	11,761	0.27	yes
	Riparian subtotal				**4.68**	

SOURCE: ESA 2008

waters of the U.S., subject to jurisdiction by the U.S. Army Corps of Engineers. This delineation has not been verified by the Corps or reviewed by any other regulatory agency, so the classification of the identified wetland areas should be considered subject to change depending on Corps determination. A formal wetland delineation report for the Keiser Park site will be submitted to the Corps in February 2008 in order to verify the wetland features on the site.

Jurisdictional Waters of the U.S.

Tributary 6 of Starr Creek (D-1) runs through the central portion of the Keiser Park property and flows only in the winter months when there is precipitation, however flow is generally rapid during and after rain events. The ordinary high water mark ranges from three to six feet in the creek channel, and was determined based on the lack of vegetation on the banks and within the channel, the debris buildup on branches hanging over, or deposited in the channel, and drainage patterns. This tributary flows to Starr Creek, which itself is a tributary to Mark West Creek. Mark West Creek is a major tributary to the Russian River, and drains most of the wetlands and water flow from the western portion of Windsor.

A smaller tributary channel to Starr Creek (D-4) runs just within the property boundary on the western-most portion of the park. This channel is wider than the one previously discussed and carries more water, but is still not perennial. The ordinary high water mark is consistently about 6 feet in the 208 foot section of the stream that flows within the Keiser Park property. The Keiser Park property boundary runs through the center of this stream, making only the eastern half of the stream part of the Keiser Park property.

Two smaller drainages within the Keiser Park site (D-2, and D-3) drain directly into the Starr Creek tributary 6 (D-1), and are seasonal in nature. These tributaries are evident drainage features that experience high flow for short periods of time, only during and directly after rain events. The wetland delineation was conducted on February 5, 2008, four days after the most recent heavy rain, and neither of these drainages had flowing water. Only D-2 had some small, shallow pools of standing water. However, both of these features exhibit characteristics of ordinary high water mark, and are directly linked to Starr Creek tributary 6 (D-1). Additionally, D-2 drains the adjacent seasonal wetland, and run-off from the road and parking area.

Seasonal Wetlands

Seasonal wetlands are found in three locations at the Keiser Park site (named SW-1, 2, and 3, see Figure 4.C-1). These seasonal wetlands are shallow swales that were inundated at the time of the wetland delineation, with fully saturated soil. The vegetation of these swales is described in the previous section under the "vernally wet herbaceous" type, dominated by Italian rye grass, and fescue, with a significant presence of curly dock (*Rumex crispus*), and narrow leaf plantain.

SW-1 is found in the northeastern undeveloped portion of the property among sparse valley oak trees and adjacent to annual grassland. This seasonal wetland had a water depth of eight inches in the deepest areas, and the depressions appeared to have been made by vehicle tires. The three connected swales of this wetland drain in a northwestern direction across the annual grassland to the creek by surface level sheet flow during rain events, which represents a surface connection between the wetland and the nearby jurisdictional creek.

SW-2 is a long, narrow swale which collects water run-off from the grassland to the north, and the parking lot to the south. At the time of the wetland delineation the water depth in this seasonal swale was between three and six inches, and the soil was completely saturated. During rain events the seasonal wetland collects water from the surrounding areas and drains into the small ephemeral drainage to the west.

SW-3 is located in the southwest corner of the property and the water is significantly deeper (1.5 ft), and stays inundated longer, than the other two seasonal wetlands. The wetland spans the southwest corner of the Keiser Park property and the corner of the adjacent property. During rain events, this wetland most likely flows from the southwest corner of the Keiser Park property, through the adjoining property, and into a Starr Creek tributary which measures roughly 200 ft from the Keiser Park property line. This third wetland has vegetation only at the margins of the pool, although in deeper areas there are remnant stalks of curly dock from last year. The vegetation at the margins of the wetland consists of Italian rye grass, curly dock, narrow-leaf

plantain, and Himalayan blackberry (*Rubus discolor*). There are algae floating on the water surface, and hydric soils in the wetland.

Riparian Corridors

Riparian corridors are found dissecting the property from the northeast corner to the southwest property boundary, and in the western-most portion of the property, west of the soccer field. These areas are characterized by the riparian vegetation described in the previous section. Riparian corridors are protected by CDFG, which asserts that impacts to riparian habitats could adversely affect wildlife or fish resources. Development or construction within riparian corridors typically requires a Streambed Alteration Agreement (CDFG Code Sections 1600–1616). The extent of the riparian corridors can be seen in Figure 4.C-1. Drainage D-2 is the only potentially jurisdictional water feature that does not have the typical riparian corridor overstory of mature oak trees. In cases where riparian vegetation is missing from the banks of a creek or drainage, CDFG requires the protection of the creek area between the bankfull (top of bank) points on the opposing banks. The distance between the bankfull points on drainage D-2 is 8 ft. D-2 is a total of 171.5 linear feet, with a small portion (25.8 linear feet) of the west end of drainage occurring within the riparian corridor of D-1. This leaves 145.7 linear feet of the drainage without any riparian vegetation above the bankfull mark. Therefore, the area calculation for the riparian corridor of D-2 (as seen in table 4C-1) is the linear length of the drainage (145.7 ft) by the distance between the bankfull marks (8 ft.).

Non-jurisdictional Areas

Three additional potential seasonal wetlands were investigated during the wetland delineation on February 5, 2008, but were determined by ESA to lack the necessary hydric soils and hydric soil indicators to be classified as wetlands. All three areas (noted as points 3, 4, and 7 in Figure 4.C-1), contained saturated soils, and are dominated by Italian rye grass and fescue during the early part of the growing season.

Special-Status Species

The term "special-status species" as used in this section is defined to include the following:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA), Section 15380(b);
- Plants and animals designated as species of special concern by the U.S. Fish and Wildlife Service or California Department of Fish and Game;
- Animals listed as "fully protected" in the Fish and Game Code of California (Sections 3511, 4700, 5050 and 5515); and
- Plants listed in the California Native Plant Society's *Electronic Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2007).

- Species protected by the federal Migratory Bird Treaty Act (16 U.S.C. 703-711).

The California Natural Diversity Data Base (CNDDB) has records of 20 special status species occurring on the Healdsburg USGS 7.5 minute quadrangle containing the study area. See **Table 4.C-2** for potential species occurrence. Following the table, the species that have moderate to high potential to occur at the project site are described in detail. The species which have low potential to occur, are unlikely to occur, or are absent, are not discussed in the following section on the basis that there is not sufficient suitable habitat for them to occur.

Special status Plants

Sonoma sunshine (*Blennosperma bakeri*) is a federally endangered species that commonly occurs with Burke's goldfields and many-flowered navarretia in vernal pools and swales, and wet grasslands throughout Sonoma county. Like Burke's goldfields, Sonoma sunshine grows on nearly level to slightly sloping loams, including Huichica loam which is present at the Keiser Park site, according to the NRCS soil survey. Sonoma sunshine is a small annual composite with yellow flowers and leaves with fewer lobes that are longer than its more common relative, stickseed (*Blennosperma nanum*). Sonoma sunshine flowers from March to April depending on seasonal variability and has a moderate potential to occur at the Keiser Park site if the quality of the habitat is high enough.

Burke's goldfields (*Lasthenia burkei*), is a federally endangered plant species that occurs primarily in the northern part of the Santa Rosa Plain in vernal pools and swales, but is present in other areas of the Santa Rosa Plain and at scattered locations throughout the costal range. This plant is a small, annual forb that flowers between April and June, but is yearly variable in the exact time of flowering. In the northern part of the Santa Rosa Plain, Burke's goldfields grows on Huichica loam soils which are typically associated with an impermeable hardpan or cement layer several feet below the surface, and have nearly level to slightly sloping topography. There are historical occurrences of this species throughout the area surrounding the project site, however most of the suitable habitat within the project site has been disturbed by intense recreation and management practices such as mowing or digging.

Sebastapol meadowfoam (*Limnanthes vinculans*) is a federally endangered species that has historically occurred in the vicinity of the Keiser Park project site with two occurrences documented at the Sonoma county airport. The habitat of Sebastapol meadowfoam is described as vernal pools, swales, valley grassland, and oak savannah in poorly drained soils that typically contain a hardpan layer. This meadowfoam has fragrant, bell shaped, white flowers with petals that turn outward as the fruits mature. The plant flowers during April and May, depending on seasonal variability. Habitat suitable for this species may have existed on the Keiser park site before the current land use was established, but has probably been degraded to a level that would not support the species now.

Many-flowered navarretia (*Navarretia leucocephala* spp. *plieantha*) is a federally endangered species commonly found in conjunction with Burke's goldfields, and therefore requires the same or similar vernal pool, vernal swale, or valley oak woodland habitat characterized by a soil

TABLE 4.C-2
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Threatened and Endangered Species			
Invertebrates			
California freshwater shrimp *Syncaris pacifica*	FE/CE	Found in low-elevation, low gradient perennial freshwater streams in Sonoma, Marin and Napa Counties where banks are structurally diverse with undercut banks, exposed roots, or overhanging woody debris or vegetation.	**Absent.** Suitable habitat for this species does not occur on the project site
Fish			
Coho salmon-Central California Coast ESU *Oncorhynchus kisutch*	FT/CSC	Coastal streams and rivers, including the Russian River, and Windsor Creek.	**Low.** Suitable aquatic habitat may occur on-site when the tributary to Starr Creek is at its high water level. There is no suitable spawning habitat. The Russian River watershed is designated critical habitat for coho salmon.
Steelhead- Central California Coast, and Central Valley ESU *Oncorhynchus mykiss*	FT/CSC	Spawns and rears in coastal streams where gravelly substrate and shaded riparian habitat occurs. Known from Windsor Creek.	**Low.** Suitable aquatic habitat may occur on-site when the tributary to Starr Creek is at its high water level. There is no suitable spawning habitat.
California costal Chinook salmon ESU *Oncorhynchus tshawytscha*	FT/CT	Central and northern California coastal rivers and streams. Known from the Russian River.	**Low.** Suitable aquatic habitat may occur on-site when the tributary to Starr Creek is at its high water level. There is no suitable spawning habitat.
Amphibians			
California tiger salamander Sonoma Co. population *Ambystoma californiense*	FE/CSC	Wintering sites occur in grasslands occupied by burrowing mammals; breeds in ponds and vernal pools.	**Low.** Marginally suitable habitat is present in the project area. High-quality breeding pools are not present on the site, and most of the surrounding land is developed which would discourage migration to and from the site. Some mammal burrows are present in the upland areas adjacent to the creek. There are no historical records or sightings in the Healdsburg quadrangle, and according to the 2007 FWS Biological Opinion, the Keiser Park project site is located in the area where projects "would not likely affect CTS." In addition, according to Figure 1 of the Santa Rosa Conservation Strategy, the Keiser Park site is "out of potential range of CTS."

TABLE 4.C-2 (Continued)
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Threatened and Endangered Species			
California red legged frog *Rana aurora draytonii*	FT/CSC	Breeds in stock ponds, pools, and slow-moving streams.	**Low.** Suitable breeding habitat may be present, however, there are no perennial streams, pools, or emergent perennial vegetation. Woody vegetation is marginal in the creek, and the seasonal wetlands do not stay inundated for extended periods. This species is not on the USFWS species list for the Healdsburg quad, nor are there any current or historic species occurrences within a minimum of 10 miles.
Birds			
American peregrine falcon *Falco peregrinus anatum*	FD/CE	Nests in cliffs and outcrops usually adjacent to lakes.	**Absent.** Suitable nesting and foraging habitat does not occur in the project vicinity.
Bald eagle *Haliaeetus leucocephalus* (nesting and wintering)	FD/CE	Nests and forages on inland lakes, reservoirs, and rivers.	**Absent.** Suitable nesting and foraging habitat does not occur in the project vicinity
Northern spotted owl *Strix occidentails caurina*	FT/--	Dense, old growth, mixed conifer forests	**Absent.** Suitable habitat does not occur in the project site or vicinity.
Plants			
Vine Hill manzanita *Arctostaphylos densiflora*	FSC/CE/1B.1	Chaparral (acid marine sand)	**Low.** Suitable habitat does not occur in the project area.
Sonoma sunshine *Blennosperma bakeri*	FE/CE/1B.1	Valley foothill grasslands, vernal pools	**Moderate.** Potential habitat exists on the undeveloped parcel in the northeast corner of the property and other seasonal wetlands throughout the property.
Pennell's bird beak *Cordylanthus tenuis ssp. capillaris*	FE/CR/1B.2	Closed-cone coniferous forest and chaparral often on serpentine	**Low.** No forest, chaparral or serpentine on the project site.
Burke's goldfields *Lasthenia burkei*	FE/CE/1B.1	Meadows and vernal pools	**Moderate.** Potential habitat exists in small swales throughout the undeveloped portions of project area. Observed in many areas throughout the Windsor area in the past 10 years, the closest occurrence to the project site is less than half a mile to the east.
Sebastopol meadowfoam *Limnanthes vinculans*	FE/CE/1B.1	Swales and mesic meadows, vernal pools, and valley and foothill grassland	**Moderate.** Potential habitat exists in small swales found in the undeveloped portions of the project area.
Many-flowered navarretia *Navarretia leucocephala* spp. *plieantha*	FE/CE/1B.2	Vernal pools	**Moderate.** Potential habitat exists in small swales found in the undeveloped portions of the project area.

TABLE 4.C-2 (Continued)
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Species of Special Concern			
Fish			
Russian River tule perch *Hysterocarpus traski pomo*	FSC/CSC	Low-elevation lakes and rivers near emergent vegetation and overhanging vegetation. Known occurrences in the Russian River and its tributaries. This species requires pools with depth greater than 1 meter.	**Low.** The tributary to Starr Creek that runs through the Keiser Park site does not have any pools or emergent vegetation, and is seasonal.
Amphibians			
Foothill yellow-legged frog *Rana boylii*	FSC/CSC	Fast-moving streams and rivers in chaparral, forests, and woodlands.	**Absent.** Suitable habitat is not found in the project area.
Reptiles			
Pond turtle *Actinemys marmorata marmorata*	FCS/CSC	In or near permanent or semi-permanent water sources.	**Low to Moderate potential.** The riparian drainage provides suitable habitat.
Birds			
Cooper's hawk *Accipiter cooperii*	--/CSC	Nests in riparian growths of deciduous trees and live oak woodlands	**Low-moderate potential.** Valley oaks and other trees may provide suitable nesting sites for this species.
Northern goshawk *Accipiter gentilis*	--/CSC	Mid and high elevation dense conifer forests, and low elevation riparian foothill woodlands with adjacent open areas. Nests in medium to large diameter trees with dense foliage.	**Low.** The range of this species is mostly higher elevation.
Sharp-shinned hawk *Accipiter striatus*	--/CSC	Nests in riparian growths of deciduous trees and live oaks.	**Low-moderate.** Valley oaks and other trees may provide suitable nesting sites for this species.
Tricolored blackbird *Agelaius tricolor*	-/CSC	Breeds near fresh water, preferably in emergent wetland. Feeds in grassland and croplands.	**Unlikely.** Suitable breeding habitat is not readily available on the project site. Species is not known to breed in the regional vicinity.
Golden eagle Aquila chrysaetos	Fully protected	Foothills, arid plateaus, and mountains with sparse vegetation. Nests in cliffs with overhanging ledges or large trees in open areas. Sensitive to human disturbance.	**Unlikely.** Suitable nesting habitat is not present at the project site or in the immediate vicinity.

TABLE 4.C-2 (Continued)
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Species of Special Concern			
Great blue heron (rookeries) *Ardea Herodias*	--/CSC	Colonial nesters in riparian habitat or near water.	**Low.** No rookeries recorded or identified in the project area.
Short-eared owl *Asio flammeus*	--/CSC	Open areas of grassland, meadow, or emergent wetland. Nests on dry ground concealed by vegetation.	**Unlikely.** Suitable nesting habitat is not present at the site.
Long-eared owl *Asio otus*	--/CSC	Dense riparian oak thickets. Sensitive to riparian habitat fragmentation and urban development.	**Unlikely.** Riparian habitat at the site is only moderately dense, and the site is located in a mostly urban setting.
Burrowing owl *Athene cunicularia*	FSC/CSC	Nests and forages in low-growing grasslands that support burrowing mammals	**Unlikely.** Suitable breeding habitat is not readily available on the project site. There are minimal mammal burrows. Species is not known to breed in the regional vicinity.
Red-tailed hawk *Buteo jamaicensis*	--/3503.5	Open stands of deciduous and coniferous forests; frequents croplands and pastures.	**Moderate.** Nesting trees are available throughout the site, though on-site nesting has not been reported.
Red-shouldered hawk *Buteo lineatus*	--/3503.5	Dense riparian woodland, hardwood-conifer habitats adjacent to swamps, marshes, and wet meadows.	**Moderate.** Nesting trees are available throughout the site, though on-site nesting has not been reported.
Vaux's swift *Chaetura vauxi*	--/CSC	Nests in redwood, Douglas fir, and other coniferous forests. Forages in various habitats throughout the state.	**Moderate.** Acceptable forage habitat is found at the project site. Suitable nesting habitat is not found at the site.
Northern harrier *Circus cyaneus*	--/CSC	Nests in coastal freshwater and saltwater marshes, nest and forages in grasslands.	**Moderate.** Grasslands on the site provide suitable nesting habitat for this species.
California yellow warbler *Dendroica petechia brewsteri*	--/CSC	Nests in riparian areas dominated by willows, cottonwoods, sycamores, alders, or mature chaparral; may use urban areas near waterways.	**Unlikely.** Suitable nesting and forage habitat does not occur on the project site.
White-tailed kite *Elanus leucurus*	FSC/Fully Protected	Nest in tall trees or shrubs in open areas. Forage over fields, grassland, marshes, and savannah habitats.	**Low.** Marginal nesting and roosting habitat occurs within the project area. Forage area on the project site is extremely limited.

TABLE 4.C-2 (Continued)
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Species of Special Concern			
Merlin *Falco columbarius*	--/CSC	Open grasslands and woodlands. Nests mostly in conifers.	**Low.** Travels throughout range in response to food availability which increases the potential to occur at the site, however, there is no suitable nesting habitat at the site.
American kestrel *Falco sparverius*	--/3503.5	Nests in cavities in large trees near open areas.	**Moderate.** Suitable forage and nesting habitat occurs at the project site
Yellow breasted chat *Icteria virens*	--/CSC	Valley foothill riparian, desert riparian, and costal foothills. Nests in dense shrubs along rivers or streams, and seeks cover in densely vegetated riparian thickets.	**Unlikely**. Suitable nesting and forage habitat does not occur on the site, or in the vicinity.
Loggerhead shrike *Lanius ludovicianus*	--/CSC	Open foothills, lowlands, and cropland, but avoids urban areas. Nests in well concealed, dense vegetation.	**Low.** Suitable nesting habitat and foraging habitat may be present, but the site is probably too urban for this species.
Osprey *Pandion haliaetus*	--/CSC	Nest on exposed treetops or other man made structures. Forage over clean open waters.	**Low.** Suitable roosting and breeding habitat for this species does not occur on the project site.
Purple martin *Progne subis*	--/CSC	Valley foothill, riparian, and hardwood conifer forest habitats. Forages in open habitats during migration, and nests in tree cavities, snags, under bridges and in structures.	**Moderate.** Occupies a variety of habitats, especially during migration, and is tolerant of urban development. However, there may not be sufficient open habitat at the site to sustain this species.
Mammals			
Pallid bat *Antrozous pallidus*	--/CSC	Occupies grassland, shrubland, forest, and woodland habitats at low elevations. Forages in open lowland areas.	**Moderate.** Potential roosting habitat occurs in the mature oak trees and various structures, and foraging habitat may occur in grasslands and oak woodlands.
Townsend's Pacific big-eared bat *Corynorhinus townsendii townsendii*	FSC/CSC	Inhabits a variety of habitats, requires caves or human-made structures for roosting.	**Moderate.** Potential roosting habitat occurs in the mature oak trees and various structures, and foraging habitat may occur in grasslands and oak woodlands.
Plants			
Narrow-anthered California brodiaea *Brodiaea californica var. leptandra*	--/--/1B.2	Broadleafed upland forest, chaparral, and lower montane coniferous forest above 100m elevation.	**Low.** Suitable habitat does not occur in the project area, the elevation at the project site is too low for this species.

TABLE 4.C-2 (Continued)
SPECIAL-STATUS SPECIES CONSIDERED FOR THE KEISER PARK PROJECT

Common Name Scientific Name	Status USFWS/ CDFG/CNPS	General Habitat	Potential for Occurrence
Federal or State Species of Special Concern			
Dwarf downingia *Downingia pusilla*	--/--/2.2	Valley and foothill grassland, and vernal pools.	**Moderate.** Potential habitat exists in small swales found in the undeveloped portions of the project area. This species has two recent records from within two miles of the project site.
Serpentine daisy *Erigeron serpentinus*	--/--/1B.3	Chaparral in serpentine.	**Low.** Suitable habitat does not occur within the project site, there is no chaparral habitat or serpentine substrate.
Marsh microseris *Microseris paludosa*	--/--/1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland.	**Low to Moderate.** Potential habitat exists in grasslands and oak woodlands throughout the project area, particularly in the undeveloped portions of the property. The closest recorded occurrence is two miles from the project site, and was last observed in 1981.
Baker's navarretia *Navarretia luecocephala spp. bakeri*	--/--1B.1	Cismontane woodland, lower montane forest, meadows and seeps, valley and foothill grassland, and vernal pools.	**Moderate.** Potential habitat exists in grasslands and oak woodlands throughout the project area, particularly in the undeveloped portions of the property. There are several recent recorded occurrences within two miles of the project site.
Robust monardella *Monardella villosa ssp. globosa*	--/--/1B.2	In clay or sandy soils of coastal prairie and scrub, and valley and foothill grassland above 200m elevation.	**Low.** Suitable habitat is not present in the project area, the elevation at the project site is too low for this species.

STATUS CODES:

Federal (U.S. Fish and Wildlife Service [USFWS]):
FE = Listed as Endangered (in danger of extinction) by the federal government.
FT = Listed as Threatened (likely to become Endangered within the foreseeable future) by the federal government.
FP = Proposed for Listing as Endangered or Threatened.
FC = Candidate to become a *proposed* species.
FSC = Former Federal Species of Concern. The USFWS no longer lists Species of Concern but recommends that species considered to be at potential risk by a number of organizations and agencies be addressed during project environmental review.
*NMFS still lists Species of Concern.

State (California Department of Fish and Game [CDFG]):
CE = Listed as Endangered by the State of California.
CT = Listed as Threatened by the State of California.
CR = Listed as Rare by the State of California (plants only).
CSC = California Species of Special Concern.
3503.5 = Protection for nesting species of Falconiformes (hawks) and Strigiformes (owls).
*Special animal—listed on CDFG's Special Animals List.

California Native Plant Society (CNPS):
List 1A=Plants presumed extinct in California.
List 1B=Plants rare, Threatened, or Endangered in California and elsewhere.
List 2= Plants rare, Threatened, or Endangered in California but more common elsewhere.

An extension reflecting the level of threat to each species is appended to each rarity category as follows:
.1 – Seriously endangered in California.
.2 – Fairly endangered in California.
.3 – Not very endangered n California.

SOURCE: CDFG, 2007; CNPS, 2007

hardpan layer several feet below the soil surface. This navarretia has small blue flowers (contrary to what the species name implies), is branched many times, and grows in the deepest part of the pool or swale. The only historical record of this species in the CNDDB database is two miles south of Windsor, however there are herbarium voucher specimens at the UC/Jepson herbarium from near Windsor. Suitable habitat for this species may have existed on the Keiser Park site before the surrounding land became disturbed, which undoubtedly changed the hydrologic dynamics of the vernal swale system.

Dwarf downingia (*Downingia pusilla*) is a CNPS list 2.2 species that grows in valley grasslands and vernal pools below 450 meters in elevation and is commonly associated with Burke's goldfields. The historic ocurances of this species are described to be within, or just north of, the town of Windsor. Dwarf downingia is a very small, annual plant with small, white flowers which can usually be observed sometime between March and May depending on seasonal variability. The potential for this species to occur is moderate due to the probable historical presence of suitable habitat, and the possible presence of suitable habitat currently.

Marsh microseris (*Microseris paludosa*) is a CNPS list 1B.2 species that occurs in seasonally wet grassland areas below 300 meters in elevation. The only occurance listed by the CNDDB database is located 2 miles northwest of Windsor, however, voucher specimens at the UC Jepson herbarium were collected from oak covered flats at Cahoun Ranch just northwest of Windsor, and from an additional location 3 miles south of Healdsburg. This plant is an annual that flowers from April to May depending on seasonal variability, and has a large yellow inflorescence that ranges from roughly a half inch to an inch wide. Habitat suitable for this species may have existed on the Keiser park site in the oak woodland dominated areas before the current land use was established, but it is unlikely that suitable habitat still exists at the site due to land management practices and exotic weed invasion.

Bakers navarretia (*Navarretia leucocephala* spp. *bakeri*) is a CNPS list 1B.1 species that occurred historically in the Windsor area, and is closely associated with both Burke's goldfields and many-flowered navarretia. This navarretia typically grows in shallow vernal pools or vernal swales characterized by a hardpan layer, and ranges in elevation from 5 meters to 950 meters. The flowers are white, and it is a short lived annual plant typically flowering from April to July, depending on seasonal variability of rainfall and temperature. Habitat for this species most likely occurred in and around the Keiser park site historically, although it is uncertain that any suitable habitat still exists given the changes in land use.

Special status animals

Fish

Navarro roach (*Lavinia symmetricus navarroensis),* is a habitat generalist, adapting easily to relatively high water temperatures and low oxygen levels, and often in modified habitats. This roach prefers small, intermittent streams and pools, but can be found in larger rivers and streams also. Spawning occurs during the spring and early summer, with eggs being laid on a gravel stream bottom in streams with moderate flow. The tributary to Starr Creek that runs through the Keiser Park site potentially provides suitable habitat for this species.

Reptiles

Northwestern pond turtle (*Actinemys marmorata marmorata*), a former federal Species of Concern and California Species of Special Concern, is an aquatic turtle found in permanent ponds, rivers, streams, channels, and irrigation ditches with rocky or muddy bottoms, and emergent vegetation. Basking areas used by this species include partially submerged logs, rocks, vegetation mats, and open mud banks. Habitat destruction and stream course degradation are the primary threats to this species.

Birds

Raptors and Nesting Birds. Raptors that may nest or forage in oak woodlands, riparian oak woodlands, and grasslands in the project area include Cooper's hawk (*Accipiter cooperii)*, sharp-shinned hawk *(Accipiter striatus)*, red-shouldered hawk *(Buteo lineatus)*, red-tailed hawk (*Buteo jamaicensis)*, red-shouldered hawk (*Buteo lineatus),* white-tailed kite (*Elanus leucurus)*, American kestrel (*Falco sparverius),* and Northern harrier (*Circus cyaneus*). These species are protected.

A number of special status songbirds occur or have the potential to occur in woodland habitats in the project area and include, among others: loggerhead shrike (*Lanius ludovicianus*), yellow-breasted chat (*Icteria virens*), Vaux's swift (*Chaetura vauxi)* , and the purple martin (*Progne subis)*. Disturbances to nesting raptors or songbirds that contribute to the incidental loss of fertile eggs or nests, or result in nest abandonment are prohibited under CDFG Code §3503 and §3503.5, with additional protection from the Migratory Bird Treaty Act.

Mammals

Special status bats species that have the potential to occur on the project site due to the presence of suitable forage and roosting habitat. The **Pallid bat** *(Antrozous pallidus*), is a California species of concern that inhabits and forages in grassland, woodland, and shrubland habitats throughout most of California. The pallid bat feeds mostly on insects, and prefers to forage in open, dry areas. This bat roosts in caves, under the bark of trees, and in old buildings, and is particularly sensitive to disturbances to roosting sites. The pallid bat could potentially occupy mature oak trees at the Keiser Park site, and use the open undisturbed grassland as a foraging area. The **Townsend's Pacific big-eared bat** (*Corynorhinus townsendii townsendii)* occurs in a variety of habitats and uses caves, mines, tunnels, buildings, or other human-made structures for roosting. This species also has a moderate potential to occur at the Keiser Park site.

Designated Critical Habitat

USFWS and NMFS designate critical habitat with the purpose of contributing to the conservation of threatened and endangered species and the ecosystems upon which they depend. The designation of an area as critical habitat provides additional protection to habitat only when there is a federal nexus with regard to some aspect of the project, for example, when a federal agency is implementing, or issuing a permit for, a project. Critical habitat protection is only relevant when other statutory or regulatory protections, policies, or other factors relevant to agency decision-making would not prevent the destruction or adverse modification of habitat. Designation of

critical habitat triggers the prohibition of destruction or adverse modification of that habitat, but it does not require specific actions to restore or improve habitat.

The National Marine Fisheries Services (NMFS) designated critical habitat in Sonoma County for central California coast steelhead on September 2, 2005. However, the critical habitat only extends to Windsor Creek, and not to its tributaries, therefore, the project site is not located within designated critical habitat units for these species. Critical Habitat for California costal Chinook salmon ESU, was also designated at that time, and includes the entire Mark West Creek watershed, which includes the seasonal creek that runs through the project site.

Regulatory Framework

In general, projects approved through the CEQA process should show that new land uses are in compliance with the wetlands provisions of the federal Clean Water Act (CWA) and with state and federal endangered species acts (CESA and FESA).

A complex array of state and federal regulatory guidelines directs how the jurisdictional boundaries of wetlands are identified, defined, and regulated. The U.S. Army Corps of Engineers (USACOE or "the Corps") is the major regulatory agency involved in wetland regulation under Section 404 of the CWA and Section 10 of the Rivers and Harbors Act. Additional agencies that have jurisdiction over on-site wetlands include the U.S. Environmental Protection Agency (US EPA) (oversight authority on USACOE 404 permits), USFWS, CDFG, and the California State Water Resources Control Board (SWRCB).

CEQA directs each lead agency to consult with the CDFG on any project the agency initiates that is not statutory or categorically exempt from CEQA. CEQA Guidelines Section 15065(a) declares that impacts to rare, threatened, or endangered plants or animals are significant. The Native Plant Protection Act also affords limited protection to special status plant species. A formal consultation process must be initiated with the CDFG for projects which may or will have an adverse effect on state-listed species (i.e., listed under CESA).

Similarly, the permitting responsibilities of the Corps include consultation with the USFWS when federally listed species (i.e., listed under FESA) are at risk. At both the state and federal levels, the process requires that a Biological Assessment (BA) be prepared to determine the effects on listed species. With both USFWS and CDFG policy, "species of special concern" are not subject to the same consultation requirements as listed endangered, rare, or threatened species, but the agencies encourage informal consultation for species of special concern that may become officially listed prior to completion of the CEQA process.

CEQA Section 15206 specifies that a project shall be deemed to be of statewide, regional, or area-wide significance if it would substantially affect sensitive wildlife habitats including but not limited to riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.

Special Status Species

Federal Endangered Species Act

Under the Federal Endangered Species Act (FESA), the Secretary of the Interior and the Secretary of Commerce have joint authority to list a species as threatened or endangered (16 United States Code [USC] 1533[c]). Two federal agencies oversee the FESA: the USFWS has jurisdiction over plants, wildlife, and resident fish, while the National Marine Fisheries Service (NMFS) has jurisdiction over anadromous fish and marine fish and mammals. Section 7 of the FESA mandates that all federal agencies consult with the USFWS and NMFS to ensure that federal agency actions do not jeopardize the continued existence of a listed species or destroy or adversely modify critical habitat for listed species. The FESA prohibits the "take"[1] of any fish or wildlife species listed as threatened or endangered, including the destruction of habitat that could hinder species recovery.

Under Section 9 of the FESA, the take prohibition applies only to wildlife and fish species. However, Section 9 does prohibit the removal, possession, damage, or destruction of any endangered plant from federal land. Section 9 also prohibits acts to remove, cut, dig up, damage, or destroy an endangered plant species in non-federal areas in knowing violation of any state law or in the course of criminal trespass. Candidate species and species that are proposed or under petition for listing receive no protection under Section 9 of the FESA.

Section 10 of the FESA requires the issuance of an "incidental take" permit before any public or private action may be taken that would potentially harm, harass, injure, kill, capture, collect, or otherwise hurt (i.e., take) any individual of an endangered or threatened species. The permit requires preparation and implementation of a habitat conservation plan that would offset the take of individuals that may occur, incidental to implementation of the project, by providing for the overall preservation of the affected species through specific mitigation measures.

Pursuant to the requirements of the FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed threatened or endangered species may be present in the project area and whether the proposed action will have a potentially significant impact on such species. In addition, the agency is required to determine whether the proposed action is likely to jeopardize the continued existence of any species proposed to be listed under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC 1536[3], [4]). Therefore, project-related impacts to these species or their habitats would be considered significant in this Initial Study. The USFWS also publishes a list of candidate species. Species on this list receive "special attention" from federal agencies during environmental review, although they are not protected otherwise under the FESA.

The candidate species are those for which the USFWS has sufficient biological information to support a proposal to list as endangered or threatened. Project impacts to such species would be considered significant in this Initial Study. Similarly, the permitting responsibilities of the Corps

[1] Take is defined as harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, collecting, or attempting to engage in any such conduct.

include consultation with the USFWS and NMFS when federally listed species (i.e., listed under the FESA) are at risk. At both the state and federal levels, the process requires that a Biological Assessment (BA) be prepared to determine the effects on listed species. With both USFWS and CDFG policy, "species of special concern" are not subject to the same consultation requirements as listed endangered, rare, or threatened species, but the agencies encourage informal consultation for species of special concern that may become officially listed before completion of the CEQA process.

Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act states that without a permit issued by the U.S. Department of the Interior, it is unlawful to pursue, hunt, take, capture, or kill any migratory bird. The federal Migratory Bird Treaty Act (16 United States Code § 703 Supp. I, 1989) prohibits the killing, possessing, or trading migratory birds, bird parts, eggs, and nests, except in accordance with regulations prescribed by the Secretary of the Interior. Project impacts to these species would not be considered significant unless they are known or have high potential to nest in the project area or to rely on it for its primary foraging.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act makes it illegal to import, export, take (which includes molest or disturb), sell, purchase, or barter any bald eagle (*Haliaeetus leucocephalus*) or golden eagle (*Aquila chrysaetos*) or part thereof. The USFWS oversees enforcement of this act.

California Environmental Quality Act

Although threatened and endangered species are protected by specific federal and state statues, CEQA Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specific criteria. These criteria have been modeled after the definition of FESA and the Section of California Fish and Game Code discussing rare or endangered plants or animals. This section was included in the guidelines primarily for situations in which a public agency is reviewing a project that may have a significant effect on a candidate species that has not yet been listed by CDFG or USFWS. CEQA provides the ability to protect species from potential project impacts until the respective agencies have the opportunity to designate the species protection.

CEQA also specifies the protection of other locally or regionally significant resources, including natural communities or habitats. Although natural communities do not presently have legal protection, CEQA requires an assessment of such communities and potential project impacts. Natural communities listed by CNDDB as sensitive are considered by CDFG to be significant resources and fall under the CEQA Guidelines for addressing impacts. Local planning documents such as general and area plans often identify natural communities.

California Endangered Species Act

California implemented its own Endangered Species Act (CESA) in 1984. The state act prohibits the take of state-listed endangered and threatened species; however, habitat destruction is not

included in the state's definition of take. Section 2090 of CESA requires state agencies to comply with endangered species protection and recovery and to promote conservation of these species. The CDFG administers the act and authorizes take through California Fish and Game Code Section 2081 agreements (except for designated "fully protected species").

Regarding listed rare and endangered plant species, CESA defers to the California Native Plant Protection Act (NPPA) of 1977, which prohibits importing of rare and endangered plants into California, and the taking and selling of rare and endangered plants. The CESA includes an additional listing category for threatened plants which are not regulated under the NPPA. In this case, plants listed as rare or endangered under the NPPA are not protected under CESA but can be protected under CEQA. In addition, plants that are not state-listed but meet the state standards for listing, are also protected under CEQA Guidelines Section 15380). In practice, this is generally interpreted to mean that all species on lists 1B and 2 of the CNPS Inventory (Tibor, 2001) potentially qualify for protection under CEQA, and some species on lists 3 and 4 of the CNPS Inventory may qualify for protection under CEQA. List 3 includes plants for which more information is needed on taxonomy or distribution. Some of these are rare and endangered enough to qualify for protection under CEQA. List 4 includes plants of limited distribution that may qualify for protection if their abundance and distribution characteristics are found to meet the state standards for listing.

California Fish and Game Code Bird Protections

Section 3503 of the CDFG Code prohibits destruction of the nests or eggs of most native resident and migratory bird species. Section 3503.5 of the CFGC specifically prohibits the taking of raptors or destruction of their nests or eggs.

The legal framework and authority for the State's program to conserve plants is derived from various legislative sources, including CESA, the California Native Plant Protection Act (Fish and Game Code Section 1900 – 1913), the CEQA Guidelines, and the Natural Communities Conservation Planning Act.

Native Plant Protection Act

California Fish and Game Code Section 1900–1913, also known as the Native Plant Protection Act is intended to preserve, protect, and enhance endangered or rare native plants in California. The act directs CDFG to establish criteria for determining what native plants are rare or endangered. Under Section 1901, a species is endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes. A species is rare when, although not threatened with immediate extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. The act also directs the California Fish and Game Commission to adopt regulations governing the taking, possessing, propagation, or sale of any endangered or rare native plant.

Vascular plants listed as rare or endangered by the CNPS (Skinner and Pavlik, 1995), but which may have no designated status or protection under federal or State endangered species legislation, are defined as follows:

- List 1A: Plants Presumed Extinct.
- List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.
- List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere.
- List 3: Plants about Which More Information is Needed – A Review List.
- List 4: Plants of Limited Distribution – A Watch List.

In general, plants appearing on CNPS List 1A, 1B, or 2 are considered to meet the criteria of CEQA Guidelines Section 15380 and effects to these species are considered "significant" in this report. Additionally, plants listed on CNPS List 1A, 1B or 2 meet the definition of Section 1901, Chapter 10 (Native Plant Protection Act) and Sections 2062 and 2067 (California Endangered Species Act) of the California Fish and Game Code.

Jurisdictional Waters (Including Wetlands)

Definitions

Waters of the United States. The term "waters of the United States," as defined in the Code of Federal Regulations (33 C.F.R. § 328.3[a]; 40 C.F.R. § 230.3[s]), refers to:

1. All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

2. All interstate waters including interstate wetlands;

3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce including any such waters:

   - which are or could be used by interstate or foreign travelers for recreational or other purposes; or
   - from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
   - which are used or could be used for industrial purposes by industries in interstate commerce.

4. All impoundments of waters otherwise defined as waters of the United States under the definition;

5. Tributaries of waters identified in paragraphs (1) through (4);

6. Territorial seas; and

7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (1) through (6).

8. Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA (33 CFR 328.3[a][8]).

Wetlands are ecologically productive habitats that support a rich variety of both plant and animal life. The importance of wetlands has increased due to their value as recharge areas and filters for water supplies and to their widespread filling and destruction to enable urban and agricultural development. Examples of wetlands may include freshwater marsh, seasonal wetlands, and vernal pool complexes that are adjacent to waters of the U.S. In a jurisdictional sense, there are two commonly used wetland definitions, one adopted by the U.S. Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (Corps) and a separate definition, originally developed by U.S. Fish and Wildlife Service (USFWS), which has been adopted by agencies in the State of California that have regulatory authority over wetlands. Both definitions are presented below.

Federal Wetland Definition

Under federal law, wetlands are a subset of "waters of the United States" and receive protection under Section 404 of the Clean Water Act (CWA). Wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration that are sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetland determination under the federal wetland definition adopted by the Corps requires the presence of three factors: (1) wetland hydrology; (2) plants adapted to wet conditions; and (3) soils that are routinely wet or flooded [33 C.F.R. § 328.3(b)]. In January 2001, the Supreme Court of the United States ruled that certain isolated wetlands do not fall under the jurisdiction of the CWA (*Solid Waste Agency of Northwestern Cook County v. United States Army Corps of Engineers et al.*).

California Wetland Definition

The California Department of Fish and Game (CDFG) and the California Coastal Commission (CCC) have adopted the USFWS Cowardin (1979) definition of wetlands. While the federal definition of wetlands requires three wetland identification parameters to be met, the Cowardin definition can be satisfied under some circumstances with the presence of only one parameter. Thus, identification of wetlands by State agencies may include areas that are permanently or periodically inundated or saturated and without wetland vegetation or soils, such as rocky shores, or areas that presume wetland hydrology based on the presence of at least one of the following: a) a seasonal or perennial dominance by hydrophytes[2] *or* b) the presence of hydric[3] soils. CDFG does not normally assert jurisdiction over wetlands unless they are subject to Streambed Alteration Agreements (CDFG Code Sections 1600–1616) or they support state-listed endangered species.

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2 A *hydrophyte* is, literally, a water loving plant, i.e., one that is adapted to growing in conditions where the soil lacks oxygen, at least periodically during the year, due to saturation with water.

3 A *hydric* soil is one that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile.

Other Waters of the U.S.

"Other waters of the U.S." refers to additional features that are regulated by the CWA but are not wetlands (33 CFR 328.4). To be considered jurisdictional, these features must exhibit a defined bed and bank and an ordinary high water mark. The term ordinary high water mark refers to a line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other means appropriate to the characteristics of the surrounding areas. Examples of other waters of the U.S. include rivers, creeks, ponds, and lakes.

U.S. Army Corps of Engineers and U.S. Environmental Protection Agency Regulations

The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into waters of the United States, including wetlands, under Sections 404 and 401 of the Clean Water Act. Projects that would result in the placement of dredged or fill material into waters of the United States require a Section 404 permit from the Corps. Some classes of fill activities may be authorized under General or Nationwide permits if specific conditions are met. Nationwide permits do not authorize activities that are likely to jeopardize the existence of a threatened or endangered species (listed or proposed for listing under the FESA). In addition to conditions outlined under each Nationwide Permit, project-specific conditions may be required by the Corps as part of the Section 404 permitting process. When a project's activities do not meet the conditions for a Nationwide Permit, an Individual Permit may be issued.

Section 401 of the Clean Water Act requires an applicant for a Corps permit to obtain state certification that the activity associated with the permit will comply with applicable state effluent limitations and water quality standards. In California, water quality certification, or a waiver, must be obtained from the Regional Water Quality Control Board for both Individual and Nationwide Permits.

The Corps also regulates activities in navigable waters under Section 10 of the Rivers and Harbors Act. The construction of structures, such as tidegates, bridges, or piers, or work that could interfere with navigation, including dredging or stream channelization, may require a Section 10 permit, in addition to a Section 404 permit if the activity involves the discharge of fill.

Finally, the federal government also supports a policy of minimizing "the destruction, loss, or degradation of wetlands." Executive Order 11990 (May 24, 1977) requires that each federal agency take action to minimize the destruction, loss, or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands.

In recent years several Supreme Court cases have challenged the scope and extent of the Corps' jurisdiction over waters of the United States and have led to several reinterpretations of that authority. The most recent of these decisions are the case of *Solid Waste Agency of Northern Cook County* (SWANCC) *v. the Army Corps of Engineers* (January 9, 2001) and *Rapanos v. United States* (June, 2006). The SWANCC decision found that jurisdiction over non-navigable,

isolated, intrastate waters could not be based solely on the use of such waters by migratory birds. The reasoning behind the SWANCC decision could be extended to suggest that waters need a demonstrable connection with a 'navigable water' to be protected under the CWA. The introduction of the term isolated has led to the consideration of the relative connectivity between waters and wetlands as a jurisdictionally relevant factor. The more recent Rapanos case further questioned the definition of "waters of the United States" and the scope of federal regulatory jurisdiction over such waters but resulted in a split decision which did not provide definitive answers but expanded on the concept that a 'significant nexus' with traditional navigable waters was needed for certain waters to be considered jurisdictional.

On June 5, 2007 the EPA and the Corps released guidance on CWA jurisdiction in response to the Rapanos Supreme Court decisions, which can be used to support a finding of CWA coverage for a particular water body when either a) there is a significant nexus between the stream or wetland in question and navigable waters in the traditional sense; or b) a relatively permanent water body is hydrologically connected to traditional navigable waters and/or a wetland has a surface connection with that water. According to this guidance the Corps and the EPA will take jurisdiction over the following waters:

1. Traditional navigable waters, which are defined as all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

2. Wetlands adjacent to traditional navigable waters; including adjacent wetlands that do not have a continuous surface connection to traditional navigable waters;

3. Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months);

4. Wetlands adjacent to non-navigable tributaries as defined above; that have a continuous surface connection to such tributaries (e.g. they are not separated by uplands, a berm, dike, or similar feature).

The EPA and the Corps decide jurisdiction over the following waters, based on a fact-specific analysis to determine if there is a significant nexus, as defined below, to a traditional navigable water:

1. Non-navigable tributaries that are not relatively permanent;

2. Wetlands adjacent to non-navigable tributaries that are not relatively permanent;

3. Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary.

The EPA and the Corps *generally* do not assert jurisdiction over the following features:

1. Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent, or short duration flow);

2. Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

The EPA and the Corps have defined the significant nexus standard as follows:

1. A significant nexus analysis assesses the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters;

2. Significant nexus analysis includes consideration of hydrologic and ecologic factors including:

   a. volume, duration, and frequency of flow, including consideration of certain physical characteristics of the tributary,
   b. proximity to a traditional navigable water,
   c. size of the watershed,
   d. average annual rainfall,
   e. average annual winter snow pack,
   f. potential of tributaries to carry pollutants and flood waters to traditional navigable waters,
   g. provision of aquatic habitat that supports a traditional navigable water,
   h. potential of wetlands to trap and filter pollutants or store flood waters, and
   i. maintenance of water quality in traditional navigable waters.

State Policies and Regulations

State regulation of activities in waters and wetlands resides primarily with CDFG and the State Water Resources Control Board (SWRCB). In addition, the California Coastal Commission has review authority for wetland permits within its planning jurisdiction. CDFG provides comment on Corps permit actions under the Fish and Wildlife Coordination Act. CDFG is also authorized under the California Fish and Game Code, Sections 1600-1616, to enter into a Streambed Alteration Agreement with applicants and to develop mitigation measures when a proposed project would obstruct the flow or alter the bed, channel, or bank of a river or stream in which there is a fish or wildlife resource, including intermittent and ephemeral streams. The SWRCB, acting through the nine Regional Water Quality Control Boards, must certify that a Corps permit action meets state water quality objectives (Section 401, Clean Water Act).

Local

Sonoma County General Plan

The 1989 Sonoma County General Plan Open Space Element sets forth certain goals and objectives for the protection of riparian corridors. The following general plan objectives would be applicable to the Proposed Project:

Objective OS-5c Establish streamside conservation areas, measured from the top of the higher bank as determined by the SCWA [Sonoma County Water Agency], for designated riparian corridors as follows:

- Urban Riparian Corridors: 50 feet
- Russian River Riparian Corridor: 200 feet
- Flatland Riparian Corridors: 100 feet
- Upland Riparian Corridors: 50 feet

Objective OS-5e Allow or consider allowing the following uses within any streamside conservation area: …Road crossings and street crossings, utility line crossings…

Objective OS-5f Prohibit, except as allowed by OS-5e, structures, roads and utility lines and parking lots within any streamside conservation area. Consider waiver of this prohibition if:

- it makes a lot unbuildable and vegetation removal is minimized;
- no significant disturbance of riparian habitat would occur; or
- the use involves only the maintenance, restoration or minor expansion of an existing structure. (Sonoma County PRMD, 1989)

Town of Windsor General Plan-2015 (1996) – Environmental resources element

Open Space

Policy 6.A.1 Preserve open space land for the continuation of commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, and protection from natural hazards.

Policy 6.A.1.1 The Town should seek to preserve open spaces resources (i.e., productive farmlands, outdoor recreation areas, biological habitats, visually prominent landforms, Alquist-Priolo Special Study Zones, and flood hazard areas) using the techniques identified in Table 6-1 of the General Plan. The first option for properly managing these resources should be avoidance of development in these open space resources.

Policy 6.A.1.2 The Town should encourage the preservation of sensitive environmental resource areas, such as oak woodlands, productive farmlands, riparian (creekside) corridors, and visually prominent hillsides and ridgelines through measures such a s clustering development and conservation easements.

Biological Resources

Policy 6.D.1 Protect unique and sensitive biotic features such as rare and endangered, dense oak woodlands, and vernal pools, and encourage sensitive design in these areas.

Policy 6.D.1.1 Significant biological and ecological resources in the Windsor Planning Area should be protected. These include wetlands; rare, threatened and endangered species and their habitats; vernal pools and heritage trees. Other sensitive resources, as shown in Figure 6-2, include oak and riparian woodlands. To accomplish this, development proposals for projects in these areas must include a

detailed inventory of the sensitive resources conducted by an independent, professionally qualified biologist. If sensitive resources are identified on the project site, proposals to protect them shall conform with applicable state and federal regulations regarding their protection and may include avoidance of the resource, installing vegetative buffers, providing setbacks, clustering development onto less sensitive areas, preparing restoration plans, and offsite mitigation.

Policy 6.D.1.2 The development potential from those portions of a project site that are considered inappropriate for development because of the presence of sensitive biological resources may be transferred to other portions of the site, unless otherwise restricted by policies of this Plan.

Policy 6.D.1.3 Development projects which would fill wetlands or vernal pools shall be required to conform with applicable state and federal regulations regarding the protection of these resources.

Policy 6.D.1.4 Protection or restoration of sensitive biological resources that is required as a condition or mitigation of a development project should be closely monitored at the cost of the project applicant to determine compliance with the condition or mitigation and to evaluate the effectiveness of the measure.

Policy 6.D.1.5 In significant riparian areas (including the watercourse itself and an area of land extending laterally at least 50 feet from each bank), the Town should prohibit dumping or disposal of refuse; confinement of livestock; and structural improvements except necessary water supply projects, flood control projects, fish and wildlife enhancement projects, trail projects, road and bridge projects, and utility projects.

Policy 6.D.1.6 The Town should encourage the preservation of oak woodlands and significant stands of oaks and heritage trees. Development plans should indicate preservation of these resources to the fullest extent feasible and restrict pavement and other encroachments within the root zones of oak trees to ensure their long-term survival. Should removal be necessary, the project applicant should be required to plant replacement trees.

Policy 6.D.1.7 During construction activities, the Town should require proper measures be implemented to assure the long-term survival of oaks and heritage trees. Fencing around individual trees or groups of trees shall be required to protect them from compaction and mechanical injury.

Policy 6.D.2 Provide educational uses within some natural preserves to foster an understanding of the natural environment.

Policy 6.D.2.1 Along creeks, wetlands, and vernal pools, the Town should encourage controlled public access to educate the public regarding the area's natural resources and ecological processes.

Policy 6.D.2.2 The Town should encourage interpretive signage for education purposes in public access areas along streams and creeks.

Tree Ordinance

The City of Windsor adopted regulations located in the City's Zoning Ordinance Chapter 27.36-Tree Preservation and Protection for the preservation, protection, and maintenance of native oak trees and trees of significance, groves and stands of mature trees, and mature trees in general. City regulations require a tree removal permit and replacement plantings for any protected tree to be removed for build out. Under the chapter a protected tree is defined as any of the following:

1. Any black oak (*Quercus kelloggii*), valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), coast live oak (*Quercus agrifolia*), oracle oak (*Quercus x morehus*), Oregon oak (*Quercus garryana*), chase oak (*Quercus x chaseii*), and California buckeye (*Aesculus californica*) measuring six inches or greater in diameter at 4.5 feet above ground, or any California bay (*Umbellularia californica*) measuring 12 inches in diameter at 4.5 feet above ground.

2. Any heritage or landmark tree as identified by Council resolution

3. Significant groves or stands of trees.

4. Mature trees located on a parcel of one acre or more.

5. Any tree required, to be planted or preserved, as environmental mitigation for a discretionary permit.

In addition to requiring tree removal permits the Tree Ordinance requires measures to protect existing trees during project activities. To implement the regulations of the Tree Ordinance the Town of Windsor created a "Tree Technical Manual" (Windsor, 2003) (**Appendix E**).

Santa Rosa Plain Conservation Strategy, 2005

This conservation strategy was written by a variety of community groups, agency staff, and private individuals in the Santa Rosa Plain area, and focuses conservation efforts on the California tiger salamander and four federally listed plant species that occur on the Santa Rosa Plain. The conservation strategy addresses various aspects of urban and rural growth and its effects on the listed species, mitigation for impacts to endangered species and wetlands, and the various objectives for conserving and protecting California tiger salamander and listed plant habitat. The Conservation strategy was created to provide a plan for local agencies, developers and community groups that would preserve and enhance populations and habitat of the four listed species while at the same time allowing development in accordance with local general plans, and federal and state regulations.

The Conservation Strategy describes the areas targeted for plant conservation within and near the Town of Windsor. These conservation areas have been selected based on historical species records, scientific data, quality of habitat, and size and proximity of certain parcels to existing preserves, which allows larger areas to remain unmodified. The Keiser Park project site is not located within any of the Windsor plant conservation areas.

The Conservation Strategy relates to the Keiser Park site in that it provides detailed information on; mitigation requirements for projects that have the potential to impact California tiger salamander and four federally listed plants, mitigation banking procedures, and USFWS field survey protocols for establishing presence or absence of a species (Appendix D of the Conservation Strategy).

U.S. Fish and Wildlife Service Programmatic Biological Opinion, Nov. 9, 2007

The *Programmatic Biological Opinion for U.S. Army Corps of Engineers Permitted Projects that May Affect California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California* (USFWS 2007) Programmatic Biological Opinion (PBO) submitted to the Army Corps of Engineers in 2007 supercedes the previous BO (submitted in 1998), which only covered four federally listed plant species. The Programmatic Biological Opinion (PBO) covers the California tiger salamander (*Ambystoma californiense*), Burke's goldfields (*Lasthenia burkei*), Sonoma sunshine (*Blennosperma bakeri*), and Sebastopol meadowfoam (*Limnanthes vinculans*). The PBO provides guidance to the Army Corps on Corps permitted projects on the Santa Rosa Plain. The guidance aims to help agencies carry out the Santa Rosa Plain Conservation Plan. The categories of guidance provided by this document are;

1. Definition of "Conservation Areas," and a description of their purpose on the Santa Rosa Plain with respect to wetlands that support the four target species, or target species habitat.
2. The proposed action of appending projects to the programmatic biological opinion.
3. Definition of "Preserves," and a description of their purpose on the Santa Rosa Plain with respect to wetlands that support the four target species, or target species habitat.
4. Mitigation and minimization requirements and procedures as they apply to projects and activities which impact the four target species.
5. A comprehensive status report of the four target species, which includes species descriptions, historical and current distribution, habitat and life history, threats to survival, and environmental baseline.
6. Enclosures 1-5 which include; two maps of the study area which provide proximity to occurrences of listed species and mitigation requirements, preserve establishment and evaluation criteria, translocation, and description of suitable habitat for the three plant species covered by the biological opinion.

Enclosure 1 designates areas of known occurrences of listed species along with areas where development may affect listed species within the Santa Rosa Plain. The Keiser Park site is located in the area where development "may affect listed plant species, but will not likely affect California tiger salamander."

Impacts and Mitigation Measures

Significance Criteria

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it would:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, including the Santa Rosa Plain Conservation Strategy.

Less than Significant Impacts. Impacts are generally considered less than significant if the habitats and species affected are common and widespread in the region and the state.

Beneficial Impacts. Impacts are considered beneficial if the action causes no detrimental impacts and results in an increase of habitat quantity and quality.

Impacts

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)

Discharges of fill material into jurisdictional wetlands and other waters are regulated by U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Boards (RWQCB), and CDFG. Jurisdictional water features at Keiser Park include the creek and its associated channels that run through the project area, in addition to seasonal wetlands (still subject to verification by

the Corps). Installation of bridges and facilities near the creek, structures, and grading of open areas for recreation fields, parking lots, and roads may impact potentially jurisdictional water features and wetlands.

The seasonal wetlands consist of areas with vernal swale topography that retain surface water, resulting in vernally wet herbaceous annual grassland vegetation. These areas may be subject to jurisdiction under section 404 of the Clean Water Act as wetlands based on their surface connection with the adjacent stream. Following the Rapanos Supreme Court decision, the EPA and Corps released guidance of Clean Water Act coverage to include wetlands that have an active surface water connection to streams which directly connect to jurisdictional waters. At the Keiser Park site, the three seasonal wetland swales connect either to drainages that connect to the creek, or connect to the creek directly by overland surface flow.

Protection and conservation of seasonal wetlands which have the potential to support California tiger salamanders and four federally listed plant species on the Santa Rosa Plain are specifically addressed in the *Programmatic Biological Opinion for U.S. Army Corps of Engineers Permitted Projects that May Affect California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California* (USFWS, 2007), based on information provided in the Santa Rosa Plain Conservation Strategy. This PBO gives guidance to, and requests consultation with the US Army Corps of Engineers (USACE) on permitted projects that may affect three federally listed plants and/or the California tiger salamander.

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 USACE determines that the seasonal wetlands on the site are protected by Section 404 of the CWA, 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.

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 C-1d below.

Mitigation Measure C-1c: *Compensatory Mitigation of Permanent Impacts*. Temporary impacts to waters of the U.S. from project construction will be mitigated by the implementation of measures listed below. Construction within jurisdictional features would require permit approval from the Corps for fill in wetlands and other waters of the U.S. pursuant to Section 404 of the Clean Water Act. Water quality certification from the

RWQCB will also be required pursuant to Section 401 of the CWA. 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.

- 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). 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:

1. Success criteria, monitoring and reporting requirements, and site specific plans to compensate for wetland losses resulting from the project, including target plant population composition (if special status plants are being mitigated).
2. A summary of past survey results identifying the extent of the wetlands, plant species composition, and hydrology.
3. Monitoring methods.
4. An adaptive management plan for potential deficiencies in the success of the mitigation.
5. Annual report which gives the status of the mitigation, an assessment with respect to the success criteria, and contains copies of all monitoring data sheets.

- The WMMP will be submitted to the appropriate regulatory agencies for approval.

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.

Significant after Mitigation: Less than Significant.

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)

The seasonal wetlands characterized by vernal swales potentially provide suitable habitat for seven special status plants, including the four federally endangered plant species specifically addressed in the Santa Rosa Plain Conservation Strategy, and the three species addressed in the *Programmatic Biological Opinion for U.S. Army Corps of Engineers Permitted Projects that May Affect California Tiger Salamander and Three Endangered Plant Species on the Santa Rosa Plain, California* (PBO)(USFWS, 2007). The development of the land where this potentially suitable habitat occurs (see Figure 4.C-1 for seasonal wetland locations) would remove the majority of the potential habitat, and could result in a significant impact on the special status plants if they are present. Mitigation Measures C-2a-2c below apply to the three federally listed plant species addressed in the Biological Opinion: Sebastapol meadowfoam, Sonoma sunshine, and Burke's goldfields. Mitigation Measures C-2d and C-2e apply to non-federally listed special

status plants, and to Baker's navarretia (*Navarretia leucocephala* ssp. *pleiantha*), a federally listed plant species that is not covered by the PBO.

The USFWS PBO defines "suitable habitat" for Sebastapol meadowfoam, Sonoma sunshine, and Burke's goldfields in as:

> Suitable habitat for the listed plant species can be characterized as having the following topographic, hydrologic, and geographic conditions.
>
> Topographic and Hydrologic Conditions
>
> A) One or more of the following topographic or hydrologic conditions must exist for the site to be considered suitable habitat:
>
> 1. The wetland contains surface (standing or flowing) water during the rainy season in a normal rainfall year for 7 or more consecutive days.
>
> 2. The wetland has an outlet barrier (is a pool) or occurs in depressional terrain (i.e. is a swale or drainage feature).
>
> B) The following conditions indicate that the site is not suitable habitat:
>
> 1. The wetland occurs on sloping ground (not the slopes of a swale or pond) and is not a swale or swale-related drainage feature, such that no ponding or flooding occurs.
>
> 2. The wetland is irrigated and contains standing water of natural or artificial origin, and the soils are saturated, for more than 60 days between June 1 and October 1.
>
> Geographic Conditions
>
> The PBO locates the site within the North Area or South Area.

Furthermore, the PBO also states that "Seasonal wetlands within the range of the listed plants on the Santa Rosa Plain are considered suitable habitat for the listed plants." Therefore, with respect to the Keiser Park project, all Corps-verified seasonal wetlands are considered suitable habitat for the three federally listed plant species. A Corps-verified wetland delineation (see Mitigation Measure C-1a) will quantify the extent of seasonal wetlands where suitable habitat occurs for four federally listed species. Implementation of mitigation measures C-2a-2c will reduce the impacts to federally listed plants to a less than significant level.

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;

- 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 estimate of the degree of impact of the project on the population and potential habitat, and a completed California Native Species Field Survey Form to be submitted to the California Natural Diversity Data Base.
- A report summarizing the survey findings, and information collected during the surveys will be submitted to the Town of Windsor within two months of completion of the surveys. Copies of the survey forms and any notes taken during the survey will be included in the report. In the event that listed species are found, copies of the report should also be forwarded to CDFG and USFWS.
- If federally listed species are found, informal consultation with CDFG and USFWS will occur to ensure that the mitigation measures listed in this document are adequate.
- Additional requirements for the surveys are described in the Guidelines (Appendix F), and apply to the entire project site.

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.

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 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."

Non federally listed special status plants that have a moderate potential to occur at the Keiser Park project site are; dwarf downingia (*Downingia pusilla*), and marsh microseris (*Microseris paludosa*). These species are protected under the Native Plant Protection Act, and CEQA Guidelines Section 15380. Baker's navarretia (*Navarretia leucocephala* ssp. *pleiantha*), is a federally listed plant species that is not covered under the PBO, and can be mitigated according to the mitigation measures below. The following mitigation measures, in conjunction with Mitigation Measure C-1a, will ensure that impacts to special status plant species are reduced to less-than-significant.

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.

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:

- Mitigation for permanently impacted habitat of sensitive species where presence of sensitive plant species has been identified will be 2 units of preserved land to 1 unit of impacted land (or 2:1).

Significant after Mitigation: Less than Significant.

Impact C-3: Improvements and additions to Keiser Park facilities as part of the project could potentially impact protected trees. (Potentially Significant)

There is a considerable variety of species, ages, and distribution of trees at the Keiser Park site. Two tree inventories have been conducted on the property at 630 and 690 Windsor River Rd., and one inventory has been conducted on the west parcel of the Keiser Park property. The tree inventory conducted by MacNair and Associates (MacNair, 2006) updates the previous inventory on the properties at 630 and 690 Windsor River Rd., and provides a baseline inventory of the west parcel. In the inventory, all trees with trunk diameters larger than 6 inches (measured at 4.5 ft. above grade) were measured and assessed for health and structure. The tree inventory does not address impacts to specific trees because the report was written when the Keiser Park improvement project was in the pre-planning stages. Therefore, documentation of specific impacts to protected trees has not yet been done.

"The Town of Windsor Tree Technical Manual" was created to implement the City's Zoning Ordinance Chapter 27.36- *Tree Preservation and Protection*, and specifies the requirements for documenting the presence of trees on the site, tree protection and preservation plans, tree removal permits, and replacement requirements for trees that are removed. The Technical Manual is included as an appendix to this document (Appendix E), and all requirements and provisions in the manual apply to the protected trees at the Keiser Park site.

Mitigation Measures C-3a, b, c, and d will ensure that potential impacts to protected trees are reduced to a less than significant level.

Mitigation Measure C-3a: *Tree inventory*. A complete updated tree inventory of the property to be developed or improved should be completed 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).

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.

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 valley oaks and other Heritage 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.

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).

Significance after Mitigation: Less than Significant.

Impact C-4: Development and improvements of the Keiser Park site may result in loss of riparian woodland vegetation (other than trees). (Potentially Significant)

Riparian woodlands occur at the Keiser Park project site throughout the entire length of the park from the northeast corner to the southwest corner of the property, adjacent to the Starr Creek tributaries. These riparian woodlands are characterized by an overstory of sapling to mature oak trees (mostly valley oaks) with an exotic shrub or grass understory. Riparian corridors are protected by CDFG code 1600-1616, which require a Streambed Alteration Agreement for modification of creek banks and associated vegetation when CDFG determines that the proposed project will substantially adversely affect fish or wildlife resources. Mitigation measures C-4a and b will ensure that impacts to the riparian woodland vegetation are reduced to a less-than-significant level.

> **Mitigation Measure C-4a:** *Riparian Setback.* Development adjacent to the unnamed tributaries to Starr Creek on the Keiser Park property will conform to the 50 ft. setback requirement given in the Sonoma County General Plan (Objective OS-5c), or to the edge of the riparian corridor, which extends out from the creek to the dripline of riparian trees.
>
> **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.

Significance after Mitigation: Less than Significant.

Impact C-5: Removal of trees and riparian vegetation could result in the loss of nesting or roosting habitat for raptors and other bird species that are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act. (Potentially Significant)

Bird nesting is expected in large trees, shrubs, and in annual grasslands on or near the project site. Nesting raptors that could be expected include Cooper's hawk, sharp-shinned hawk, red-tailed hawk, red shouldered hawk, white-tailed kite, and American kestrel. Numerous other resident and migratory birds are also expected to nest in the project area, such as; the California yellow warbler, the purple martin, and Vaux's swift. If active nest sites occur in or adjacent to the project area, noise and visual disturbance associated with construction activities occurring during the nesting season may lead to nest abandonment and/or nest failure. The removal of large trees has potential to destroy active nest sites. Removal of suitable nesting and roosting habitat would be inconsistent with the Town of Windsor preservation and protection biological resources policies

(Policy 6.D.1 and Policy 6.D.1.6). The loss of suitable nesting habitat would conflict with Section 15380 and Section 15206 (b) (4) (F) (5) of CEQA, and would constitute a significant impact.

The implementation of Mitigation Measure C-5a (work in non-nesting season) and Mitigation Measure C-5b would reduce impacts to active raptor nests, migratory bird nests to a less-than-significant level. These mitigation measures are as follows:

> **Mitigation Measure C-5a:** *Avoidance.* To the extent feasible, tree removal and grading activities shall avoid the active nesting and breeding season (from March 1 through August 15) to avoid impacts to nesting birds and raptors. If seasonal avoidance is not feasible, then Mitigation Measure C-5b shall be implemented to minimize impacts to nesting birds and raptors.
>
> **Mitigation Measure C-5b:** *Pre-construction Surveys.* Prior to any potential nest-disturbing activities during the period from March 1 through August 15, the project proponent shall retain a qualified biologist to conduct a pre-construction survey for nesting birds. The survey shall be conducted no more than one week 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.
>
> - 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.

Significance after Mitigation: Less than Significant.

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)

Large diameter oak trees and outbuildings on the project site, and uninhabited structures in the vicinity of the site provide potential roosting habitat for common and special status bats. The larger valley oaks provide suitable nesting and roosting sites, and the open grassland and riparian areas provide forage habitat. Focused bat surveys have not been conducted on the project site.

Potential direct impacts to special-status bats include removal of habitat and active roost sites during site clearing and grading. Indirect impacts include increased noise and human presence during construction, with the possibility of nest or roost abandonment.

> **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.

Significance after Mitigation: Less than Significant.

Impact C-7: Construction of the proposed project has the potential to impact sensitive fish species habitat. (Potentially Significant)

Two foot bridges crossing the unnamed creek are proposed for construction at the Keiser Park site, and are the only elements that would necessitate construction in the creek area. Other construction outside creek corridor has the potential to create erosional features or sediment deposit in the creek. The following measures will ensure that potential impacts to sensitive fish species habitat are reduced to a less than significant level.

> **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 G-1 to prevent construction-related erosion.

Significance after Mitigation: Less than Significant.

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D. Cultural Resources

Introduction

The assessment of project impacts on cultural resources under CEQA (CEQA Guidelines, Section 15064.5) is a two-step process: (1) determine whether the project site contains cultural resources (defined as prehistoric archaeological, historic archaeological, or historic architectural resources[1]). If the site is found to contain a cultural resource, then (2) determine whether the project would cause a substantial adverse change to the resource. The setting discussion describes Keiser Park and its vicinity, and assesses whether the park's cultural resources for the purposes of CEQA. The impact discussion reviews the criteria for significant impacts on cultural resources and assesses the impact of the project on cultural resources.

Keiser Park is located within an area of mixed vegetation, with sparse riparian woodlands along Starr Creek Tributary 6 and landscape varieties of non-native grass and exotics within the already developed Keiser Park. Soils within the project area are predominantly Huichica Loam, with some Arbuckle gravelly sandy loam deposits at the northeast and southwestern extents of the project area (USDA, 2008).

Prehistoric Background

Fredrickson (1974) divided human history in California into three broad periods: the Paleoindian period, the Archaic period, and the Emergent period. This scheme used sociopolitical complexity, trade networks, population, and the introduction and variations of artifact types to differentiate between cultural units. The significance of prehistoric sites rests partly on their ability to help archaeologists explain the reasons for these changes in different places and at different times in prehistory. This scheme provides the analytical framework for the interpretation of the San Francisco Bay and North Coast Ranges prehistory and, with minor revisions (Fredrickson, 1994), remains the dominant framework for prehistoric archaeological research in this region.

The Paleoindian period (10,000 to 6000 B.C.) was characterized by small, highly mobile groups occupying broad geographic areas. During the Archaic period, consisting of the Lower Archaic period (6000 to 3000 B.C.), Middle Archaic period (3000 to 500 B.C.), and Upper Archaic period (500 B.C. to A.D. 1000), geographic mobility may have continued, although groups began to establish longer-term base camps in localities from which a more diverse range of resources could be exploited. The addition of milling tools, obsidian and chert concave-base points, and the occurrence of sites in a wider range of environments suggests that the economic base was more diverse. By the Upper Archaic, mobility was being replaced by a more sedentary adaptation in the development of numerous small villages, and the beginnings of a more complex society and economy began to emerge. During the Emergent period (A.D. 1000 to 1800), social complexity

[1] For the purposes of this report, the term "historic architectural resources" is synonymous with "historical resources" under the CEQA Guidelines, Section 15064.5.

developed toward the ethnographic pattern of large, central villages where political leaders resided, with associated hamlets and specialized activity sites.

Artifacts associated with the period include the bow and arrow, small corner-notched points, mortars and pestles, and a diversity of beads and ornaments (Fredrickson, 1994; Gerike et al., 1996).

Ethnographic Background

Ethnographic literature indicates that at the time of historic contact, the project area was within the territory of the Southern Pomo-speaking peoples, which extended from approximately five miles south of Santa Rosa northward to approximately the Sonoma–Mendocino County border, and from the eastern drainage of the Russian River westward to Southwestern Pomo, or Kashaya territory (Barrett, 1908; Bean and Theodoratus, 1978; Kroeber, 1925; McLendon and Oswalt, 1978). The closest ethnographic village site was *ćolikowi* or East Windsor located to the east of the project area (McLendon and Oswalt, 1978).

The primary sociopolitical unit was the village community, or tribelet. Pomo village communities consisted of a principal village, at which the chief resided, surrounded by several secondary settlements. Each village community averaged around 100 to 2,000 people (Bean And Theodoratus, 1978). Within Southern Pomo tribelet territories, people were allowed to feely hunt, fish, and gather plant foods. Tribelet boundaries, however, were clearly defined in regards to rights of utilization of their territory by other groups (Kroeber, 1925). Beginning around 1800, the Southern Pomo people were significantly diminished through missionization, Mexican slave raids, disease, and immigrant settlement in their territory (McLendon and Oswalt, 1978).

Historic Background

From Town of Windsor Building and Planning Department (1996)

The Town of Windsor was founded in 1855 and situated originally on the county road leading from Santa Rosa to Healdsburg east of the present U.S. Highway 101. Settlement was spurred by the Gold Rush in northern California starting in 1849, which prompted such activities as fruit and grain cultivation, vineyards, ranching, and dairy farming. Windsor was named for its majestic oak trees which reminded early settlers of the Windsor countryside in England. In 1854, Hiram Lewis established the first post office for the Town's population of approximately 250 people. In 1872, the San Francisco–Northern Pacific Railroad was extended through the Town and triggered the establishment of a new commercial and retail center to the west of the original town site, next to the railroad tracks. The Windsor area remained a rural, agricultural community throughout the latter part of the nineteenth century and the first half of the twentieth century. The allure of Sonoma County's high quality of life and the availability of affordable housing and land spurred Sonoma County's growth over the past 30 years. Windsor began to feel the pressures of urbanization. Between 1980 and 1990 the Windsor area experienced the highest growth rate in Sonoma County. Windsor successfully incorporated in July 1992.

Regulatory Framework

Numerous laws and regulations require federal, State, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies (e.g., State Historic Preservation Office and the Advisory Council on Historic Preservation). The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); and the California Register of Historical Resources, Public Resources Code (PRC) 5024, are the primary federal and State laws governing and affecting preservation of cultural resources of national, State, regional, and local significance.

Federal Level

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the NHPA of 1966, as "an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment" (Code of Federal Regulations [CFR] 36 § 60.2). The National Register recognizes both historical-period and prehistoric archaeological properties that are significant at the national, state, and local levels. In the context of this project, which does not involve any historical-period structures, the following National Register criteria are given as the basis for evaluating archaeological resources.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must meet one or more of the following four established criteria (U.S. Department of the Interior 1995):

a) Are associated with events that have made a significant contribution to the broad patterns of our history;

b) Are associated with the lives of persons significant in our past;

c) Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) Have yielded, or may be likely to yield, information important in prehistory or history.

Unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing (U.S. Department of the Interior 1995).

In addition to meeting the criteria of significance, a property must have integrity. Integrity is defined as "the ability of a property to convey its significance" (U.S. Department of the Interior 1995). The National Register recognizes seven qualities that, in various combinations, define integrity. To retain historic integrity a property must possess several, and usually most, of these

seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

State Level

The State implements the NHPA through its statewide comprehensive cultural resources surveys and preservation programs. The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State's jurisdictions.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change." (California Public Resources Code § 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (California Public Resources Code § 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register of Historic Places.

To be eligible for the California Register of Historical Resources, a prehistoric or historical-period property must be significant at the local, state, and/or federal level under one or more of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

2) Is associated with the lives of persons important in our past;

3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4) Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places.
- California Registered Historical Landmarks from No. 770 onward.
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (Those properties identified as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or a local jurisdiction register).
- Individual historical resources.
- Historical resources contributing to historic districts.
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Environmental Quality Act

The CEQA is the principal statute governing environmental review of projects occurring in the State. CEQA requires lead agencies to determine if a proposed project would have a significant effect on archaeological resources. CEQA is codified at Public Resources Code sec. 21000 et seq. As defined in § 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In addition, the State CEQA Guidelines recognize that certain historical resources may also have significance. The Guidelines recognize that a historical resource includes: (1) a resource in the California Register of Historical Resources; (2) a resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource

survey meeting the requirements of PRC § 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of § 21084.1 of CEQA and § 15064.5 of the State CEQA Guidelines apply. If an archaeological site does not meet the criteria for a historical resource contained in the State CEQA Guidelines, then the site is to be treated in accordance with the provisions of CEQA § 21083, which is a unique archaeological resource. The State CEQA Guidelines note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (State CEQA Guidelines § 15064.5(c)(4)).

Local

The General Plan for the Town of Windsor outlines local policies and implementation programs for the treatment and protection of cultural resources, from which the following was derived (Town of Windsor, 1996). It is the policy of the Town of Windsor that significant cultural or historical sites or structures within the Town are identified and preserved (Policy E.1) and specifically, significant archaeological and historical resources should be identified and protected from destruction (Policy E.1.2). Action to Policy E.1.2 requires that, in the event of discovery of a significant archaeological or historical resource after the commencement of development activities, the "developer shall prepare an assessment of appropriate actions to preserve or remove the resource, subject to review and approval of the actions by the Town" (Policy E.1.2; Town of Windsor, 1996).

TABLE 4.D-1
CULTURAL RESOURCE POLICIES AS OUTLINED IN THE TOWN OF WINDSOR GENERAL PLAN

Policy	Description
E.1	Identify and preserve significant cultural or historical sites or structures within the Town.
E.1.1	The Town shall continue to encourage efforts, both public and private, to preserve its historical and cultural heritage by. Property owners shall be encouraged to nominate eligible properties for listing in local, state, and federal registers of historic places.
E.1.2	Significant archaeological and historical resources should be identified and protected from destruction. If evidence of such resources appears after development begins, the developer shall prepare an assessment of appropriate actions to preserve or remove the resources, subject to review and approval of the actions by the Town.
E.2	Promote public awareness of and support for historic preservation, and encourage both visual and physical access to historic properties, whenever appropriate.
E.2.1	The Town should encourage the reuse of architecturally interesting or historical buildings in a manner that preserves their historic architectural merit.
E.2.2	The Town should continue to coordinate with the County, the Northwest Archaeological Information Center, and local historical societies to advance public education efforts regarding the history and heritage of the area.

Methods

Archival Search

A cultural resource records search was conducted on behalf of ESA by the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) on January 15, 2008 (File No. 07-1-12). The records search consisted of an examination of the following documents:

- NWIC base maps (USGS 7.5-minute Healdsburg topographic map), to identify recorded archaeological sites and surveys within a 1/2-mile radius of the above-referenced location.
- NWIC base maps (USGS 7.5-minute Healdsburg topographic map), to identify recorded historic-period resources of the built environment (building, structures, and objects) within a 1/4-mile radius of the above-referenced location.
- The California Department of Parks and Recreation's *California Inventory of Historic Resources* (1976) and the Office of Historic Preservation's *Historic Properties Directory* (updated 4 December 2007), to identify California Historical Landmarks, California Points of Historic Interest, and California historic properties that are listed in or determined eligible for listing in the National Register of Historic Places.
- Available historic-period maps (*diseños* or Spanish/Mexican landgrant maps, General Land Office maps, 19th- and early-20th-century USGS 15- and 7.5-minute topographic maps, and Sanborn Company fire insurance maps) to identify historic-period buildings, structures, and objects located within or near the above-referenced location.
- *Handbook of North American Indians, Volume 8: California*, to identify ethnographic village locations and to provide ethnographic information and background where required.

Native American Consultation

A Sacred Lands search request and request for Native American contacts list was submitted to the Native American Heritage Commission (NAHC) on January 29, 2008. NAHC response to ESA's request was received on January 31, 2008. The record search of the sacred land file failed to indicate the presence of Native American cultural resources in the project area.

A letter announcing the proposed project, with an attached map highlighting the location of the project area, was mailed to Lisa Miller, Tribal Administrator for the Lytton Rancheria Band of Pomo Indians on January 23, 2008.

On February 11, 2008, a letter response was received from Brenda L. Tomaras of Tomaras & Ogas, LLP; who represents the Lytton Band. Ms Tomaras reiterated the Tribe's commitment to the protection and preservation of Pomo artifacts and archaeological sites (see Appendix G). Ms. Tomaras requested that special attention be given so as to ensure the protection of previously undiscovered resources and that if any Pomo artifacts or sites were discovered or human remains encountered during the course of project activities, the Tribe requests that they be contacted

immediately. It was also requested that the Tribe be forwarded a copy of the cultural survey for comment, should permission be permitted.

Archaeological Field Survey

ESA Archaeologists completed the pedestrian field survey of the project area on February 19, 2008. Survey methodology included the systematic pedestrian survey of open space in 15 m survey transects. Ground visibility varied from poor to good. Heavy grasses obscured ground visibility in the southeast and central sections of the project area. Landscaping of ball fields also prohibited visibility. Vegetation was periodically scraped to reveal ground surface and rodent holes were checked for cultural materials. The exposed creek banks of Starr Creek Tributary 6 were thoroughly examined.

Results

Archival Search

Results of the cultural resources records search conducted through the CHRIS-NWIC indicates that the project area has not been previously surveyed. However, fourteen cultural resources studies have been completed with a ½-mile radius of the park.

No prehistoric or historic-period cultural resources have been recorded within the proposed project area. No prehistoric or historic-period cultural resources have been recorded within a ½-mile radius of the park.

Field Survey Results

One possible historical resource was recorded within the park. The resource is a 25 x 14 foot building flat cut into a slope 3 feet deep. A water pipe extends from the ground on the east side of the flat. A sawed-off utility pole is located 20 ft. south of the flat. The resource was recorded on a Department of Parks and Recreation 523a form (see Appendix G).

Impacts and Mitigation Measures

Significance Criteria

In accordance with Appendix G of the CEQA Guidelines the project would have a significant effect if it would:

- Cause a substantial adverse change in the significance of a historical resource [inclusive of archaeological resources] which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources.

- Cause a substantial adverse change in the significance of a unique archaeological resource (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person).

Project impacts on Native American resources would be considered significant if the project would:

- Result in physical demolition, destruction, relocation, or alteration of an important Native American Resource or its immediate surroundings such that its significance would be materially impaired. A resource is "materially impaired" if those physical characteristics that convey its religious, spiritual or traditional significance are demolished or materially altered. Native American resources include but are not necessarily limited to villages, burials, rock art, rock features, or spring locations.
- Disturb any human remains, including those interred outside of formal cemeteries.
- Restrict existing religious or sacred uses within the potential impact area.

Impacts

Impact D-1: The implementation of the Master Plan would impact buried deposits that could contain information capable of answering pertinent research questions are present beneath or adjacent to the flat area. (Potentially Significant)

The implementation of the Master Plan would involve the expansion of an existing public park facility, including the possible construction of athletic and recreational fields and facilities. One possible historical resource was identified during the pedestrian survey. Because the utility pole could have historic significance, Mitigation Measure D-1 would reduce any potential impact to a less than significant level.

> **Mitigation Measure D-1:** Prior to construction activities, the prepared flat and sawed-off utility pole area should be evaluated for its inclusion to the California Register of Historical Resources. The resource should be more thoroughly recorded and a historic context should be developed to evaluate significance. If further research determines there was not a structure associated with the area, or there is archival data available that clearly explains the purpose of the pad, no further work may be necessary. Additionally, the significance of most prehistoric and historical archaeological sites is usually evaluated under Criterion 4, which stresses the importance of the information contained in an archaeological site, rather than its value as a surviving example of a type or its historical association with an important person or event. If it is determined that the resource may have significant information potential following additional research 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.

Significance after Mitigation: Less than Significant.

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)

The park is located in predominantly Huichica Loam, with some Arbuckle gravelly sandy loam deposits at the northeast and southwestern extents of the project area, which tend to be considered of low potential for harboring paleontologic resources that would qualify as significant—in terms of scientific importance—for the purposes of CEQA (CEQA Guidelines 15064.5[a][3]). However, significant discoveries have been made in creek beds in Sonoma County and, hence, make the possibility of such resources being identified slightly greater during excavation activities in or adjacent to the Starr Creek Tributary 6.

Because significant fossil discoveries can be made even in areas designated as having a low potential for such resources and could result from excavation activities related to the proposed project. Excavation activities can have a deleterious effect on such resources. This impact would be reduced to a less-than-significant level with the incorporation of the following mitigation measure.

> **Mitigation Measure D-2:** 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.

Significance after Mitigation: Less than Significant.

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.

Significance after Mitigation: Less than Significant.

Impact D-4: The implementation of the Master Plan would result in excavation in bedrock where significant paleontologic discovery could be present. (Potentially Significant)

Paleontologic resources are the fossilized evidence of past life found in the geologic record. Despite the tremendous volume of sedimentary rock deposits preserved worldwide, and the enormous number of organisms that have lived through time, preservation of plant or animal remains as fossils is an extremely rare occurrence. Because of the infrequency of fossil preservation, fossils – particularly vertebrate fossils – are considered to be nonrenewable resources. Because of their rarity, and the scientific information they can provide, fossils are highly significant records of ancient life.

> **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.

Significance after Mitigation: Less than Significant.

Impact D-5: The implementation of the Master Plan would have an adverse impact to architectural resources or built historical resources. (No Impact)

The former residential property on the project site, now currently used for storage by the Town of Windsor, was constructed circa 1965 and designed with minimal Ranch Style features. Given the relatively recent date of construction of this property, and the lack of any known architectural or historical associations, it does not appear to qualify for listing in the California Register of Historic Resources (CRHR), and therefore would not be considered a historic resource for CEQA purposes. Demolition of a non-historic structure would have no impact to historic architectural resources, and no mitigation is required.

Mitigation: None required.

Cumulative Impacts

Impact D-6: The implementation of the Master Plan, in conjunction with cumulative development, could affect cultural resources in the project vicinity. (Less than Significant)

While the proposed project, in conjunction with development proposed in other parts of the Town of Windsor, has the potential to adversely affect cultural resources, including previously unrecorded prehistoric and historic resources, implementation of the mitigation measures identified in this EIR, would reduce the cumulative impact on cultural resources to a less-than-significant level.

Mitigation: None required.

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E. Geology, Soils and Seismicity

This section discusses seismic, geologic, and soils issues related to implementation of the proposed Keiser Park Master Plan. The regional geologic setting and relative location to active faults is described. Pertinent federal, state, and local laws related to geologic and seismic considerations are summarized. Potential project-related impacts related to ground shaking, slope instability, erosion, and other seismic and geologic hazards are described and appropriate mitigation measures prescribed to offset potential impacts.

Setting

Regional Geologic Setting

Geologists refer to the region of northern and central California, which lies between the Pacific Ocean and the Great Valley, as the Coast Range Geomorphic Province (Coast Range). The regional bedrock underlying the Coast Ranges is the Franciscan Complex, a mixture of ancient seafloor sediments and volcanic rocks, which, over millions of years, have undergone alteration by heat and pressure deep within the earth. Overlying the Franciscan bedrock are geologically younger, volcanic and sedimentary rock units. The topography of the Coast Range is characterized by northwest-southeast trending mountain ridges and intervening valleys. These features were formed over millions of years by movements in the earth's crust (referred to as tectonics). The Coast Range is known for its high rate of seismic activity, active tectonics (movement of the earth's crust), extensive slope failures, and high rates of erosion.

Modern tectonic activity within the Coast Range continues to be associated with activity along the San Andreas system of faults. Regionally, this fault system is the boundary between large sections, or plates, of the earth's crust known as the North American Plate and Pacific Plate. In the San Francisco Bay Area, this boundary is a complex system of generally parallel, northwest trending faults extending from the main trace of the San Andreas along the coastline eastward to near Fairfield. This system includes several major active faults whose traces extend well into and, in some cases, beyond the North Bay Counties. These faults and their characteristics are summarized below in the Seismicity discussion.

Site Topography and Geology

The project site is located within a northwest trending valley to the east of the Russian River Valley. The town of Windsor is separated from the Russian River Valley by foothills that reach elevations of just over 200 feet above mean sea level. To the east of the project area, the valley is flanked by the Maacama Mountain Range. The general geology of the project area consists of alluvial deposits which are underlain by sedimentary rocks of the Glen Ellen Formation (Windsor, 1993). The Glen Ellen Formation is underlain by what are known as the Sonoma Volcanics. The project area lies at an elevation of approximately 100 feet above mean sea level and is relatively flat across the site.

Seismic Hazards

Groundshaking

The San Francisco Bay Area, including central Sonoma County, is recognized as one of the most active regions in the United States. The 1997 Uniform Building Code (UBC) locates the entire Bay Area within Seismic Risk Zone 4; areas within Zone 4 are expected to experience maximum magnitudes and damage in the event of an earthquake. The U.S. Geological Survey (USGS) Working Group on California Earthquake Probabilities has evaluated the probability of one or more earthquakes of Richter magnitude (M) 6.7 or higher occurring in the San Francisco Bay Area within the next 30 years. The result of the evaluation indicated a 62 percent likelihood that such an earthquake event will occur in the San Francisco Bay Area between 2003 and 2032 (USGS, 2003).

Several active faults have the potential to cause widespread damage to the project region and are listed in **Table 4.E-1**. An "active" fault is defined by the State of California as a fault that has had surface displacement within approximately the last 11,000 years. A "potentially active" fault is defined as a fault that has shown evidence of surface displacement during the last 1.6 million years, unless direct geologic evidence demonstrates inactivity for the last 11,000 years or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive. "Sufficiently active" is also used to describe a fault if there is some evidence that displacement occurred in the last 11,000 years on one or more of its segments or branches. These faults are considered either active or potentially active. Inactive faults are located throughout the Bay Area. Inactive faults with a long period of inactivity do not provide any guarantee that a considerable seismic event could occur. Occasionally, faults classified as inactive can exhibit secondary movement during a major event on another active fault.

Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. The composition of underlying soils, even those relatively distant from faults, can intensify ground shaking. For this reason, earthquake intensities are also measured in terms of their observed effects at a given locality. The Modified Mercalli (MM) intensity scale (**Table 4.E-2**) is commonly used to measure earthquake damage due to ground shaking. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total), and intensities ranging from IV to X could cause moderate to significant structural damage. The intensities of an earthquake will vary over the region of a fault and generally decrease with distance from the epicenter of the earthquake.

Surface Fault Rupture

Fault rupture is displacement at the earth's surface resulting from fault movement associated with an earthquake. Surface rupture can damage or collapse buildings, cause severe damage to roads and other paved areas, and cause failure of overhead and underground utilities. Earthquake Fault Zones, established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act (see discussion under Regulatory Framework), are regulatory zones around the surface traces of active faults. The proposed project site is approximately three miles away from the nearest active fault and is not within a designated Earthquake Fault Zone. It should be noted, however, that surface fault rupture is not necessarily restricted to the area within an Earthquake Fault Zone.

TABLE 4.E-1
ACTIVE FAULTS IN THE PROJECT SITE VICINITY

Fault	Distance and Direction from Project Site	Recency of Movement	Fault Classification[a]	Historical Seismicity[b]	Maximum Moment Magnitude Earthquake (Mw)[c]
Rodgers Creek	3 miles, east	Historic Holocene	Active	M 6.7, 1898 M 5.6, 5.7, 1969	7.0
San Andreas, North Coast Segment	19 miles, south-west	Historic (1906; 1989 ruptures) Holocene	Active	M 7.1, 1989 M 8.25, 1906 M 7.0, 1838 Many <M 6	7.9
Maacama, South	7 miles north-east	Historic Holocene	Active	Historic active creep	6.9
Hayward, North	42 miles, south-east	Historic (1836; 1868 ruptures) Holocene	Active	M 6.8, 1868 Many <M 4.5	7.1
West Napa	32 miles southeast	Historic Holocene	Active	M 5.2, 2002	na
Concord–Green Valley	32 miles southeast	Historic (1955) Holocene	Active	Historic active creep	6.9

[a] An "active" fault is defined by the State of California as a fault that has had surface displacement within approximately the last 11,000 years.
[b] Richter magnitude (M) and year for recent and/or large events. The Richter magnitude scale reflects the maximum amplitude of a particular type of seismic wave.
[c] Moment magnitude (Mw) is related to the physical size of a fault rupture and movement across a fault. Moment magnitude provides a physically meaningful measure of the size of a faulting event (CGS, 1997). The Maximum Moment Magnitude Earthquake, derived from the joint CDMG/USGS Probabilistic Seismic Hazard Assessment for the State of California, Peterson, 1996. (USGS OFR 96-705).

Na Not available

SOURCES: Hart, 1997; Jennings, 1994; Peterson, 1996.

Liquefaction

Liquefaction hazards may be present in loose, saturated soils, such as sands and loamy sands, in which the space between individual particles is completely filled with water. These soils can behave like a dense fluid when exposed to prolonged shaking during and earthquake. Liquefaction is dominated by three main factors: depth to groundwater, soil type, and the seismicity of the area. Liquefaction can be responsible for widespread structural failure. The General Plan for the Town of Windsor locates the project site in an area that is considered to have a potential liquefaction hazard (Windsor, 1996).

Earthquake-Induced Settlement

Settlement of the ground surface can be accelerated and accentuated by earthquakes. During an earthquake, settlement can occur as a result of the relatively rapid rearrangement, compaction, and settling of subsurface materials (particularly loose, non-compacted, and variable sandy sediments). Settlement can occur both uniformly and differentially (i.e., where adjoining areas

TABLE 4.E-2
MODIFIED MERCALLI INTENSITY SCALE

Intensity Value	Intensity Description	Average Peak Acceleration[a]
I	Not felt. Marginal and long period effects of large earthquakes.	< 0.0017 g
II	Felt by persons at rest, on upper floors, or favorably placed.	< 0.014 g
III	Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.	< 0.014 g
IV	Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV, wooden walls and frame creak.	0.014–0.04 g
V	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.	0.04–0.09 g
VI	Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken (visibly, or heard to rustle).	0.09–0.18 g
VII	Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices (also unbraced parapets and architectural ornaments). Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.	0.18–0.34 g
VIII	Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.	0.34–0.65 g
IX	General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. (General damage to foundations.) Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluvial areas sand and mud ejected, earthquake fountains, sand craters.	0.65–1.24 g
X	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.	> 1.24 g
XI	Rails bent greatly. Underground pipelines completely out of service.	> 1.24 g
XII	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.	> 1.24 g

[a] g (gravity) = 980 centimeters per second squared. 1.0 g of acceleration is a rate of increase in speed equivalent to a car traveling 328 feet from rest in 4.5 seconds.
Masonry A: Good workmanship, mortar, and design; reinforced, especially laterally, and bound together by using steel, concrete, etc.; designed to resist lateral forces.
Masonry B: Good workmanship and mortar; reinforced, but not designed in detail to resist lateral forces.
Masonry C: Ordinary workmanship and mortar; no extreme weaknesses like failing to tie in at corners, but neither reinforced nor designed against horizontal forces.
Masonry D: Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

SOURCE: ABAG, 2003.

settle at different rates). Areas underlain by artificial fills, unconsolidated alluvial sediments, slope wash, and areas with improperly engineered construction fills could be susceptible to this type of settlement. Earthquake-induced settlement could potentially occur at the project site.

Geologic Hazards

Soil Erosion and Soil Loss

Erosion is the wearing away of soil and rock by processes such as mechanical or chemical weathering, mass wasting, and the action of waves, wind and underground water. Soils containing high amounts of silt or clay can be easily erodible, while sandy soils are less susceptible. Excessive soil erosion can eventually lead to damage of building foundations and roadways. Areas where the soil would be exposed during the construction phase would be susceptible to erosion. Typically, the soil erosion potential is reduced once the soil is graded and covered with concrete, structures or asphalt. Site grading, and other construction-related earthwork would result in the disturbance of soils and the increased potential for soil erosion and soil loss.

Slope Failure

Slope failure is dependent on topography and underlying geologic materials, as well as factors such as rainfall, excavation, or seismic activities. Steep slopes and downslope creep of surface materials characterize areas most susceptible to slope failure. Landslides are least likely in topographically low areas such as alluvial fans. As the surface topography of the project site and vicinity is relatively level, potential slope instability hazards are minimal.

Expansive Soils

Expansive soils possess a "shrink-swell" behavior. Shrink-swell is the cyclic change in volume (contraction and expansion) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Expansive soils commonly occur in the project site vicinity and therefore, are likely present in portions of the project site.

Differential Settlement

If not properly engineered, loose, soft, soils comprised of sand, silt, and clay have the potential to settle after a building or other load is placed on the surface. Differential settlement of the loose soils generally occurs slowly, but over time can amount to more than most structures can tolerate. Differential settlement can damage buildings and their foundations, roads and rail lines, and result in breakage of underground pipes.

Regulatory Framework

California Building Standards Code

The California Building Code is another name for the body of regulations found in the California Code of Regulations (CCR), Title 24, Part 2, which is a portion of the California Building Code (CBC). Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under State law, all building standards must be centralized in Title 24 or they are not enforceable.

Published by the International Conference of Building Officials, the UBC is a widely adopted model building code in the United States. The CBC incorporates by reference the UBC with necessary California amendments. About one-third of the text within the California Building Code has been tailored for California earthquake conditions.

The Town of Windsor is located within Zone 4, one of the four seismic zones designated in the United States. Zone 4 is expected to experience the greatest effects from earthquake ground shaking and therefore has the most stringent requirements for seismic design. The national model code standards adopted into Title 24 apply to all occupancies in California except for modifications adopted by state agencies and local governing bodies.

General Plan Policies

The current General Plan includes policies related to seismic and geologic hazards. The following policies are relevant to the proposed project:

A.2 Minimize the risks to lives and properties due to geologic and seismic hazards.

A.2.2 The Town should not locate public improvements and utilities in areas with identified geologic or seismic hazards and the extreme and heavy ground shaking intensity areas[1] to avoid any extraordinary maintenance and operating expenses. When the location of public improvements and utilities in such areas cannot be avoided, effective measures should be implemented to minimize potential damage and public inconvenience.

A.2.5 For parcels which partially lie within a designated seismic or geologic hazard area[2], a geotechnical hazards report, prepared by a certified engineering geologist, should be required to identify the most appropriate building areas and corrective measures to minimize potential hazards.

1 According to the figures of the Windsor General Plan, the proposed project area is not located within one of these extreme or heavy ground shaking intensity areas but rather a moderate intensity area (Windsor, 1996).

2 According to the Windsor General Plan, the proposed project site is located in an area of potential liquefaction hazard.

Impacts and Mitigation Measures

Significance Criteria

Implementation of the proposed project would be considered significant if one or more of the following occurs:

- People or structures are exposed to potential substantial adverse seismic effects, including the risk of loss, injury, or death involving:
  - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42);
  - Strong seismic ground shaking;
  - Seismic-related ground failure, including liquefaction; or,
  - Landslides.
- Allow new development on strata or soil that is unstable, or that would become unstable, and potentially result in liquefaction;
- Allow structures on, or grading of, steep slopes that substantially increased risk of loss, injury, or death involving landslides;
- Result in substantial soil erosion or the loss of topsoil;
- Allow new development on strata or soil that is unstable, or that would become unstable, and potentially result in on- or off-site landslide, lateral spreading, subsidence, or collapse; or
- Allow new development on expansive soil creating substantial risks to life or property.

Impacts

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

The proposed project is located in a region of significant seismic activity. Recent studies sponsored by the USGS estimate that there is a 62 percent likelihood of a M 6.7 or higher earthquake occurring in the larger Bay Area in the next 30 years. Depending on the level of ground movement, an earthquake could result in damage to proposed buildings, pavement, and underground utilities. The project site could experience a range of ground shaking effects during an earthquake on one of the active earthquake faults in the San Francisco Bay Area.

The proposed project may also be susceptible to secondary seismic hazards such as liquefaction. Alluvial deposits in the project site vicinity may contain localized sand and silt lenses that are potentially liquefiable. Liquefaction can result in damage to underground utilities, shallow foundations, and paved areas.

Earthquakes and groundshaking in the Bay Area are unavoidable and expected to occur at some time during the life of the project. Although some structural damage is typically not avoidable, building codes and local construction requirements have been established to protect against building collapse and major injury during a seismic event.

With implementation of Mitigation Measure E-1, impacts would be less than significant.

> **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-on-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.

Significance after Mitigation: Less than Significant.

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

Soils containing a high percentage of clays are generally most susceptible to expansion. Expansive soils can damage foundations, paved roads and streets, and concrete slabs. Expansive soils are commonplace in the region.

If not properly engineered, loose, soft, soils comprised of sand, silt, and clay have the potential to settle after a building or other load is placed on the surface. Settlement would be a concern in project areas that have not previously supported structures and where new structures would place loads heavier than the soils could tolerate.

> **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 with

imported engineered soils, dynamic compaction, or soil covers. The analyses and recommendations shall be consistent with the most recent version of the California Building Code.

Significance after Mitigation: Less than Significant.

Impact E-3: Implementation of the Master Plan could increase soil erosion during grading, excavation, and construction activities. (Potentially Significant)

Erosion hazards would be highest during construction activities. Construction activities are likely to include demolition of existing structures, the striping of surface vegetation, grading, excavation of soils, and possibly the placement of imported engineered soils. An estimated 25,000 cubic yards of site soils shall be disturbed with a goal of maintaining a soil balance (using excavated soils elsewhere) to the extent possible. Existing soils with established ground cover that serves to stabilize site soils would be removed during construction, exposing soils to the erosional forces of wind, rain, and runoff.

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.

Significance after Mitigation: Less than Significant.

Cumulative Impacts

Impact E-4: The proposed project, together with other developments in the immediate vicinity, would contribute to potential cumulative geologic and seismic hazards including increased soil erosion, slope failure, ground shaking, soil settlement, and liquefaction. (Less than Significant)

The entire San Francisco Bay Area is located within a seismically active region with a wide range of geologic and soil conditions with varying degrees of hazards. These conditions can vary widely within a short distance, making the cumulative context for potential impacts more localized or even site-specific. The proposed project would not result in a significant impact related to Geology, Soils, and Seismicity, and it would not be likely to result in significant cumulative impacts. With the combined effects of the implementation of county and state level regulations (i.e. building codes) as well as implementation of current design standards, required

design measures would effectively reduce the cumulative impacts that would occur to less than significant levels. Therefore, no cumulative impacts related to Geology, Soils, and Seismicity would occur as a result of future development.

Mitigation: None required.

References – Geology, Soils and Seismicity

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F. Hazards and Hazardous Materials

This section provides an overview of the presence of hazardous materials within the project area, the potential impacts from project construction and operation, and the regulations applicable to environmental protection and health and safety.

The California Code of Regulations (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10). Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal.

Hazardous materials and hazardous wastes are classified according to four properties: toxicity, ignitability, corrosivity, and reactivity (CCR, Title 22, Chapter 11, Article 3). Factors that influence the health effects of exposure to a hazardous material include the dose to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility.

Setting

The project site is located in a largely residential neighborhood of west Windsor adjacent to Windsor High School. The Town of Windsor was primarily agricultural (wine grapes, hops, and prunes) throughout most of the 1900's. The Town's population and economic growth grew rapidly beginning in the early 1980's. The Town of Windsor does contain some industrial uses including light and heavy manufacturing, wholesale and distribution businesses, and business parks. The heavy industrial uses are located well southeast of the project site along Shiloh Road.

Regulatory Framework

This section describes the applicable federal, state and local regulations associated with hazardous materials.

Federal

Occupational Safety and Health Administration

The federal Occupational Safety and Health Administration (OSHA) regulates worker safety. The federal OSHA, established in the Code of Federal Regulations (CFR) Title 29, requires 40 hours of training for hazardous materials operators, plus eight hours of ongoing training annually. The training includes personal safety, hazardous materials storage and handling procedures, and emergency response procedures.

Resource Conservation and Recovery Act

Under the federal Resource Conservation and Recovery Act (RCRA), individual states may implement their own hazardous waste programs in lieu of the RCRA as long as the state program is at least as stringent as the federal RCRA requirements and is approved by the U.S. Environmental Protection Agency (USEPA). The USEPA approved California's RCRA program, called the Hazardous Waste Control Law (HWCL) in 1992. The California Environmental Protection Agency (Cal EPA) and the Department of Toxic Substances Control (DTSC), a department within Cal EPA, regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. The DTSC has primary regulatory responsibility over hazardous materials and delegates enforcement responsibilities to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the HWCL.

Toxic Substance Control Act

The 1976 Toxic Substances Control Act (TSCA) gives the USEPA the ability to track the 75,000 industrial chemicals currently produced or imported into the U.S. The USEPA repeatedly screens these chemicals and can require reporting or testing of those that may pose an environmental or human-health hazard. The USEPA can ban the manufacture and import of those chemicals that pose an unreasonable risk.

State

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal OSHA) regulates worker safety in the state. OSHA has developed worker safety regulations for the safe abatement of lead-based paint and primers (Lead in Construction Standard, Title 8 CCR 1532.1).

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

In January 1996, Cal EPA adopted regulations, which implemented a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The program has six elements: (1) hazardous waste generators and hazardous waste onsite treatment; (2) underground storage tanks; (3) aboveground storage tanks; (4) hazardous materials release response plans and inventories; (5) risk management and prevention programs; and (6) Unified Fire Code hazardous materials management plans and inventories. The plan is implemented at the local level and the agency responsible for implementation of the Unified Program is called the Certified Unified Program Agency (CUPA). The Sonoma County Department of Emergency Services, Hazardous Materials Division is the designated CUPA in the project area.

Local Regulations

General Plan

The General Plan lists the following pertinent goals, objectives, and policies regarding hazardous materials and wildland fires in the Public Health and Safety section:

Policy E.1 Minimize potential health effects from the use, storage, and disposal of hazardous materials and waste.

E.1.1 – The Town should require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.

Implementation Program E.1: Hazardous Waste Management Plan. Windsor shall implement those aspects of the Sonoma County Hazardous Waste Management Plan (CHWMP) that are appropriate for the Town. The plan addresses hazardous waste generators' emergency response programs; transportation, storage, collection, treatment and disposal of hazardous wastes generated within Sonoma County; the siting of hazardous waste facilities; and enforcement activities. (Public Works, Police, Windsor Fire Protection District, Rincon Valley Fire Protection District).

Implementation Program E.4: Emergency Plans for Business. Businesses that use hazardous materials on the premises shall designate an individual or individuals as emergency coordinator(s), prepare an emergency plan and ensure that all employees understand the potential for accidents and the appropriate response. (County Environmental Health assisted as appropriate by Windsor Fire Protection District and Rincon Valley Fire Protection District).

The Public Health and Safety element also lists the following goals and policies regarding hazardous materials and wildland fires:

Policy C.1 Minimize the risks to lives and properties due to wildland fire hazards.

Implementation Program C.1: Project Review. Fire hazards shall be identified during project review by comparing the project site against the fire hazard maps, prepared by the California Department of Forestry. Project sites that lie within the moderate to high fire hazard areas shall be subject to design modifications and conditions to minimize potential exposure to wildland fire. (Planning, Windsor Fire Protection District, Rincon Valley Fire Protection District).

Implementation Program C.2: Development Standards. The Town shall continue to implement and enforce the provisions of the Sonoma County Fire Safe Standards. (Windsor Fire Protection District, Rincon Valley Fire Protection District, Engineering, Building, Planning).

Impacts and Mitigation Measures

Significance Criteria

According to Appendix G of the *CEQA Guidelines*, the project would result in a significant hazardous materials impact if it would:

- create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment;
- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- be located on a site that is included on a list of hazardous materials sites compiled pursuant to government code section 65962.5 and as a result, would create a significant hazard to the public or the environment;
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- for a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, or a private airstrip, the project would result in a safety hazard for people residing or working in the project area; or
- expose people or structures to a significant risk of loss or injury involving wildland fires.

The following section identifies specific impacts pertaining to hazards or hazardous materials and assesses the change from the existing conditions. The impact analysis of the project impacts is based on the significance criteria listed above. Certain significance criteria do not apply to the proposed project and are not discussed further; the project site is not included on a list of hazardous materials sites; the project would not interfere with any emergency response or evacuation plans; and the project site is located in a developed urban area that is not at high risk of wildland fires.

Impacts

Construction

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)

Project construction activities would involve grading and earthwork activities that would expose subsurface soils. Typically in urban areas with a history of commercial or industrial uses, it is not uncommon for previous releases to have impacted subsurface soils. However, the project site has no history of such uses and a review of environmental databases that track such sites revealed no

sites within the immediate vicinity (SWRCB, 2007). Therefore, there is a low potential for unidentified chemicals or contaminated soils to be encountered. However, with implementation of Mitigation Measure F-1, the potential for adverse affects due to exposure would be reduced to less than 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.

Significance after Mitigation: Less than Significant.

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

Project construction activities would involve use of chemicals such as oils and fuels. Improper handling of such chemicals during activities such as fueling of equipment or vehicles, could result in a spill. Such inadvertent release of chemicals into the environment could adversely impact soil, surface waters, or groundwater quality. This impact would be less than significant with implementation of Mitigation Measure F-2. This measure would be consistent with the stormwater pollution prevention plan prepared for project construction as discussed in Section 4f, Hydrology.

> **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.

Significance after Mitigation: Less than Significant.

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)

The existing residential structure and associated out buildings could potentially contain building materials that contain either asbestos containing materials (ACMs) or lead-based paint or both. During demolition these materials would be disturbed and potentially become airborne exposing workers and the public.

Asbestos

ACMs are regulated both as a hazardous air pollutant under the Clean Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. The renovation or demolition of buildings containing ACMs would require retaining contractors who are licensed to conduct asbestos abatement work and notifying the Bay Area Air Quality Management District (BAAQMD) ten days prior to initiating demolition activities.

Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Potential exposure to asbestos, and its related chronic adverse health effects, is possible throughout demolition if materials that contain asbestos are present during operations.

Lead and Lead-based Paint

Lead-based paint could be separated from building materials during the demolition process, if present. Separated paint can be classified as a hazardous waste if the lead content exceeds 1,000 parts per million and would need to be disposed of accordingly. Additionally, lead-based paint chips can pose a hazard to workers and adjacent sensitive land uses. Both the Federal and California OSHAs regulate all worker exposure during construction activities that impact lead-based paint. Interim Final Rule found in 29 CFR Part 1926.62 covers construction work where employees may be exposed to lead during such activities as demolitions, removal, surface preparation for re-painting, renovation, clean up and routine maintenance. The OSHA-specified method of compliance includes respiratory protection, protective clothing, housekeeping, hygiene facilities, medical surveillance, training, etc.

Demolition and renovation work could create exposure to lead-based paint present in building structures. Dust generating activities that include removal of walls, sanding, and material disposal could produce airborne quantities of lead-laden material. These materials could expose workers and persons in close proximity, including occupants of offsite locations. The project site contains

buildings with painted surfaces, such as drywall, ceilings, and exterior stucco, which could contain lead-based paint.

The following mitigation measures address the potential impacts for the various structural and building components described above.

> **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 occur prior to demolition activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the County, all ACMs shall be removed and appropriately disposed of by a state certified asbestos contractor.
>
> **Mitigation Measure F-3b:** The project applicant shall implement a pre-demolition lead-based paint (LBP) survey by a qualified consultant, for all structures proposed for demolition at the project site. The survey shall include sampling and identification of suspected materials containing LBP. If present, the applicant shall prepare an abatement specification plan which shall be based on survey work. The (LBP) abatement plan shall include a site Health and Safety Plan, the means for the appropriate containment, abatement, segregation, profiling, and disposal of all hazardous and non-hazardous waste.

Significance after Mitigation: Less than Significant.

Operation

Impact F-4: Operations under buildout of the Master Plan would potentially involve the storage, use and transport of hazardous materials such as chemicals associated with pool maintenance. Improper storage or handling could result in a release to the environment and expose people to adverse affects. (Less than Significant)

The operation of site facilities such as the aquatic center would likely involve the use and storage of limited quantities of hazardous substances for pool maintenance (i.e., liquid chlorine). If not properly handled, these substances could be released into the environment and expose workers or the public to adverse effects. The project would be required to adhere to the Sonoma County Hazardous Waste Management Plan (CHWMP) which would include requirements for the appropriate transport, storage and use of these chemicals. The facility would also be required to prepare and provide an emergency plan in the event of an accidental release that meets or exceeds CHWMP standards. Adhering to the requirements of these regulations assures the impact will be less than significant.

Mitigation: None required.

Impact F-5: Operations under buildout of the Master Plan would potentially result in an increase in the risk of exposure to airport-related hazards for people recreating or working at Keiser Park. (Less than Significant)

The park currently lies outside the Sonoma County Airport Land Use Plan Compatibility Zone. Future development of the airport (i.e., extension of runways) could place Keiser Park in an approach zone. The Sonoma County Airport Land Use Compatibility Zones include restriction on maximum population densities, prohibited uses, example of normal acceptable uses and the uses that are not normally acceptable.

As the project does not currently lie within the approach or compatibility zone, adherence to policies is not mandatory. However, the Town of Windsor would work with the Sonoma County Airport Land Use Commission (ALUC) in the event of future airport expansions to reduce the potential for airport-related hazards to the park.

Mitigation: None required.

Cumulative Impacts

Impact F-6: Implementation of the Master Plan in combination with other developmental projects in the site vicinity would not contribute to cumulative hazards and hazardous materials impacts in the project area. (Less than Significant)

Buildout of the Master Plan would include the storage, use and transport of limited quantities of hazardous materials such as water treatment chemicals associated with swimming pools and general cleaning and landscaping materials. The proposed use of the site would continue as a recreational facility. The operation would include the additional storage, use, and handling of limited quantities of hazardous materials associated with the aquatic center which is in general, in balance with surrounding land uses. Buildout of the Master Plan would be subject to the local, state, and federal regulations which limit the potential for accidental release into the environment. Therefore, cumulative impact is negligible and less than significant.

Mitigation: None required.

References – Hazards and Hazardous Materials

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G. Hydrology and Water Quality

Introduction

This section describes existing and proposed hydrological conditions on and around the project site and discusses potential project-related impacts to surface water and groundwater resources, including water quality, flooding, and stormwater runoff.

Setting

Climate and Topography

The project site is located in a Mediterranean climate zone typical of central coastal California. This climate zone is characterized by cool, wet winters and hot, dry summers. The project site receives a mean annual precipitation of approximately 34 inches in the lower elevations to about 45 inches in the higher elevations. The majority of the rainfall typically occurs between October 1 and April 1. Influenced by marine air about 85 percent of the time, the region is generally protected from the hot weather of the Central Valley by the interior Coast Ranges. Although the Pacific Ocean moderates temperatures, they have a wider range than along the coast, occasionally exceeding 100 degrees Fahrenheit and sometimes falling as low as several degrees below freezing for several consecutive nights.

Keiser Park is located within a northwest trending valley to the east of the Russian River Valley. The Town of Windsor is separated from the Russian River Valley by foothills that reach elevations of just over 200 feet above mean sea level. The park is located within the relatively flat valley which lies at an elevation of approximately 100 feet above mean sea level.

Regional Hydrology

The majority of the Town of Windsor lies within the drainage basin of Windsor Creek which is part of the Russian River Hydrologic Unit. Windsor Creek originates in the Maacama foothills to the northeast of the Town of Windsor where it flows southwest and empties into Mark West Creek and eventually the Russian River. Windsor Creek contains numerous branches that also flow southwest across the valley plain including, from north to south, the Starr, East Windsor, Pool, and Pruitt Creeks.

Site Drainage

Keiser Park is located within the Mark West Creek Watershed. Along the northwest border of the project site, Starr Creek flows southwest beside the park. A tributary drainage to Starr Creek runs across and through Keiser Park. Stormwater runoff occurs as sheetflow which drain into these drainages.

Flood Hazards

Flooding is inundation of normally dry land as a result of rise in the level of surface waters or rapid accumulation of stormwater runoff. Flooding can also occur due to tsunamis, seiches, or failure of dams. Tsunamis are waves caused by an underwater earthquake, landslide, or volcanic eruption. Since the project site is located inland, it could not experience a tsunami. A seiche is a rhythmic motion of water in a partially or completely landlocked water body caused by landslides, earthquake-induced ground accelerations, or ground offset. There are several reservoirs located northeast of the site but not close enough to the project site to be affected by a seiche. Furthermore, the project site is in a highly urbanized area with no hillsides to speak of and therefore, damage caused by mudflow would be negligible.

Regional flooding hazards are evaluated by the Federal Emergency Management Agency (FEMA) and presented in community Flood Insurance Rate Maps (FIRMs) as part of the floodplain mapping program. According to FIRMs prepared by FEMA in 1991 for the area encompassing the project site, the project site is not located within a 100-year flood hazard zone. The project site has been mapped in Zone X, a designation given to areas determined to be outside of the 0.2 percent-annual-chance (500-year) floodplain (FEMA, 1991). There is a 100-year flood zone associated with Starr Creek, located to the west of the site, but this zone is limited to the confines of the creek area.

Dam inundation is defined as the flooding that occurs as the result of structural failure of a dam. Structural failure may be caused by seismic activity. The most extreme flood risk to the Town of Windsor would be from an uncontrolled release from the Lagunita Reservoir or the Foothill Regional Park Reservoir, both located approximately two miles northeast of the project site. However, according to flood inundation mapping compiled by the Association of Bay Area Governments, flooding would be confined to Starr Creek and would not affect the project site (ABAG, 2007).

Surface Water Quality

Surface water quality in Sonoma County is monitored by the North Coast Regional Water Quality Control Board (RWQCB). The Water Quality Control Plan for the North Coast Region (Basin Plan), prepared by the North Coast RWQCB, identifies the beneficial uses of surface waters within its region and specifies water quality objectives to maintain the continued beneficial uses of these waters. According to the Basin Plan, beneficial uses of the Russian River[1] include: municipal, agricultural, and industrial supply; groundwater recharge; warm and cold freshwater habitat; navigation; spawning, reproduction, and development; water contact recreation; non-water contact recreation; wildlife habitat; rare species; and possible shellfish and aquatic plant and animal harvesting (North Coast RWQCB, 2006a).

Neither Starr Creek nor Windsor Creek are included on the Section 303(d) List of Impaired Water Bodies (see discussion of Section 303(d) under Regulatory Framework, below). However, Mark West Creek is listed on the Section 303(d) list for nonattainment of water quality objectives for

[1] Neither Starr Creek nor Windsor Creek are listed among the surface waters with beneficial uses in the Basin Plan.

sedimentation/siltation and temperature (North Coast RWQCB, 2003). At the time of this EIR preparation, a Total Maximum Daily Load (TMDL) for Mark West Creek has not yet been prepared (North Coast RWQCB, 2006b).

Groundwater

The project region is largely underlain by alluvial deposits known as the Glen Ellen Formation. The gravels, sands, and silts, of this formation are the principle water-bearing units of the region. The relatively permeable materials of the Glen Ellen Formation provide the means for recharge of the aquifer from storm events and surface water infiltration. Groundwater is the primary source of water supply for the Town of Windsor.

Regulatory Framework

Clean Water Act

The federal Clean Water Act, enacted by Congress in 1972 and amended several times since inception, is the primary federal law regulating water quality in the U.S. and forms the basis for several state and local laws throughout the country. Its objective is to reduce or eliminate water pollution in the nation's rivers, streams, lakes, and coastal waters. The Clean Water Act prescribes the basic federal laws for regulating discharges of pollutants into waters of the U.S., which includes setting water quality standards for contaminants in surface waters, establishing wastewater and effluent discharge limits from various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the U.S. EPA. At the state and regional levels, the act is administered and enforced by the State Water Resources Control Board (SWRCB) and the RWQCBs.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act is the primary statute covering the quality of waters in California. The act sets out specific water quality provisions and discharge requirements regulating the discharge of waste within any region that could affect the quality of state waters. Under the Act, the SWRCB has the ultimate authority over state water rights and water quality policy. The nine RWQCBs are responsible for the oversight of water quality on a day-to-day basis at the local/regional level. Within each region, the RWQCBs have prepared and periodically updated Basin Plans that identify existing and potential beneficial uses for specific water bodies.

Water Quality Control Plans (Basin Plans)

Each RWQCB is required to develop, adopt, and implement a Water Quality Control Plan (Basin Plan) for its respective region. The Basin Plan is the master policy document that contains descriptions of the legal, technical, and programmatic bases of water quality regulation in each region. Basin Plans identify beneficial uses of surface waters and groundwater within the corresponding region; specify water quality standards, known as water quality objectives, for both surface water and groundwater; and develop the actions necessary to maintain the standards to control nonpoint and point sources of pollutants to the state's waters. All discretionary projects

requiring permits from the RWQCB (i.e., waste and pollutant discharge permits) must implement Basin Plan requirements (i.e., water quality standards), taking into consideration the beneficial uses to be protected.

Section 303(d) List of Impaired Water Bodies

Section 303(d) of the federal Clean Water Act requires states to identify water bodies that do not meet water quality standards and are not supporting their beneficial uses. Each state must submit an updated list, called the Section 303(d) List of Impaired Water Bodies, to the U.S. EPA by April of each even-numbered year. In addition to identifying the water bodies that are not supporting beneficial uses, the list also identifies the pollutant or stressor causing impairment and establishes a schedule for developing a control plan to address the impairment. As previously discussed, Mark West Creek is listed on the Section 303(d) List.

Placement of a water body on the Section 303(d) List acts as the trigger for developing a TMDL pollution control plan for each water body and associated pollutant/stressor on the list. The TMDL serves as the means to attain and maintain water quality standards for the impaired water body. During each Section 303(d) listing cycle, the water bodies on the list are prioritized, and a schedule is established for completing the TMDLs. TMDLs for Mark West Creek have not yet been developed.

NPDES Program

Since 1972, the Clean Water Act (CWA) has regulated the discharge of pollutants to waters of the U.S. from all point sources. Section 402(d) of the CWA establishes a framework for regulating nonpoint source (NPS) stormwater discharges under the National Pollutant Elimination System (NPDES). Established in 1990, Phase I of the NPDES stormwater program regulates stormwater discharges from major industrial facilities, large and medium-sized municipal separate storm sewer systems (those serving more than 100,000 persons), and construction sites that disturb five or more acres of land. In 1999 the NPDES stormwater program was expanded to include Phase II. Pursuant to the Phase II NPDES Final Rule in December 1999, discharges of stormwater associated with construction activities that result in the disturbance of one acre of land or more must also apply for coverage under the statewide NPDES General Construction Activities Permit.

To comply with the NPDES General Construction Permit, the project applicant is required to submit a Notice of Intent to the State Water Resource Control Board's (SWRCB) Division of Water Quality. The NOI includes general information on the types of construction activities that will occur on the site. The applicant will also be required to submit a site-specific plan called the Storm Water Pollution Prevention Plan (SWPPP) to minimize the discharge of pollutants during construction. The SWPPP must include a description of Best Management Practices (BMPs) for preventing the discharge of silt and sediment into receiving waters. The SWPPP must also include BMPs for preventing the discharge of other nonpoint source (NPS) pollutants besides sediment (e.g., drilling lubricant, oil, concrete, cement) to downstream waters, as well as a detailed description of (and schedule for) all monitoring. Construction activities that are subject to the project include, but are not limited to: clearing, grading, demolition, excavation, construction

of new structures, and reconstruction of existing facilities involving removal and replacement that results in soil disturbance.

Sonoma County Water Agency Flood Control Design Criteria

The Sonoma County Water Agency (SCWA) was formed in 1949 with the primary responsibility to produce and furnish water for beneficial uses, water conservation, and flood management. Nine geographical zones, each encompassing a major watershed, were proposed in 1958 as a means of financing the construction and maintenance of flood control works in the County. The SCWA works cooperatively with the incorporated cities, unincorporated communities, and the state and federal government to oversee flood control channel modifications and flood control revenue collection within the six active zones. The Town of Windsor is located in Flood Zone 1A – Laguna de Santa Rosa – Mark West Creek Watershed.

Storm drainage infrastructure in unincorporated Sonoma County is designed using the SCWA Flood Control Design Criteria. In compliance with the SCWA Flood Control Design Criteria, all culverts and drainage systems must be designed to accommodate the runoff from a 25-year recurrence interval storm event and safely pass the 100-year recurrence interval storm. SCWA reviews project plans for proposed on-site drainage improvements, as well as proposals for drainage improvements that may be required off-site.

Standard Urban Stormwater Mitigation Plan

The Standard Urban Stormwater Mitigation Plan (SUSMP), adopted by Sonoma County, the SCWA, and the Town of Windsor in June 2005, applies to both privately sponsored-projects and capital improvement projects. The SUSMP requires applicable projects to design and implement post-development measures to reduce stormwater pollution. Under the SUSMP, applicable projects are required to design and implement post-development measures for the management of stormwater quality and stormwater quantity and for the conservation of natural areas of the development site.

Windsor General Plan

The *Windsor General Plan 2015* contains objectives, policies, and programs to guide future growth and development in the Town. Relevant objectives and policies are presented below.

C.1.6 The Town should require that development activities along creeks be conducted using Best Management Practices that seek to minimize the discharge of sediments and urban pollutants into the waterways.

C.2.1 Windsor's natural creek system should be managed as an important natural, fishery, and visual resource by maintaining the creeks in their natural state, establishing appropriate setbacks for development, encouraging their incorporation into a trail system, and keeping them free and clear of debris and refuse.

C.2.4 Whenever possible, creeks should be conserved in, or restored to, their natural states to carry storm waters, to maintain a natural appearance, and to protect

fisheries. Portions of the channels that have been significantly altered for flood control should still be used for urban open space as landscaped paths.

Impacts and Mitigation Measures

Significance Criteria

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it would:

- Violate any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion of siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- Otherwise substantially degrade water quality;

Impacts

Impact G-1: Implementation of the Master Plan could result in construction-related erosion causing increased sedimentation in nearby surface waters. (Potentially Significant)

Earthwork that would occur as part of construction activities includes demolition of existing structures, stripping of existing surface vegetation, site grading, and soil excavation. During construction, established groundcover that currently serves to stabilize site soils would be removed, potentially resulting in increased erosion and increased sediment load in receiving water bodies. Construction activities can also generate hazardous waste products such as adhesives, solvents, paints, and drilling and petroleum products that, if not managed appropriately, can adhere to soil particles, become mobilized by rain or runoff, and contribute to nonpoint-source pollution.

In accordance with NPDES General Construction Permit requirements, the Town shall be required to prepare a SWPPP for general construction activities. The SWPPP must list the specific erosion control and stormwater quality BMPs that shall be employed to protect

stormwater runoff, the proper methods of BMP installation, and the placement of those BMPs. In addition to erosion control BMPs, the SWPPP must include BMPs for preventing the discharge of other NPDES pollutants besides sediment (i.e. paint, solvents, concrete, and petroleum products) to downstream waters.

Mitigation Measure G-1: The Town shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to minimize erosional hazards during project construction. The SWPPP shall include best management practices with erosion control measures which would include but not be limited to the following:

- Major earthwork shall be conducted during the dry season, May through October.
- Construction activities shall comply with applicable Town grading ordinances.
- During construction exposed soils shall be kept moist to minimize dust erosion potential.
- Stockpiled material shall be contained, either within a berm or covered, and set away from slopes or drainages.
- During operation of the proposed project, erosion of soils shall be controlled by limiting areas of exposed soil through landscaping and/or revegetation.

Significance after Mitigation: Less than Significant.

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

NPS pollutants originate from collected rainwater from rooftops, landscape areas, and streets and parking areas that then enter into the drainage network. Without proper mitigation, development of the project site could increase the levels of NPS urban pollutants and litter entering receiving surface waters. An increase in NPS pollutants could adversely affect the beneficial uses of these water-bodies.

Pollutant concentrations in site runoff are dependent on a number of factors including: 1) land use conditions; 2) site drainage conditions; 3) intensity and duration of rainfall; 4) the climatic conditions preceding the rainfall event; and 5) implementation of water quality BMPs. The proposed project would introduce approximately four acres of new impervious surfaces to the project site. Due to the variability of urban runoff characteristics, it is difficult to estimate pollutant loads for NPS pollutants. However, pollutants from the proposed project would be consistent with commercial areas, landscape areas, and parking lots. Increases in the levels of oil and grease, petroleum hydrocarbons, metals, and possibly nutrients in site runoff are likely. Use of post-construction control measures such as bio-swales can effectively reduce runoff pollutants. Implementation of Mitigation Measure G-2 would reduce the potential impact to storm water quality to less than 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.

Significance after Mitigation: Less than Significant.

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)

As mentioned above, implementation of the proposed project would increase impervious surfaces by approximately four acres. This increase in impervious surfaces could create increased stormwater 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 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.

Significance after Mitigation: Less than Significant.

Impact G-4: Increased impervious coverage resulting from implementation of the Master Plan could result in a decrease in groundwater recharge. (Less than Significant)

Recharge of groundwater occurs through percolation of rainfall and seepage from streams, primarily in areas with low topography and soils and geologic materials that are permeable. The project site is currently largely covered by pervious surfaces and the project would increase impervious surfaces by approximately 3.9 acres or 14 percent of the 27 acre site. The Town of Windsor relies primarily on groundwater for surface water supplies. However, the proposed project would direct stormwater runoff into the nearby drainages. Therefore considering the relatively low topography of the project area, most if not all of this runoff would continue to recharge groundwater through seepage of these drainages.

Mitigation: None required.

Cumulative Impacts

Impact G-5: Implementation of the Master Plan, together with other developments in the immediate vicinity, would contribute to potential cumulative impacts to hydrology and water quality. (Less than Significant)

All future projects including the proposed project, are subject to the federal (Clean Water Act), State (Porter Cologne Water Quality Control Act), and local (SUSMP and SCWA) regulations that protect water resources. These regulations include National Pollutant Discharge Elimination System permit requirements, implementing stormwater pollution prevention plans, and post-development stormwater quality and quantity requirements. Because of these measures, when considered in combination with other developments similarly bound by the same regulations, the proposed project's incremental contribution to water quality and quantity impacts, with proposed mitigation, would not be cumulatively considerable.

Mitigation: None required.

References – Hydrology and Water Quality

Association of Bay Area Governments (ABAG), *Bay Area Dam Inundation Hazards,* http://www.abag.ca.gov/bayarea/eqmaps/damfailure/damfail.html, accessed November 28, 2007.

Federal Emergency Management Agency (FEMA). *Flood Insurance Rate Map (FIRM), Sonoma County, Panel 540 of 1125, Panel No. 060375 0540 B,* April 2, 1991.

North Coast Regional Water Quality Control Board (RWQCB), 2006a. Water *Quality Control Plan for the North Coast Region.*

North Coast Regional Water Quality Control Board (RWQCB), 2006b. TMDL Project List. Online. Accessed

United States Environmental Protection Agency (US EPA). *2002 CWA* Section *303(d) List of Water Quality Limited Segments, North Coast RWQCB*, Approved July 2003.

H. Land Use

Introduction

This section describes the existing land uses, adopted General Plan land use classifications, and zoning classifications on the project site and vicinity. This section also describes applicable plans and policies that guide development in the project area, and evaluates the project's consistency with these plans and policies, and other existing land use regulations. Project compatibility with neighboring uses and the potential changes to or displacement of existing uses is also discussed. Following the discussion of the project's relationship to existing conditions and applicable plans and policies, this section discusses potential land use.

Setting

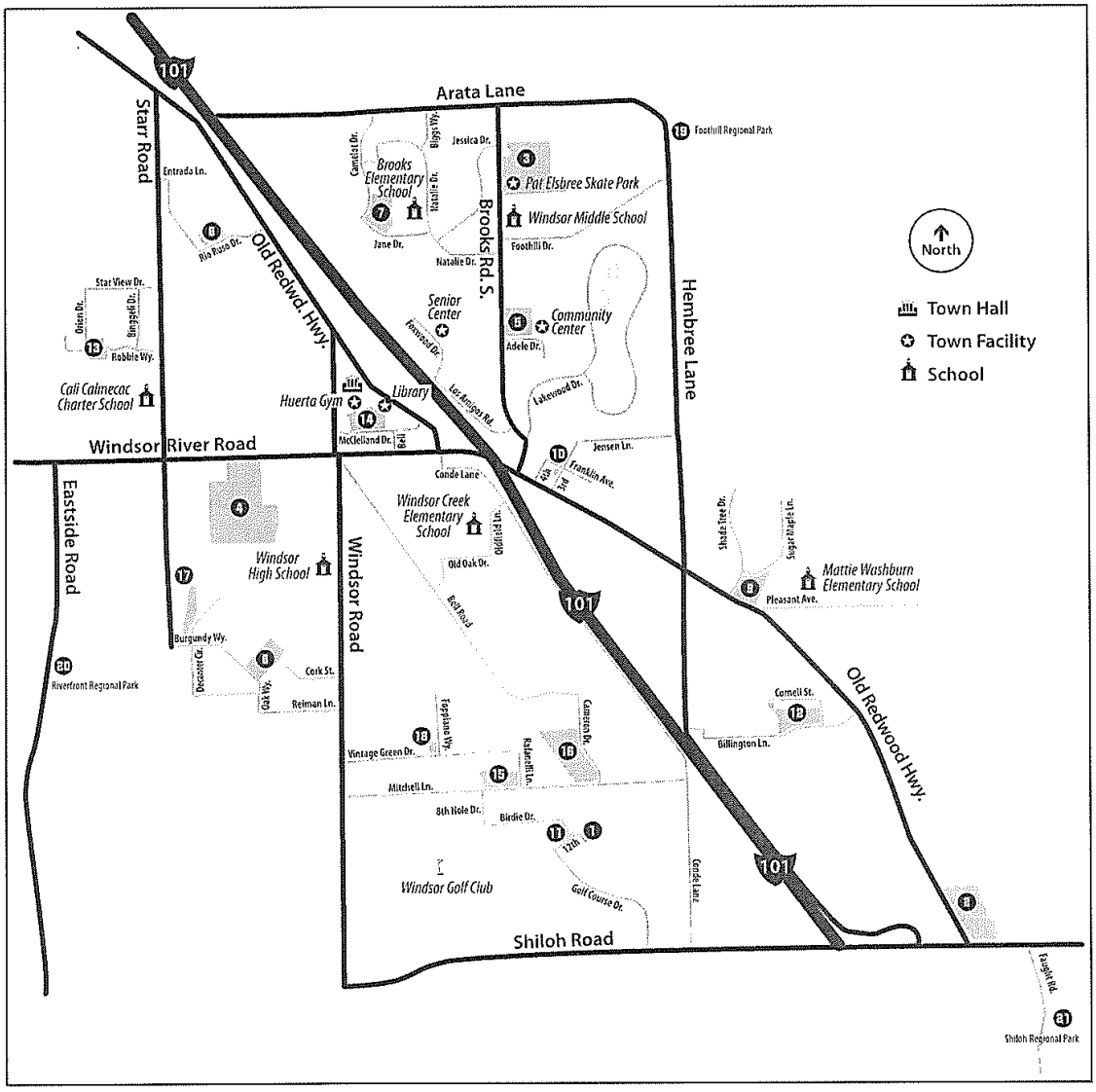
Keiser Park is located at 700 Windsor River Road in the western portion of the town, west of U.S. Highway 101. Keiser Park is one of 18 town parks and is the largest park at 27 acres (see **Figure 4.H-1**). Public/open space accounts for the second greatest amount of land use in Windsor, after residential acreage, and is split among several key uses: schools, public parks, and wastewater irrigation. The Windsor Unified School District owns approximately 44 acres of land, divided among the Town's four schools and the District's administrative offices. There are two community parks and a regional park located within Windsor, including Keiser Park. The neighborhood parks make up the balance of recreational space in the Town.

The park is located in western Windsor, south of Windsor River Road and north of Jaguar Way. The immediate project site vicinity is comprised predominantly of medium to low density residential development to the north and east. To the south is Windsor High School, an institutional land use. West of the park, the land use is low density residential. The more distant areas east of the project site are more intensely developed as land uses accommodate the Town Center. Development consists of high density residential, commercial, and industrial land uses. Rural residential land use and agricultural use is predominant in the areas west and south of the Town Limit. General Plan land use designations in the project vicinity are illustrated in **Figure 4.H-2**. The project site is zoned Recreation. The zoning in the project vicinity is illustrated in **Figure 4.H-3**.

Regulatory Framework

General Plan

The *Town of Windsor General Plan -2015* (General Plan), adopted in 1996, outlines policies, standards and programs that together provide a comprehensive, long-term plan for physical development within the town. General Plan policies with relevance to the proposed project include the following:



Windsor Parks

1. **Acorn,** 7543 12th Hole Dr.
2. **Esposti,** 6000 Old Redwd Hwy.
3. **Hiram Lewis,** 9680 Brooks Rd. S.
4. **Keiser,** 700 Windsor River Rd.
5. **Lakewood Meadows,** 9150 Brooks Rd. S.
6. **Los Robles,** 10860 Rio Ruso Dr.
7. **Michael A. Hall,** 431 Jane Dr.
8. **Old Vineyard,** 8452 Stomper Dr.
9. **Pleasant Oak,** 302 Sugar Maple Ln.
10. **Pueblo Veijo,** 45 Third St.
11. **R.T. Mitchell,** 7501 12th Hole Dr.
12. **Robbins,** 100 Billington Ln.
13. **Sutton,** 1030 Robbie Wy.
14. **Town Green,** 9455 Bell Rd.
15. **Vintage Oaks,** 1201 Mitchell Ln.
16. **Wilson Ranch Soccer,** 7955 Cameron Dr.
17. **New Park,** 481 Decanter Circle [in construction]
18. **New Park,** 7765 Foppiano Wy. [in development]

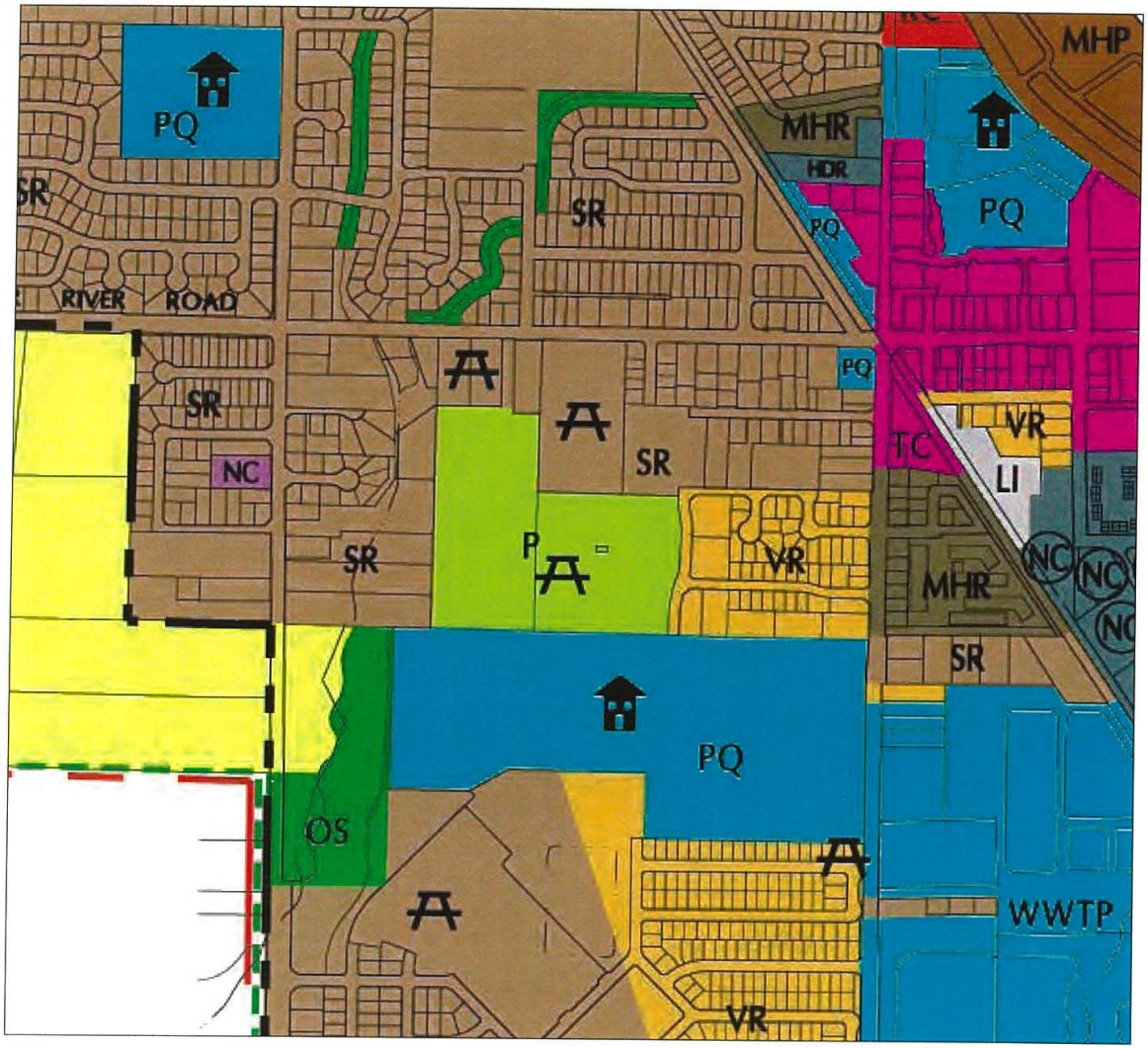
Sonoma Co. Regional Parks

19. **Foothill,** 1351 Arata Ln.
20. **Riverfront,** 7821 Eastside Rd.
21. **Shiloh,** 5750 Faught Rd.

SOURCE: Town of Windsor

Keiser Park . 206050

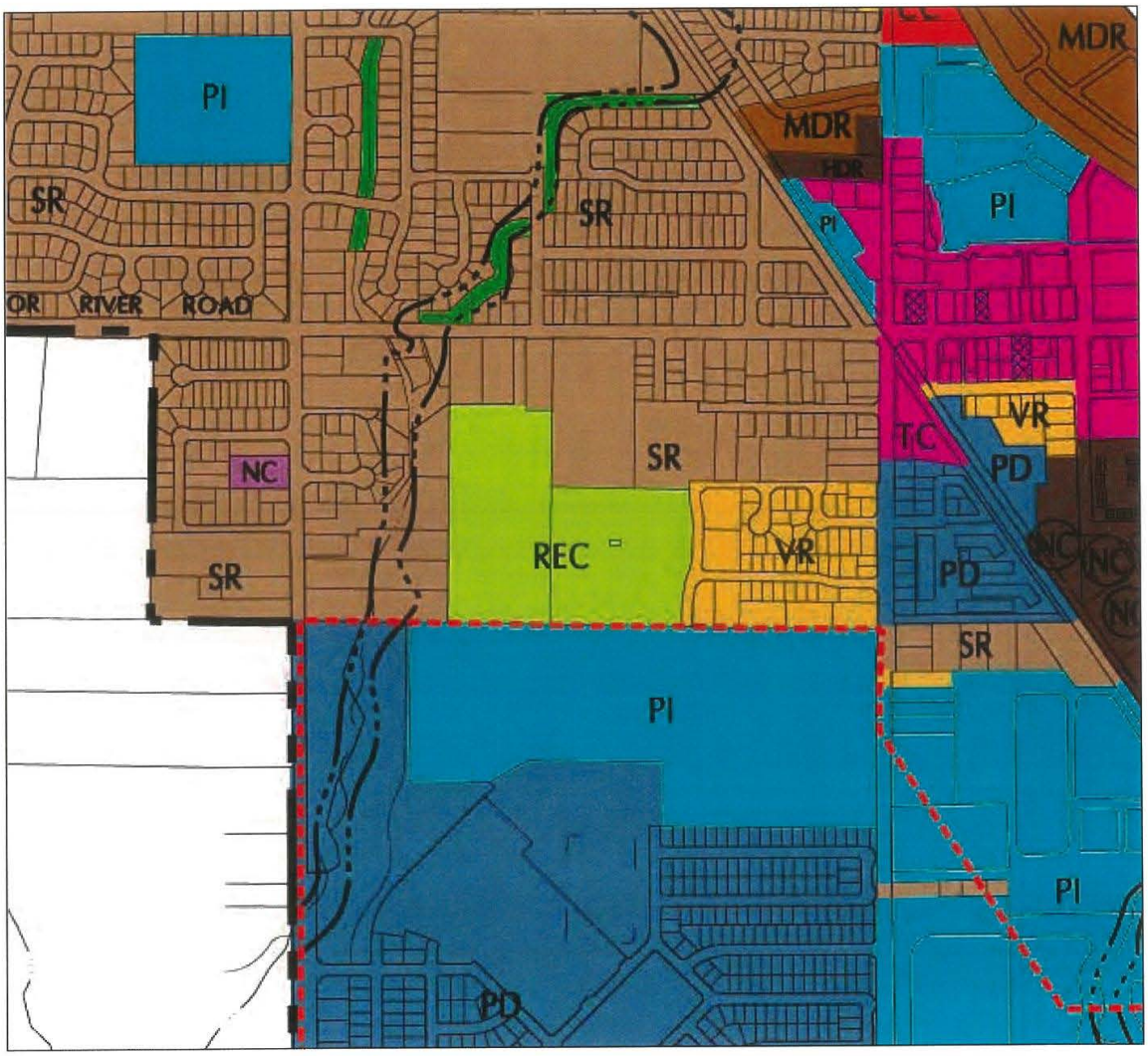
Figure 4.H-1
Parks of the Town of Windsor



SOURCE:

Keiser Park . 206050

Figure 4.H-2
General Plan Land Use
in the Project Vicinity



SOURCE: Brelje & Race

Keiser Park . 206050

Figure 4.H-3
Zoning in the Project Vicinity

Neighborhoods, Districts & Centers

Policy A.6.4 The Town should encourage a pattern of smaller parks within walking distance of most residents. A small neighborhood green should be associated with every neighborhood center and should allow opportunities for small gatherings by providing multi-use lawn areas, small amphitheater and/or plazas. Some large parks with multiple athletic fields should also be provided and be distributed throughout the Town. All parks should be easily accessed and designed to be safe.

Policy A.7.1 The Town should respect valuable natural features including hillsides, creeks, significant woodlands, and significant trees through sensitive site planning, building placement, and other measures.

Policy A.7.2 The Town should encourage project designs that incorporate creeks, slopes, woodlands, and significant trees within parks, along trails, or other publicly accessible open space areas. Projects should be encouraged to use larger lotting patterns to incorporate these sensitive features, while concentrating smaller lots in more developable areas.

Public Ways

Policy A.8.1 The Town shall encourage an interconnected network of streets within neighborhoods and districts, with frequent connector streets and an emphasis on direct connections to parks, schools, and neighborhood centers. Criteria for the frequency and alignment of connections should be defined as design standards for the Town.

Parks and Recreation

Policy E.3.1 Recreational opportunities should be provided to all residents, regardless of race, age, economic status, physical disability, or location of residence. Because each of these groups has different recreational needs, the Town should provide open space and outdoor recreational facilities which are appropriate to the type of user and the type of park space.

Policy E.3.10 Appropriate creekside areas should be developed for recreation, trails, and other public uses consistent with public safety and neighborhood security.

Policy E.3.11 The Town should encourage the establishment, maintenance and long-term security of continuous trails and sites for related amenities.

Policy E.3.12 Windsor should continue to solicit citizen participation in evaluating and planning park and recreation facilities and services. The Park and Recreation Commission should continue to function as representative of the Town's residents and play a significant role in the planning and development of park and recreation services.

Zoning Ordinance

The Zoning Regulations are intended to provide location-specific regulation, such as use restrictions and building height and bulk limitations. The project site is zoned for recreational uses and is surrounded by residential land uses. The project proposes to rezone the two parcels, acquired by the Town, in the north eastern portion of the site, from residential to recreation.

Sonoma County Airport

The California Public Utilities Code establishes airport land use commissions in each county to provide for the orderly development of air transportation and ensure compatible land uses around airports. The plan adopted by the Sonoma County Airport Land Use Commission (ALUC) in January 2001 sets forth referral boundaries, uses which are prohibited or discouraged, projected noise levels, noise standards, and limits on building height, population density, residential density, and lot coverage.

Although Sonoma County Airport is situated in predominantly agricultural countryside northwest of Santa Rosa, the nature of the airport's activity is such that its area of influence extends many miles from the airport property. The primary referral area extends is to the southeast where it reaches Guerneville Road and then cuts back north to Piner Road in the southwest. On the southwest and west it follows a series of parcel lines. On the north, the line follows parcel lines within the Town of Windsor's sphere of influence. To the northeast and east, U.S. Highway 101, Fulton Road, and a series of parcel lines averaging 2,500 feet west of Fulton Road define the boundaries.

According to State law, after the ALUC has found a local jurisdiction's general plan and specific plans to be consistent with the ALUC's Comprehensive Airport Land Use Plan, the local jurisdiction must submit proposed amendments to its general plan and specific plans and new zoning ordinances and building regulations to the ALUC for review.

Projects requiring FAA Notice of Construction or Alteration within the Secondary Referral Area shall be referred to the Airport Land Use Committee for review. Any proposed general and specific plan amendments or proposed zoning and building ordinances which would increase structural height within the Secondary Referral Area so greatly as to potentially cause penetrations of the Part 77 surfaces shall be referred to the ALUC for consistency determination.

Policies and plans regulated by the airport address, noise, hazard to light, safety on the gourd, and over-flight compatibility concerns, by identifying guidelines and development criteria, such as maximum building heights, population density, and light standards.

Standards for noise compatibility for the public use airports in Sonoma County for parks, playgrounds, golf courses, riding stables, and water recreation are conditionally compatible with noise above 70 CNEL.

Impacts and Mitigation Measures

Significance Criteria

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it would:

- Physically divide an established community;

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impacts

Impact H-1: Implementation of the Master Plan has the potential to physically divide an established community. (Less than Significant)

Implementation of the Master Plan would expand the park, by moving and reconstructing existing ball fields (two would include soccer field overlays and one would have lighting). The proposed recreation center, aquatic center, and most of the parking would be constructed adjacent to the Windsor High School athletic facilities, setback from existing residential uses. Establishing additional uses at the park would not change the character of the neighborhood, and the park would continue to be a gathering place for the community. The implementation of the Master Plan would have a less than significant impact on the surrounding land uses.

While the project would result in a noticeable change from the existing pattern of residential uses, because the project vicinity is comprised of dispersed low to medium density residential the project would not physically divide an established community. Furthermore, the proposed recreational development would be consistent with the existing use on the site, and would help fulfill the community park objective by providing recreational facilities that aren't available at neighborhood parks.

The three parcels that would require a land use and zoning change are adjacent to the park, boarding on both the west and north. The land use designation change would not physically divide the community. Therefore, the project impact would be less than significant.

Mitigation: None required.

Impact H-2: Implementation of the Master Plan would not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)

Keiser Park is designated as *Park* and *Single Family* on the General Plan Land Use Plan (Town of Windsor, 1996), and as *Public/Open Space* on the General Plan Map (Town of Windsor, 2005). According to General Plan Parks and Recreation polices, the proposed park facilities and expansion would meet the Town's goal of establishing a diverse mix of facilities and parklands for its residents, especially at community parks. The physical setting of Keiser Park is appropriate for the proposed variety of recreational opportunities that would be provided as part of the

proposed Master Plan. The Town's goal of providing an aquatic center could be met at the park due to its acreage and its central geographic location.

In addition, General Plan policy E.3.6 states that recreational facilities should be provided and that they should be located adjacent to parks or existing school sites. The proposed Master Plan meets both criterions, as the facilities would be located in an established park adjacent to Windsor High School.

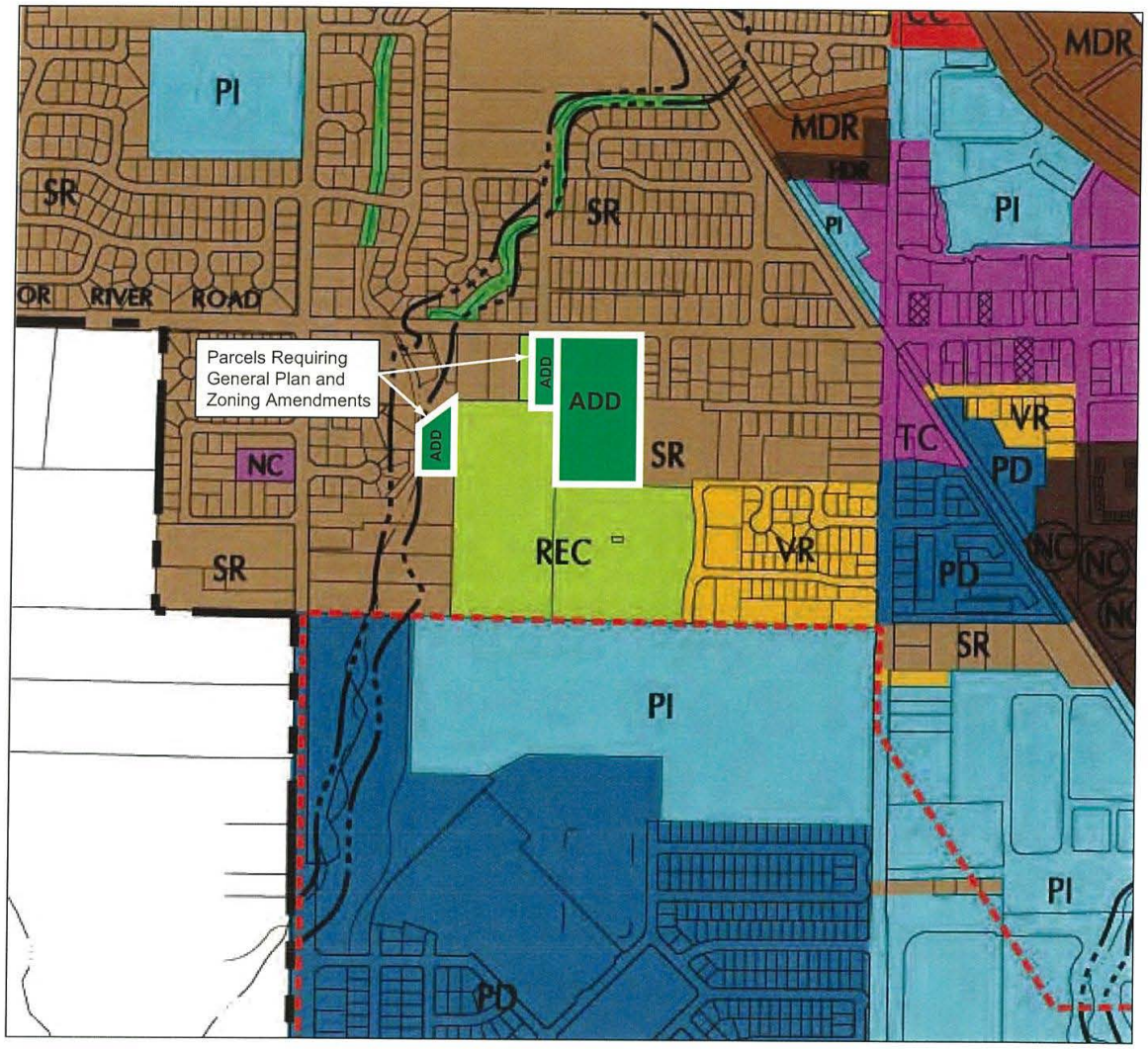
The Town of Windsor Zoning Map designates Keiser Park as *Recreation* and *Surrounding Residential* (Town of Windsor, 2005). The expansion of recreational facilities would be appropriate under the zoning designation.

The proposed Master Plan would enhance an existing community park with new recreational facilities and additional parking. The new amenities would continue to serve as a recreational area, and thus would be consistent with the General Plan and Zoning designations for the project site.

The two northeastern parcels that would be developed with the children's play area and ball fields under the project currently have a General Plan land use and zoning designation for medium to low residential. Another parcel to the west, which would be developed with part of the larger lighted ball field, also has a General Plan land use and zoning designation for medium to low residential. These parcels are illustrated in **Figure 4.H-4**. As part of the project, these three parcels, which are currently owned by the Town, would be designated as Public/Open Space in the General Plan and would be rezoned to Recreation.

Conflicts with a General Plan or other relevant plans do not inherently result in a significant effect on the environment within the context of CEQA. Section 15358(b) of the CEQA Guidelines states that "effects analyzed under CEQA must be related to a physical change." Appendix G of the CEQA Guidelines makes explicit the focus on *physical* environmental policies and plans, asking if the project would "conflict with any applicable land use plan, policy, or regulation…*adopted for the purpose of avoiding or mitigating an environmental effect*" (emphasis added). As such, the project's conflict or inconsistency with a policy could indicate that an environmental threshold has been exceeded. To the extent that the project exceeds an environmental threshold and physical impacts may result from a policy conflict or inconsistency, such physical impacts have been identified and fully analyzed in the relevant topical sections of this EIR.

The implementation of the Master Plan would be consistent with Sonoma County Airport land use policies as it current lies outside the approach zone. However, if the airport extends runways in the foreseeable future, Keiser Park could be in the OSZ-B approach zone, meaning that uses in structures would not be able to exceed 100 persons per acre and outdoor uses would not be able to exceed 200 persons per acre.



SOURCE: Brelje & Race

Keiser Park . 206050

Figure 4.H-4
Parcels Requiring General Plan and Zoning Amendments

When collectively considering the elements of the proposed project, the project would be consistent with the guidance provided by the goals and objectives of the General Plan, the Zoning Ordinance, and recreational objectives of the Town. All potential significant physical environmental effects of the proposed project are addressed in their respective sections of this EIR. Measures are proposed throughout this EIR to minimize and mitigate adverse environmental effects of the project to the extent feasible. As such, land use impacts would be less than significant.

Mitigation: None required.

Impact H-3: Implementation of the Master Plan would not conflict with an applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP). (Less than Significant)

The project site is located in an area that is governed by the *Santa Rosa Plain Conservation Strategy*, a habitat conservation plan. Impacts due to the implementation of the Master Plan are discussed further in Chapter 4.C, Biological Resources. With implementation of mitigation measures outline in Chapter 4, the Master Plan would have a less than significant effect on the goals and objective of the Conservation Strategy. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan affecting the area.

Significant after Mitigation: Less than Significant.

Cumulative Impacts

Impact H-4: Implementation of the Master Plan, together with other developments in the immediate vicinity, would not contribute to potential cumulative land use impacts. (Less than Significant)

As discussed under Impacts H-1 and H-2, the project would not physically divide an established community, and would be consistent with the goals and objectives of the General Plan, Zoning Ordinance, and the recreational objectives of the Town. Windsor High School athletic facilities expansion projects, such as the ball fields and stadium improvements, would complement the recreational uses planned for the Park. In addition, the construction of Jaguar Way would enhance access to both facilities, as well as provide an additional east-west roadway between Starr Road and Windsor Road. Thus, the Master Plan would make no cumulatively considerable contribution to land use impacts. Similar to the proposed project, foreseeable future projects would also be required to comply with such plans and policies.

Mitigation: None required.

References – Land Use

Project Plans and Descriptions

Town of Windsor, *Town of Windsor General Plan-2015*. Adopted March 13, 1996.

Town of Winsor, *General Plan Map*, November 2005.

Town of Winsor, *Zoning Map*, November 2005.

I. Noise

Introduction

This section presents information on ambient noise conditions in the vicinity of Keiser Community Park, describes the regulatory framework applicable to the proposed Master Plan, and identifies potential impacts associated with noise due to construction and operations under the proposed Master Plan. Background information on environmental acoustics, including definitions of terms commonly used in noise analysis, is also provided.

Setting

Noise Background

Sound is mechanical energy transmitted by pressure waves through a medium such as air. Noise can be defined as unwanted sound. Sound is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. Sound pressure level is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 to 140 dB corresponding to the threshold of pain.

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude (sound power). When all the audible frequencies of a sound are measured, a sound spectrum is plotted consisting of a range of frequency spanning 20 to 20,000 Hz. The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the sound frequency/sound power level spectrum.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to low and extremely high frequencies instead of the frequency mid-range. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA).

Noise Exposure and Community Noise

An individual's noise exposure is a measure of the noise experienced by the individual over a period of time. A noise level is a measure of noise at a given instant in time. However, noise levels rarely persist consistently over a long period of time. In fact, community noise varies continuously with time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. Background noise levels change throughout a typical day, but do so gradually,

corresponding with the addition and subtraction of distant noise sources and atmospheric conditions. The addition of short duration single event noise sources (e.g., aircraft flyovers, motor vehicles, sirens) makes community noise constantly variable throughout a day.

These successive additions of sound to the community noise environment vary the community noise level from instant to instant requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. This time-varying characteristic of environmental noise is described using statistical noise descriptors. The most frequently used noise descriptors are summarized below:

L_{eq}: The equivalent sound level is used to describe noise over a specified period of time, in terms of a single numerical value. The L_{eq} is the constant sound level which would contain the same acoustic energy as the varying sound level, during the same time period (i.e., the average noise exposure level for the given time period).

L_{max}: The instantaneous maximum noise level measured during the measurement period of interest.

L_{dn}: The energy average of the A-weighted sound levels occurring during a 24-hour period, and which accounts for the greater sensitivity of most people to nighttime noise by weighting noise levels at night ("penalizing" nighttime noises). Noise between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 dBA to take into account the greater annoyance of nighttime noises.

Effects of Noise on People

The effects of noise on people can be placed into three categories:

- subjective effects of annoyance, nuisance, dissatisfaction;
- interference with activities such as speech, sleep, learning; and
- physiological effects such as hearing loss or sudden startling.

Environmental noise typically produces effects in the first two categories. Workers at industrial plants often experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise, or the corresponding reactions of annoyance and dissatisfaction. A wide variation exists in the individual thresholds of annoyance, and different tolerances to noise tend to develop based on an individuals past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way the new noise compares to the existing noise levels to which one has adapted: the so called "ambient noise" level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived;

- Outside of the laboratory, a 3 dBA change is considered a just-perceivable difference when the change in noise is perceived but does not cause a human response;
- A change in level of at least 5 dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

These relationships occur in part because of the logarithmic nature of sound and the decibel system. A ruler is a *linear* scale: it has marks on it corresponding to equal quantities of distance. One way of expressing this is to say that the ratio of successive intervals is equal to one. A *logarithmic* scale is different in that the ratio of successive intervals is not equal to one. Each interval on a logarithmic scale is some common factor larger than the previous interval. A typical ratio is 10, so that the marks on the scale read: 1, 10, 100, 1,000, 10,000, etc., doubling the variable plotted on the x-axis. The human ear perceives sound in a non-linear fashion, hence the decibel scale was developed. Because the decibel scale is based on logarithms, two noise sources do not combine in a simple additive fashion, rather they combine logarithmically. For example, if two identical noise sources produce noise levels of 50 dBA, the combined sound level would be 53 dBA, not 100 dBA.

Noise Attenuation

Point sources of noise, including stationary mobile sources such as idling vehicles or onsite construction equipment, attenuate (lessen) at a rate of 6.0 dBA to 7.5 dBA per doubling of distance from the source, depending upon environmental conditions (e.g., atmospheric conditions, noise barriers, type of ground surface, etc.). Widely distributed noises such as a street with moving vehicles (a "line" source) would typically attenuate at a lower rate of approximately 3.0 to 4.5 dBA per doubling distance from the source (also dependent upon environmental conditions, such as ground surface type) (Caltrans, 1998).

Existing Ambient Noise Environment

Keiser Community Park is located in a residential area, with rural residential uses on the western side of the park and more dense housing on the eastern side and to the north of the park. South of the park are baseball and other athletic fields associated with Windsor High School. Average noise levels in the area tend to be low (40-55 dBA). The main contributors to the noise environment at the park include vehicle traffic on Windsor-River Road and other local roads; recreational and athletic activity at the park; airplane overflights; sounds emanating from residential neighborhoods, including voices, noises from household appliances, and radio and television broadcasts; and naturally occurring sounds such as wind and wind-generated rustling. Vehicle and overflight noises at the park can range from approximately 50 to 75 dBA, depending on the distance from the source. Recreational and athletic activity at the park can generate sound levels between 50 and 60 dBA, also depending on the distance from the source. Ambient natural noise sources such as wind, which is much more common than calm conditions throughout the study area, can be expected to generate noise levels from the mid 40 dBA to high 50 dBA range.

Ambient L_{eq} and L_{max} noise measurement data were collected to further characterize noise conditions in the vicinity of Keiser Community Park. Short-term measurements were taken at five locations (see **Table 4.I-1** for the measured noise levels and **Figure 4.I-1** for an illustration of the measurement locations). Ambient L_{eq} noise levels in the study area were measured to be between 43.7 and 56.5 dBA. At the time of the measurements, the predominant noise source in the study area was auto noise along Windsor-River Road. No recreational or athletic activity was noted during the measurements at the park or the high school.

TABLE 4.I-1
AMBIENT NOISE LEVELS IN THE STUDY AREA

No.	Measurement Location	Time	L_{eq}	L_{max}	Notes
1	Northwest of the proposed 300-foot baseball field location.	10:35 a.m.	45.5	52.6	Location is approximately 100 feet from residences. Auto noise noted in distance.
2	East of Windsor-River Road access point, at the proposed basketball court location.	10:49 a.m.	56.5	68.6	Location is approximately 50 feet from the shoulder of Windsor-River Road. Low traffic levels noted on Windsor-River Road. Closest residence is approximately 100 feet to the north, on the north side of Windsor-River Road.
3	Northern east perimeter of park, approximately 250 feet south of the shoulder of Windsor-River Road.	12:01 a.m.	51.5	62.3	Location is approximately 10 feet from backyard fence of residence. Auto noise noted in distance.
4	East of the proposed 22-car parking lot, at the south end of a pedestrian easement.	11:17 a.m.	53.1	70.4	Nearest residence is approximately 150 feet to the north. Distant auto and aircraft noise noted.
5	Southern west perimeter of park, south of creek.	11:38 a.m.	43.7	50.5	Nearest residence is approximately 200 feet to the northwest. Distant auto and aircraft noise noted.

NOTE: Short-term (ten minute) measurements were collected on January 23, 2008

Sensitive Receptors

Human response to noise varies considerably from one individual to another. Effects of noise at various levels can include interference with sleep, concentration, and communication, and can cause physiological and psychological stress and hearing loss. Given these effects, some land uses are considered more sensitive to ambient noise levels than others. In general, residences, schools, hotels, hospitals, and nursing homes are considered to be the most sensitive to noise. Facilities such as churches, libraries, and cemeteries, where people tend to pray, study, and/or contemplate are also sensitive to noise. Commercial and industrial uses are considered the least noise-sensitive. Keiser Community Park is predominately surrounded by residential and educational uses. Medium to low density residential development is to the north and east of the park, Windsor High School is to the south, and low density residential uses are to the west of the park. The closest residences to the park are five houses whose backyards share the parks northern east perimeter. Other residences are located as close as 50 to 100 feet from the west perimeter of



SOURCE: BSA Architects

Keiser Park . 206050

Figure 4.I-1
Noise Monitoring Locations

the park. The fence line of these residences would be as close as 150 feet to the nearest proposed softball field on the east side of the park and as close as 100 feet to the proposed baseball field with lighting on the west side of the park.

Regulatory Context

Federal, State, and local agencies regulate different aspects of environmental noise. Federal and State agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies. Local regulation of noise involves implementation of general plan policies and noise ordinance standards. Local general plans identify general principles intended to guide and influence development plans, and noise ordinances set forth the specific standards and procedures for addressing particular noise sources and activities.

Town of Windsor General Plan

The Public Health and Safety Element of the General Plan includes the following policies and implementation program in order to control community noise levels (Town of Windsor, 2005).

Policy D.1 Encourage new development to be planned and designed to minimize noise impacts on neighboring noise sensitive areas and to minimize noise interference from outside noise sources.

Policy D.1.1 New development should be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in Figure 7-4 (presented as **Table 4.I-2**, below). For residential areas, these exterior noise guidelines apply to backyards; exceptions may be allowed for front yards where overriding design concerns are identified.

Policy D.1.2 In addition to the above standards, the Town should encourage new development to maintain the ambient sound environment as much as possible. New transportation-related noise sources that cause the ambient sound levels to rise by more than 5 dB should be required to incorporate conditions or design modifications to reduce the potential increase in the noise environment.

Policy D.1.5 The Town should encourage new development to identify alternatives to the use of sound walls to attenuate noise impacts. Other techniques that would be viewed more favorably by the Town include modifications to site planning such as incorporating setbacks, revisions to the architectural layout such as changing building orientation providing noise attenuation for portions of outdoor yards, and construction modifications. In the event that sound walls are the only practicable alternative, such walls should be designed to be as visually pleasing as possible, incorporating landscaping, variations in color and patterns, and/or changes in texture or building materials.

Policy D.2 Control and abate those activities that exceed desirable sound levels.

Policy D.2.1 The Town should regulate non-vehicular noise sources that are not preempted by state and federal regulations, to minimize disturbances to adjoining uses.

TABLE 4.I-2
TOWN OF WINDSOR LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dB) 55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes						
Residential - Multi. Family						
Transient lodging - Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arenas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

INTERPRETATION

NORMALLY ACCEPTABLE: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after an analysis of noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE: New construction or development should generally be discouraged. If new development or construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE: New construction or development should generally not be undertaken.

SOURCE: Town of Windsor, 2005.

Policy D.2.4 The Town should seek to restrict construction in a manner that allows for efficient construction mobilization and activities, while also protecting the noise environment of noise sensitive land uses.

Implementation Program D.2. Project and Environmental Review. As part of its discretionary review of development proposals, the Town shall consider the potential for a proposed project to either significantly affect or be affected by the existing sound environment. If potentially significant effects are projected (either as noncompliance with the land use/noise environment compatibility guidelines in Figure 7-4 (presented as Table 4.I-2, below), exceedance of the 5 dB change in the ambient sound environment due to a transportation noise source, or project site within the 65 dB contour of the Sonoma County Airport), the Town shall require that appropriate mitigation be developed and implemented or that the project be modified. These mitigation measures shall be incorporated into the project as conditions of project approval.

Town of Windsor Zoning Ordinance

Section 27.20.030(F) of the Town of Windsor Zoning Ordinance contains maximum allowable noise standards that are not to be exceeded by any use, activity, or process. The maximum allowable noise levels at receiving land uses are presented in Zoning Ordinance Table 3-1 (presented as **Table 4.I-3**, below). However, Section 27.20.030(F)(6)(f) describes public agency sanctioned recreational activities and programs conducted in public parks as exempt activities that are not subject to the noise limitations of Section 27.20.030(F) (Town of Windsor, 2007).

TABLE 4.I-3
MAXIMUM NOISE LEVEL BY RECEIVING LAND USE

Type of Land Use	Maximum Allowable Noise Level		
	Time Interval	Exterior Noise	Interior Noise
Single- or multi-family residential	10 p.m. to 7 a.m. 7 a.m. to 10 p.m.	50 dBA 55 dBA	45 dBA 35 dBA
Commercial	10 p.m. to 7 a.m. 7 a.m. to 10 p.m.	55 dBA 65 dBA	50 dBA
Industrial or Manufacturing	Any time	70 dBA	55 dBA
Public Parks, public open space, and Civic Centers	10 p.m. to 7 a.m. 7 a.m. to 10 p.m.	50 dBA 55 dBA	Not Applicable

Notes: Each of the above noise limits shall be reduced by 5 dBA for impulse or simple tone noises, or for noise consisting of speech or music. If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard. It shall be unlawful for any person within a residentially zoned area of the Town to operate any noise amplified device (e.g., bull horns, microphones, musical instruments, speakers, etc.), that exceeds a noise level of 45 dBA measured at the property line or cause loud excessive noise which disturbs the peace of the neighborhood.

SOURCE: Town of Windsor, 2007

With regard to limits on construction noise, Town of Windsor Zoning Ordinance Section 27.20.030(F)(4) identifies limits on hours of construction to ensure that nearby sensitive uses are not disturbed by the early morning or late night construction activities. Allowable hours of construction are 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. on

Saturday and on Sunday construction activities may be allowed by the Town Commission or Council only between 9:00 a.m. and 5 p.m. (Town of Windsor, 2007).

Impacts and Mitigation Measures

Significance Criteria

The assessment of potential noise impacts considers the introduction of anticipated noise levels generated during construction and operational activities that would result under the Master Plan. The significance of potential noise impacts was determined based on CEQA Guidelines (CCR §§ 15000-15387, Appendix G) and other considerations. Implementation of the Master Plan would be considered to have significant noise impacts if it would result in:

- Exposure of persons to, or generation of, noise levels in excess of standards established in the Town's general plan or noise ordinance, or applicable standards of other agencies. More specifically, significant noise impacts may be expected whenever the sound level exceeds the compatibility criteria identified in the "land Use Compatibility for Community Noise Environments (see Table 4.I-2);
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels;
- Expose people residing or working in the project area to excessive noise levels if the project is located within an area covered by an airport land use plan, or where such plan has not been adopted, within two miles of a public airport or public use airport; or
- Expose people residing or working in the project area to excessive noise levels if the project is located in the vicinity of a private airstrip.

Consistent with the recommendations of the Town's Public Health and Safety Implementation Program D.2, Project and Environmental Review, the proposed Master Plan would be considered to have potentially significant impacts if implementation of the plan would result in noncompliance with the land use/noise environment compatibility guidelines identified in Table 4.I-2, or if it would result in a change in the ambient environment of 5 dBA or more due to transportation noise.

The fifth and sixth bullets listed above are not discussed further in this EIR because implementation of the Master Plan would not result in the exposure of people residing or working in the project area to excessive airport noise levels. No impacts related to airport noise would occur.

Impacts

Impact I-1: Construction activities under the Master Plan would temporarily and intermittently increase noise levels at nearby sensitive receptor locations. (Potentially Significant)

Construction activities would likely require the use of heavy equipment, such as dozers, graders, rollers, and semi-tractor trucks. Peak construction noise levels for these and other pieces of equipment that would likely be used during construction activities under the proposed Master Plan are presented in **Table 4.I-4** (FTA, 2006). Peak construction noise would range from 74 to 88 dBA at a distance of approximately 50 feet from the source. These peak noise level estimates are based on conservative assumptions and would be relatively infrequent and temporary. Noise levels associated with construction activity is better summarized as an average noise level. The L_{eq} noise level generated by Master Plan-related construction activity would generally range from approximately 75 to 80 dBA at a distance of 50 feet. Several residences are located in close proximity to the north, west, and east perimeters of Keiser Community Park and Windsor High School is located immediately south of the park. Construction activities that would result under the Master Plan would be sporadic and short term in duration. Complete build out would occur in three phases and is estimated to occur over a twelve year period. Construction at any one location would not be anticipated to last for more than one year.

TABLE 4.I-4
TYPICAL NOISE LEVELS FROM CONSTRUCTION EQUIPMENT

Construction Equipment	Noise Level (dBA, L_{eq} at 50 feet)
Truck	88
Air Compressor	81
Dozer	85
Loader	85
Grader	85
Roller	74
Mobile Crane	83

SOURCE: FTA, 2006.

The majority of construction activity involving heavy equipment would occur at the proposed recreation center and aquatic center near the center of the southern boundary of the park, adjacent to Windsor High School's baseball complex. The nearest school building to this location is approximately 600 feet to the southeast and the nearest residences to the location are approximately 700 feet to the east and west. Given the nature of how noise levels attenuate from a point source, such as a compact construction site, construction noise levels at these residences and the nearest school building can be expected to average approximately 55 to 60 dBA. Although construction activity associated with the new athletic fields would be less intensive, possibly

requiring one or two days of grading, residential fence lines are located as close as 100 feet from one of the proposed field sites. Noise levels at these residences would be expected to average approximately 75 dBA during grading activities.

Noise levels in the vicinity of construction activities would be elevated above existing ambient levels and would likely exceed the Town's maximum allowable exterior noise level of 55 dBA at some nearby residences. However, as indicated in the project description, construction activities under the proposed Master Plan would occur Monday through Friday from 8:00 a.m. until 5:00 p.m. This proposed construction schedule is consistent with the Town's ordinance that limits construction activity to between the hours of 7:00 a.m. and 7:00 pm. on Monday through Friday.

Given the short-term duration of impacts at any one location and the proposed construction schedule, which would conform to the Town's construction noise ordinance, construction noise would not be considered significant at affected residences or at Windsor High School. Implementation of the Mitigation Measure I-1 would ensure that the impact of construction noise would be less than significant.

Mitigation Measure I-1: All proposed construction under the Master Plan shall comply with the following noise reduction measures:

- Properly muffle and maintain all construction equipment powered by internal combustion engines.
- Prohibit unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise sensitive land uses. Such equipment shall also be acoustically shielded.
- Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- Residences adjacent to Keiser Community Park and the administration of Windsor High School shall be notified by advance in writing of the proposed construction schedule before construction activities commence.
- A "noise disturbance coordinator" responsible for responding to any local complaints about construction noise shall be designated. The disturbance coordinator shall determine the cause of any noise complaint (e.g., staring too early, bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.

Significance after Mitigation: Less than Significant.

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)

Accepted noise prediction and sound propagation algorithms were used to predict changes in ambient noise levels resulting from proposed operations under the Master Plan. To assess the impact of operational traffic on roadside noise levels, noise level projections were made using the Federal Highway Administration's (FHWA) Noise Prediction Model algorithms for those road segments that would experience the greatest increase in traffic volume. The model is based on the Calveno reference noise factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The results of the modeling effort are shown in **Table 4.I-5** for existing and existing plus project scenarios. Based on the traffic analysis, operations under the proposed Master Plan would generate approximately 1,215 vehicle trips per day that would be distributed over the local street network and would affect roadside noise levels. Peak-hour weekday and Saturday traffic volumes were obtained from the Master Plan traffic report for the modeling effort. Estimated noise levels correspond to a distance of approximately 50 feet from the centerline of the applicable roadway segment. As indicated in Table 4.I-5, the roadway segments analyzed would have increased weekday noise levels that are considered less than significant (i.e., would result in an increase of traffic noise less than 5 dBA). However, Saturday traffic on Jaguar Way, west of Windsor Road, would generate a periodic increase in noise levels at residences along the north side of Jaguar Way that would exceed 5 dBA.

TABLE 4.I-5
TRAFFIC NOISE LEVELS UNDER THE PROPOSED MASTER PLAN[1]

Roadway	Location	Ldn at 50 feet from Roadway Centerline		Incremental Increase (dBA)[2]
		Existing	Existing + Project	
Weekday				
Windsor-River Road	West of Oak Park Street	65.0	65.0	0.0
Windsor-River Road	East of Oak Park Street	65.4	65.5	0.1
Jaguar Way	West of Windsor Road	58.7	59.1	0.4
Windsor Road	North of Windsor Road	67.4	67.5	0.1
Saturday				
Windsor-River Road	West of Oak Park Street	62.9	63.5	0.6
Windsor-River Road	East of Oak Park Street	63.6	64.8	1.2
Jaguar Way	West of Windsor Road	47.6	57.9	**10.3**
Windsor Road	North of Windsor Road	62.4	64.3	1.9

1 Road center to receptor distance is 15 meters (approximately 50 feet) for values shown in this table. Noise levels were determined using FHWA Traffic Noise Prediction Model (FHWA RD-77-108). Vehicle mix on these road segments is assumed to be 90 percent auto, eight percent medium trucks, and two percent heavy trucks. The average speed on these segments is assumed to be 30 miles per hour along Windsor-River Road and Windsor Road, and 20 miles per hour along Jaguar Way.

2 The incremental increase is considered significant if the increase is more than or equal to 5 dBA. Values in bold exceed the significance threshold for noise.

This periodic significant increase in noise level would occur because Jaguar Way is presently only used to access Windsor High School and is currently not a through street. In addition, existing traffic levels are low on Saturday's because of limited weekend activity at the campus. For these reasons, implementation of the Master Plan would increase peak hour Saturday traffic levels on Jaguar Way by more than 1,000 percent, resulting in an increase in noise of approximately 10 dBA. It should be noted that the estimated existing plus project Saturday noise levels along Jaguar Way would continue to be compatible with the Town's normally acceptable noise and land use compatibility guideline level of up to 60 dBA for low density residential uses.

Although the 10 dBA noise increase would only occur on the weekend and noise levels would be compatible with the Town's noise and land use compatibility guidelines, this would result in a significant periodic impact to the existing residences that are bordering the north side of Jaguar Way. However, installation of a fence that would block the line of sight between residences and traffic along Jaguar Way would reduce traffic noise at the residences by at least 5 dBA, resulting in a noise increase of no more than 5 dBA. Implementation of Mitigation Measure I-2 would reduce potential significant traffic noise impacts to less than significant levels.

> **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.

Significance after Mitigation: Less than Significant.

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

Implementation of the proposed Master Plan would include the construction of several open air athletic facilities, including an aquatics area with two pools, a play area with two half court basketball courts, two ball fields with soccer field overlays, and a ball field with lighting. Noise associated with these facilities would include occasional cheering, clapping, whistling, and yelling from players and/or spectators.

Based on noise measurements collected at various soccer and softball facilities, it is estimated that the average noise level that would be generated at the proposed fields during games would be approximately 60 dBA at a distance of 100 feet from the focal point or noise center of the fields (J.C. Brennan & Associates, 2005). This would result in a noise level of approximately 57 dBA at the fence line of the nearest residences to ball fields (approximately 150 feet to the east) and approximately 60 dBA at the fence line of the nearest residences to the baseline field (approximately 100 feet to the northwest). Using the same noise level of 60 dBA at 100 feet to conservatively estimate pool activity noise levels at the nearest receptors (the closest building at Windsor High School is approximately 600 feet to the southeast and the closest residences are

approximately 700 feet to the east of the aquatic facilities), noise levels at the closest receptors to the aquatic facilities would be up to 45 dBA.

According to the Town's guidelines for community noise exposure, an L_{dn} level of up to 60 dBA is normally acceptable at residential uses (Town of Windsor, 2005). It is not possible to accurately calculate the L_{dn} that would be associated with future conditions at the park because the field use schedule is not known. However, even if the average athletic field noise level at the residences would be 60 dBA for the entire day and late into the evening (7 a.m. to 10 p.m.), the associated L_{dn} would be approximately 59 dBA, assuming that the average ambient noise level from 10 p.m. to 7 a.m. is 45 dBA. Therefore, although athletic facility noise levels would be audible at the nearest residential receptors, the noise levels would be below 60 dBA L_{dn} and would be compatible with noise levels for residential land uses. The project description indicates that the baseball field would be anticipated to be in use until 9:30 p.m. To insure that the baseball field is not used late into the night, Mitigation Measure I-3 shall be implemented. Impacts associated with athletic facility noise levels would be mitigated to less than significant.

> **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.

Significance after Mitigation: Less than Significant.

Impact I-4: Construction activities under the Master Plan could result in ground-borne vibration or ground-born noise. (Less than Significant)

Operations under the proposed Master Plan would not result in perceivable vibration. However, heavy equipment associated with construction activities could generate perceptible vibration in the immediate vicinity of the construction sites. The activity most likely to cause ground-borne vibration would be the pass-by of heavy trucks on uneven surfaces. Construction under the Master Plan would not include the use of blasting techniques or pile driving, which tend to cause excessive vibration.

The level of ground-borne vibration that could reach sensitive receptors would depend on the distance to the receptor, what equipment is used, and the soil conditions surrounding the construction site. The impact from construction related vibration would be short-term and confined to only the immediate area (within about 10 to 25 feet of the source). Because the project components are more than 25 feet from the nearest sensitive receptors, no residences would be exposed to excessive vibration, and the impact would be less than significant.

Mitigation: None required.

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

Based on the traffic analysis, implementation of the Master Plan would generate approximately 1,215 vehicle trips per day that would be distributed over the local street network and would affect roadside noise levels. To assess the cumulative impact of traffic noise under the proposed Master Plan, noise level projections for year 2025 were made using the FHWA Noise Prediction Model and are shown below in **Table 4.I-6**.

TABLE 4.I-6
CUMULATIVE (2025) TRAFFIC NOISE LEVELS UNDER THE PROPOSED MASTER PLAN[1]

Roadway	Location	Ldn at 50 feet from Roadway Centerline		Incremental Increase (dBA)[2]
		Cumulative	Cumulative + Project	
Weekday				
Windsor-River Road	West of Oak Park Street	65.6	65.6	0.0
Windsor-River Road	East of Oak Park Street	66.0	66.1	0.1
Jaguar Way	West of Windsor Road	59.2	59.6	0.4
Windsor Road	North of Windsor Road	67.5	67.6	0.1
Saturday				
Windsor-River Road	West of Oak Park Street	63.5	64.0	0.5
Windsor-River Road	East of Oak Park Street	64.2	65.3	1.1
Jaguar Way	West of Windsor Road	49.0	58.1	9.1
Windsor Road	North of Windsor Road	63.8	65.3	1.5

1 Road center to receptor distance is 15 meters (approximately 50 feet) for values shown in this table. Noise levels were determined using FHWA Traffic Noise Prediction Model (FHWA RD-77-108). Vehicle mix on these road segments is assumed to be 90 percent auto, eight percent medium trucks, and two percent heavy trucks. The average speed on these segments is assumed to be 30 miles per hour along Windsor-River Road and Windsor Road, and 20 miles per hour along Jaguar Way.

2 The incremental increase is considered significant if the increase is more than or equal to 5 dBA. Values in bold exceed the significance threshold for noise.

Estimated noise levels shown in Table 4.I-6 correspond to a distance of approximately 50 feet from the centerline of applicable roadway segments. Similar to the existing plus project scenario, estimates associated with the cumulative scenario identify traffic noise increases along Jaguar Way that are considered significant. However, implementation of Mitigation Measure I-2 (installation of a solid wood fence) would reduce traffic noise at the residences by approximately 5 dBA. Implementation of Mitigation Measure I-2 would reduce potential significant traffic noise impacts to less than significant levels, which would result in traffic noise increases under the Master Plan that would not be cumulatively considerable.

Mitigation Measure I-5: Implement Mitigation Measure I-2.

Significance after Mitigation: Less than Significant.

References – Noise

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Federal Traffic Administration (FTA). 2006. *Traffic Noise and Vibration Impact Assessment*, 2006.

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J. Public Services

Introduction

This section analyzes the impact of the proposed project on the provision of public services in the Town of Windsor and identifies adverse physical impacts to the environment that could result from a need to provide new or physically altered facilities, resulting from the proposed project. This analysis reviews fire protection and emergency medical response, police services, schools and parks and recreational facilities.

Setting

Fire Protection and Emergency Services

The Windsor Fire Protection District (WFPD), established in 1986, provides fire protection services to the Town of Windsor. The District, a combination of paid and unpaid (volunteer) staff, responds to an estimated 2,000 emergency calls each year. The WFPD currently has ten paid employees and twenty volunteers, with two captains and two fire engineers on duty 24 hours a day, seven days a week. All fire fighters are certified Emergency Medical Technicians (EMTs). The District currently has mutual aid agreement with surrounding fire protection districts, including the Rincon Valley Fire Protection District, Forestville Fire Protection District, Healdsburg Fire Department, and Geyserville Fire Protection District.

Calls for service from the project area are dispatched to Station 1, which is located at 8200 Old Redwood Highway, approximately one and one half mile east of the Park. From there, depending on call volume and availability of paid staff, either a paid fire captain or a paid engineer from Station 1 respond to the call, or it is routed to a volunteer battalion, which has at its disposal the use of fire suppression equipment stored at a non-staffed station (Station 2). Calls for medical emergencies are also simultaneously dispatched to Bell's Ambulance Services.

The WFPD is in the process of expanding its facilities, and it is anticipated that by 2009, another fire station will be completed in the western part of Windsor. The new station would replace the existing Station 2 (currently staffed from 10:00 a.m. until 6:00 p.m.) and would be staffed with paid fire suppression personnel 24 hours a day, 7 days a week.

Average response time within the District is currently approximately 3 to 4 minutes. Because it is not funded directly by the municipalities in which it operates, the District is not required to meet specific response time standards. However, the range in which it operates is comparable to standards set by most fire districts.

Police Protection Services

The Windsor Police Department (WPD) provides police protection services in the Town of Windsor. The Police Department maintains one police station, located at 929 Old Redwood Highway, approximately one mile east of the project site. At the time of the publication of its

Service Plan in 2005, the Department employed 24 full-time staff, including one lieutenant, two sergeants, and 16 deputy officers.

In 2006, approximately 186 crimes were reported townwide, including homicide, forcible rape, robbery, aggravated assault, burglary, and motor vehicle theft. While Windsor experienced a minor increase in reported crimes over the previous year (183 reported crimes in 2004 and 179 in 2005), as of 2006 it was still well below Sonoma County's average crime rate (calculated as number of reported crimes per 10,000 population). As of 2006, WPD's response time to "priority one" calls was approximately 5 minutes 51 seconds. This, however, included the time it takes the call taker to accept the call and for the dispatcher to dispatch a deputy. The actual travel time for a deputy to get on scene of an emergency is less than four minutes, well within the target time.

Schools

The Windsor Unified School District (WUSD) operates Town of Windsor's public schools. WUSD managed seven schools during the 2006-2007 school year: four elementary schools, one middle school, one high school and one continuation charter school, with a total enrollment of approximately 5,100. Since the 2000-2001 school year, WUSD enrollment has increased from 4,250 students to 5,101 students during the 2006-2007 school year, an increase of approximately 20 percent.

The project site lies within the attendance boundaries for Windsor High School, located at 8695 Windsor Road, adjacent to the southern boundary of the Park, Cali Calmecac Charter School (which serves students in grades K-8), located at 9491 Starr Road, approximately one half mile northwest of the project site, and Windsor Middle School, located at 9500 Brooks Road South, about one and one half miles northeast of the project site. Elementary school attendance is not mandated by geographical boundaries. Therefore, elementary school children in the area have an equal likelihood to attend any of the four elementary schools within the District's jurisdiction.

Parks and Recreation

Currently, the Town of Windsor manages and maintains 18 public parks (approximately 110 acres), including Keiser Park. These parks range from 0.3 acres to 27 acres in size and provide amenities such as barbeque grills, picnic areas, volleyball courts, playgrounds and play areas. Several regional parks operated by Sonoma County are also accessible to the Town's residents. These range from 211 to 845 acres in size and contain open grass areas, walking paths and passive recreation areas. Finally, the Town manages three facilities, including the Huerta Gymnasium, the Windsor Community Center, and the Windsor Senior Center.

The Town's General Plan sets the standard of two acres of "neighborhood" parkland per 1,000 residents (neighborhood parks typically range from one to five acres in size); three acres of "community" parkland per 1,000 residents (community parks typically range from five to 50 acres in size); and ten acres of "regional" parkland per 1,000 residents (regional parks typically range from 50 to 200 acres in size). Furthermore, *Policy E.3.3.* of the General Plan denotes the Town's goal to provide five acres of neighborhood and community parks and special

recreation facilities per 1,000 residents. Based on the Town's population of 22,744 persons in the year 2000, and the total neighborhood and community parkland acreage being approximately 105 acres, the Town's current rate of parkland per 1,000 residents is approximately 4.6, which meets the standards set forth in the General Plan, but falls short of the goal.

Regulatory Framework

The *Town of Windsor General Plan 2015* (General Plan), adopted in 1996, outlines policies, standards and programs that together provide a comprehensive, long-term plan for the physical development within the Town. The General Plan lists the following pertinent goals, objectives and policies relevant to public services and recreation:

Policy A.2 *Park Design Standards*. The Town should establish design standards that:

a. encourage easy access to parks via streets and trails;

b. foster safety by making it easy to view into parks from streets and surrounding homes; and

c. identify recreational program elements that serve the specific needs of the residents anticipated to use the park.

Policy A.19 *Trails Plan*. The Town should identify a conceptual framework for trails that utilizes riparian corridors, agricultural buffers, the railroad corridor, high voltage power line easements, as well as critical street connections. Parks, schools, and neighborhoods should be targeted as important destinations. The Town should develop strategies for acquiring lands and/or easements in these locations and making appropriate trail improvements.

Policy E.1 Implement strategies to upgrade community facilities and make up service deficiencies in already developed portions of the community.

Policy E.3.1 Recreational opportunities should be provided to all residents, regardless of race, age, economic status, physical disability, or location of residence. Because each of these groups has different recreational needs, the Town should provide open space and outdoor recreational facilities which are appropriate to the type of user and the type of park space.

Policy E.3.2 To maximize public access to recreational opportunities, Windsor should provide a variety of parklands, accommodating a diverse mix of facilities and programs. The size and programs provided at local parks should vary based on the physical setting of the area, the park's location, and the socio-economic profile of the neighborhood. For example, smaller, passive parks might be appropriate in a neighborhood largely characterized by seniors. on the other hand, local parks with turf, play area, swing sets, and other play equipment might be appropriate in a neighborhood largely characterized by young families.

Policy E.3.3 Windsor should provide 5 acres of neighborhood and community parks and special recreation facilities per 1,000 population.

Policy E.3.5 Sites being considered for development as a park should meet the following usability standards:

a. The topography and land configuration should be suitable to accommodate the park's proposed uses.

b. Sites should have or be able to achieve safe pedestrian and bicycle access.

c. Sites should be visible from the street to enhance enjoyment of the park by people driving by and to facilitate informal surveillance by nearby residents that can serve to deter crime.

d. Noise generated by park use should be mitigated to avoid disturbing adjacent residents.

e. Lighting should be designed to limit light and glare impacts on adjacent residents.

f. Parks should be buffered from adjacent residents through the use of fences, landscaping, etc., to prohibit undesired access to private property.

g. At least 50 percent of the park's perimeter should be along a public road. Rear yard fences along the periphery of parks should be avoided.

Policy E.3.12 Windsor should continue to solicit citizen participation in evaluating and planning park and recreation facilities and services. The Park and Recreation Commission should continue to function as representative of the Town's residents and play a significant role in the planning and development of park and recreation services.

Policy E.3.23 The Town should continue its efforts to educate the public about crime deterrence through programs like the Neighborhood Watch Program within residential areas, the Business Watch Program within commercial and industrial areas, and the Park Watch Program within the community and regional parks.

Policy E.3.24 To minimize opportunities for crimes to occur, law enforcement personnel should be routinely involved in the review of new development applications. In particular, the Town should review development applications with an intent to incorporate concepts of defensible space into the project. These concepts stress the importance of physical design and surveillance as techniques to deter crime. For example, developers should design open spaces, parking lots, paths, play areas, and other public spaces such that they can be under continuous surveillance by residents and users.

Policy E.3.27 To minimize fire hazards, firefighting personnel should be routinely involved in the review of new development applications. In particular, the Town should review development applications for the adequacy of emergency access, street widths and turning radii, fire hydrant locations, fireflow requirements, and water storage and pressure needs.

Policy E.3.28 The Town should require new development outside the desired five-minute response time to provide onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between the structure and the vegetation. These measures must satisfy the fire districts prior to Town approval of the development application.

Policy E.3.30 The Town should formulate a coordinated approach to paramedic-level emergency using firefighters and paramedics.

Impacts and Mitigation Measures

Significance Criteria

The impact of the proposed project on public services would be considered significant if it would exceed the following Standards of Significance, in accordance with Appendix G of the state CEQA *Guidelines*:

- Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:
  - Fire protection;
  - Police protection;
  - Schools;
  - Parks; or
  - Other public facilities

Impacts

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)

Implementation of the Master Plan would construct a recreation center, an aquatic center (including two swimming pools), two small ball fields with soccer field overlays, one lighted ball field, restrooms, and two children's play areas. The proposed project would not add new housing units to the site; thus, no new population would be generated. However, because the proposed facilities would allow Keiser Park to host community and sporting events, such as swim meets, and large community events, such as festivals, the proposed project may lead to an incremental increase in calls for emergency medical services, fire suppression, or rescues. Moreover, the introduction of an aquatic center, in and of itself, may increase the need for first response staffing at the aquatic facilities. The informational booklet, *The Design, Construction, Operation and Maintenance of Public Swimming Pools* excerpts codes from the California Health and Safety Code; The California Code of Regulations; California Building Code; and California Electrical Code pursuant to health and safety regulations for public swimming pools. Code 116045 describes the provision for lifeguard service at certain public pools. With the implementation of Mitigation Measure J-1, below, this impact would be less than significant on a day-to-day basis and the WFPD would not be required to add staff or facilities to maintain current response ratios and service standards.

> **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.

In addition to implementing Mitigation Measure J-1, reviewing all project designs at the time building permits are issued will ensure that adequate fire and life safety measures are incorporated into the project in compliance with all applicable state and local fire safety requirements. WFPD's Fire Chief will review the proposed site plan to ensure that the District personnel will have adequate access to all buildings at the site.

The proposed project would not create a need for new or altered facilities beyond what is already planned in order to maintain adequate service ratios, response times and other objective standards, and would not, therefore, result in significant environmental impacts to fire protection and emergency medical response provisions.

Significance after Mitigation: Less than Significant.

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)

As discussed in the Setting section, police protection services at the parks would be provided by the Windsor Police Department. While the proposed park expansion has the potential to incrementally increase the number of calls for police protection services due to increased recreational activities at the park, the project is unlikely to trigger a need for new or expanded police facilities in order to maintain adequate service ratios, response times, adequate staffing, and other objective standards.

As noted above, the proposed improvements are intended to enhance the park experience for existing visitors, and while the daily average number of new visitors may increase, this increase is accommodated in the General Plan because it falls within the parks per residents rate established for the Town of Windsor. Therefore, on a day-to-day basis, it is not expected that additional police enforcement will be required at the project site.

During large events, such as swim meets or ball tournaments, additional protection and emergency services would be required at the site in order to ensure public safety and prevent accidents. Currently reservation policy requires that events of over 50 people must apply for and be granted a written permit. As part of these permits, the Town may require that an applicant hire special security for an event. The number of officers required and personnel authorized to provide such security will be determined by the Community Services Department. Fees for such services are borne by the applicant. These permit requirements would continue to be in place for expanded uses of the park.

The Town would implement Mitigation Measure J-2, below, to ensure that adequate safety and emergency services are provided at the Park during large events.

> **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.

Significance after Mitigation: Less than Significant.

Impact J-3: Implementation of the Master Plan would not increase the demand for public school services, nor would it result in the need for the provision of new or physically altered facilities. (Less than Significant)

The Keiser Park Master Plan would not develop residential uses and therefore, the project would not directly generate new student enrollment in the Windsor Unified School District. Furthermore, it is unlikely that people will relocate to the Town of Windsor as a result of the proposed project. Therefore, the proposed project would not result in an increased demand for public school services.

The Town of Windsor proposes to expand the recreation facilities at Keiser Park through the adoption and implementation of the Keiser Park Master Plan. Due to the public and recreational nature of the project, the sponsor would not be required to contribute fair-share student impact fees pursuant to Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB50), as is compulsory for commercial and residential developments.

The Windsor High School campus is located just south of the project site and, with the exception of temporary impacts associated with project construction (see Air Quality, Noise, and Transportation sections of this EIR), would operate as the Keiser Park Master Plan is implemented.

Based on the above, potential impacts to the WUSD would be less than significant.

Mitigation: None required.

Impact J-4: Implementation of the Master Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, nor include recreational facilities or require the construction or expansion of recreational facilities. (Less than Significant)

The current Keiser Park facilities include a picnic area, barbeques, restrooms, a softball field, a soccer field, an informal play field, a children's play area, and a community garden. The proposed project would adopt and implement the Keiser Park Master Plan, which would consist of constructing a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restrooms, and two children's play areas. One of the objectives of the proposed project would be to improve and expand on the existing facilities in order to provide recreational space and opportunities to the Town's residents. Therefore, while the proposed project is anticipated to increase the use of Keiser Park, it would also result in a net beneficial effect.

As stated in the Project Description, the expected use of Keiser Park would range between 100 patrons (estimated attendance of a single ballpark event) and 7,000 patrons (conservative maximum estimated attendance of a special event, such as a Fourth of July celebration). This anticipated patronage would be accommodated by the project through the various improvements proposed, and would not contribute to the physical deterioration of the Keiser Park facilities.

It is anticipated that the park would remain open during construction of various Master Plan components. At various points, there would be limited access for park visitors in construction areas and interruption of service for facilities under renovation. In addition, visitor experience would be temporarily diminished during construction activities as a result of temporary adverse noise, air quality, transportation, and visual resource impacts (see the following sections: Air Quality, Noise, Transportation, and Aesthetics, respectively for discussions of potential construction-related effects.)

It may be the case that some construction would divert recreational users to other nearby recreation areas, including Old Vineyard Park, Town Green, or a new park being constructed as 481 Decanter Circle. However, given the abundance of recreational facilities and natural areas in the vicinity of the project area, overcrowding and deterioration is unlikely. In addition, Best Management Practices (BMPs) for construction would ensure construction-related activities would not adversely affect the environment, and would reduce any potential recreation impacts to less than significant levels. This impact would, therefore, be considered less than significant.

Mitigation: None required.

References – Public Services

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K. Transportation

Introduction

This chapter describes: (1) the existing and planned transportation system in the vicinity of the proposed project, including roadway, bicycle, pedestrian, and transit facilities; (2) the anticipated impacts of the project on these facilities; and (3) associated mitigation measures.

Setting

Existing Roadway Network

Regional access to the project corridor is provided by U.S. Highway 101 (U.S. 101). U.S. 101 is approximately half a mile east and serves as a major route connecting the Sonoma region to the San Francisco Bay Area and the North Coast. The roadway network is illustrated in **Figure 4.K-1**.

The local roadways that border or may be used to access Keiser Park are described below.

Windsor River Road is a two-lane east-west roadway that is designated a crosstown roadway in the Town's General Plan. Windsor River Road forms the northern boundary of Keiser Park. Windsor River Road provides direct access to U.S. 101.

Windsor Road is a two-lane north-south roadway that is designated a crosstown roadway in the Town's General Plan in the project vicinity.

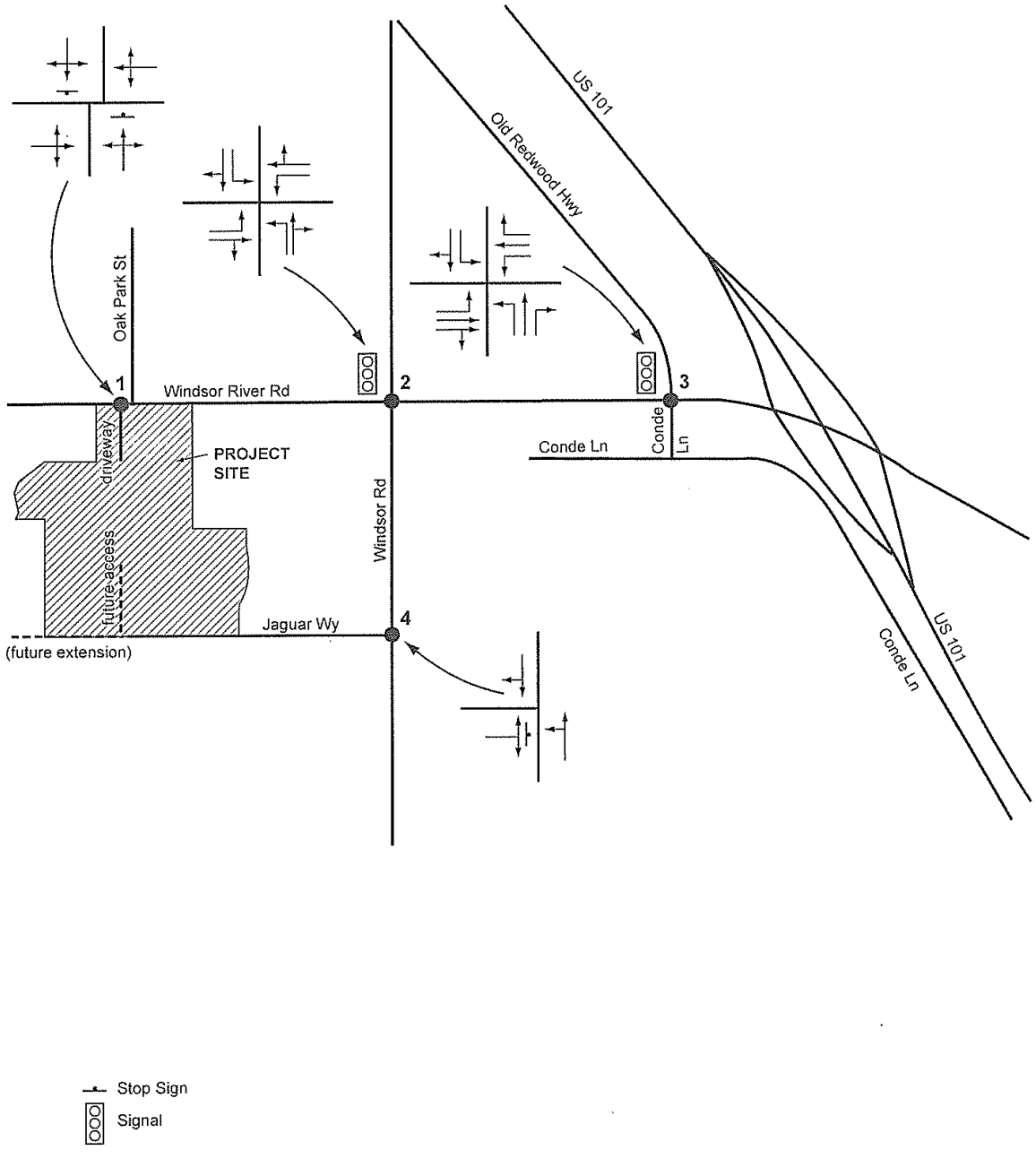
Old Redwood Highway is a two-lane north-south roadway that is designated a crosstown roadway in the Town's General Plan. Old Redwood Highway parallels U.S. 101 east of the project site.

Jaguar Way, a two-lane east-west roadway, forms the southern boundary of Keiser Park, and would provide access to the park as part of the proposed project. Currently it is not a through street, providing access to Windsor High School on a paved roadway with speed bumps and no curb, gutter or sidewalks. Beyond the school parking lot, an unpaved (gravel) Jaguar Way provides access to the high school ball fields and stadium. Jaguar Way is designated a crosstown roadway in the Town's General Plan and would connect Windsor Road to Starr Road under General Plan Buildout conditions.

Existing Traffic Conditions

The existing condition scenario is an evaluation of conditions based on existing traffic volumes during the a.m., p.m., and weekend peak periods (7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., and 11:00 a.m. to 1:00 p.m., respectively).[1] Turning movement counts for the study intersections

[1] The p.m. peak hour evaluated at Jaguar Way and Windsor Road was from 2:00 p.m. to 4:00 p.m. to capture the Windsor High School traffic.



Keiser Park . 206050

SOURCE: ESA

Figure 4.K-1
Study Intersection and Lane Configurations

were conducted in October 2007. The study intersections and their land configurations are illustrated in Figure 4.K-1. Traffic volume counts were conducted when area schools were in session to incorporate the morning home-to-school commute patterns. Existing turning movement volumes are show in **Figure 4.K-2**.

Level of Service Calculation Method

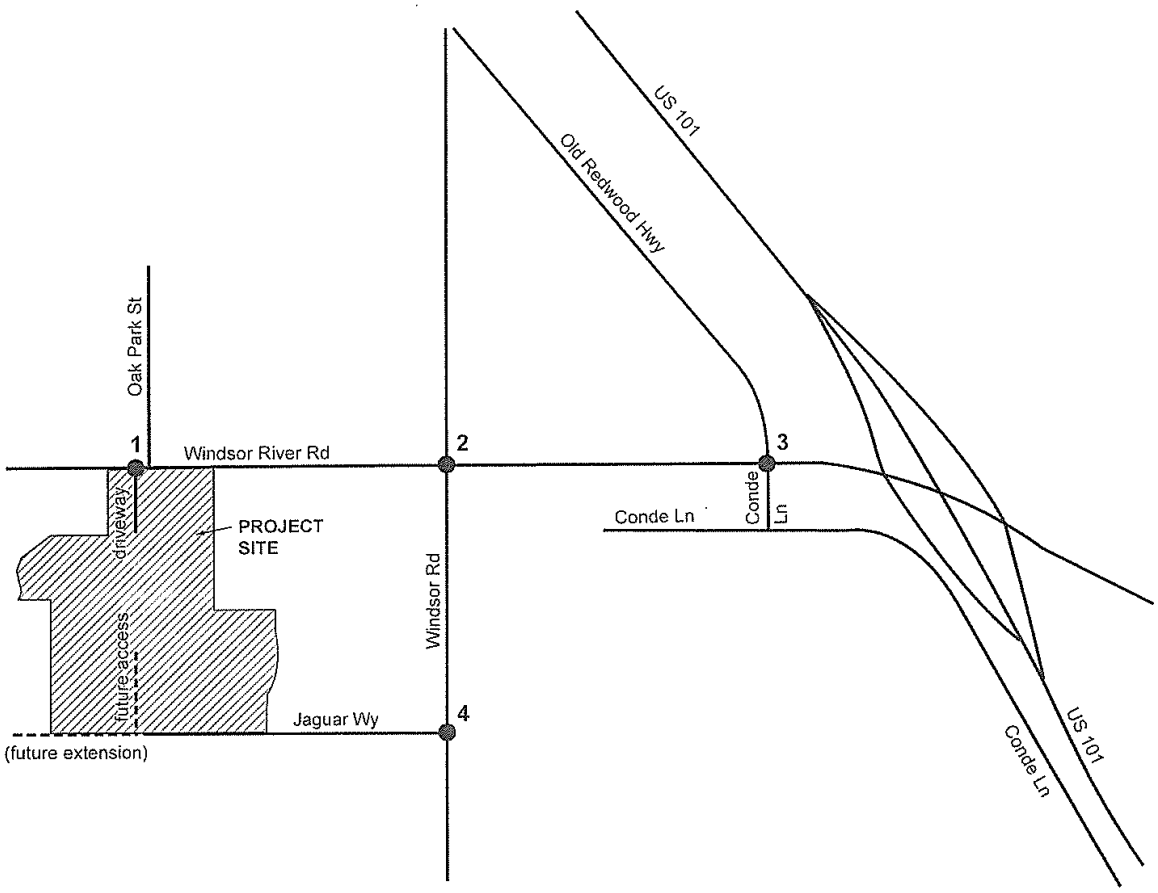
The level of service (LOS) calculation methodology for intersections is dependent on the type of traffic control device, traffic signals or stop signs. The level of service methodology bases a signalized intersection's operation on the average control delay threshold calculated using methods described in Chapter 16 of the *2000 Highway Capacity Manual* (Transportation Research Board). The average delay for signalized intersections is calculated using TRAFFIX analysis software and is correlated to a LOS designation as shown in **Table 4.K-1**.

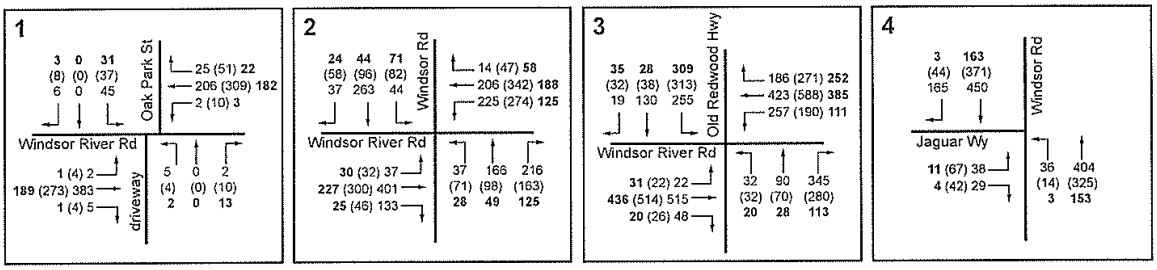
TABLE 4.K-1
SIGNALIZED INTERSECTION LEVEL OF SERVICE DEFINITIONS

Level of Service (LOS)	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	Operations with very low delay occurring with favorable progression and/or short cycle length.
B	10.1 to 20.0	Operations with low delay occurring with good progression and/or short cycle lengths.
C	20.1 to 35.0	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.
D	35.1 to 55.0	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, and high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.
E	55.1 to 80.0	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.
F	> 80.0	Operations with delays unacceptable to most drivers occurring due to over-saturation, poor progression, or very long cycle lengths.

SOURCE: Transportation Research Board, 2000 *Highway Capacity Manual.*

Intersection level of service calculations were conducted at the unsignalized intersections using the methodologies for all-way stop controlled (AWSC) and two-way stop-controlled (TWSC) intersections contained in Chapter 17 of the 2000 Highway Capacity Manual (HCM). The LOS rating is based on the control delay for the stop-controlled movement expressed in seconds per vehicle. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 4.K-2** presents the range of average control delay that corresponds to each LOS designation. The control delay for this project was calculated using the TRAFFIX analysis software.





XX (XX) XX = AM (PM) SAT

SOURCE: ESA

Keiser Park . 206050

Figure 4.K-2

Existing Turning Movement Volumes

TABLE 4.K-2
LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	Little or no delay
B	10.1 to 15.0	Short Traffic delays
C	15.1 to 25.0	Average traffic delays
D	25.1 to 35.0	Long traffic delays
E	35.1 to 50.0	Very long traffic delays
F	> 50.0	Extreme traffic delays with intersection capacity exceeded

SOURCE: Transportation Research Board, 2000 *Highway Capacity Manual.*

Results of Level of Service Analysis

The following table presents a summary of existing peak hour levels of service at the study intersections. The analysis software was provided with observed input values so that the level of service analysis more closely represents actual conditions. Level of service results are summarized in **Table 4.K-3**. Level of service calculations are on-file and available for review at the Community Services Department. Based on existing traffic volumes, all of the study intersections are operating acceptably at LOS D or better, an acceptable level of service.

TABLE 4.K-3
LEVELS OF SERVICE (LOS) AND DELAY (IN SECONDS PER VEHICLE)
EXISTING CONDITIONS

ID	Intersection	Traffic Control	A.M. Peak Hour		P.M. Peak Hour		SAT Peak Hour	
			Delay	LOS	Delay	LOS	Delay	LOS
1	Windsor River Road @ Park Driveway	Side Street Stop Sign	15.1	C	15.3	C	11.9	B
2	Windsor River Road @ Windsor Road	Signal	29.9	C	24.9	C	22.3	C
3	Windsor River Road @ Old Redwood Hwy	Signal	48.4	D	47.5	D	42.4	D
4	Jaguar Way @ Windsor Road	Side Street Stop Sign	19.6	C	16.3	C	10.2	B

NOTES: The LOS/Delay for Side-Street Stop-Control intersections represent the worst movement or approach; for Signalized intersections, the LOS/Delay represent the overall intersection.

SOURCE: ESA (2008)

Transit Systems

Sonoma County Transit provides fixed-route service within the Town of Windsor. The project area is served by two Sonoma County Transit bus routes which provide service throughout the Town and the surrounding cities (SCTA, 2007).

Route 60 is a regional route that provides service between Cloverdale and Santa Rosa. It operates along Windsor River Road past the project site. A limited stop route is provided by Route 60x. Route 60 provides service seven days a week with both northbound and southbound buses. Headways (times between buses) are approximately 40 minutes to an hour on weekdays and two to two and half hours on weekends.

Route 66 is a local route that provides service in the Town of Windsor Monday through Saturday. Service is provided between 8:00 a.m. and 5:00 p.m. with approximately 30 minute to one hour headways. It operates along Windsor River Road past the project site.

Pedestrian Network

Pedestrian facilities comprise sidewalks, crosswalks, and pedestrian signals. Because of the rural nature of the project site there are currently minimal pedestrian facilities on site. Existing pedestrian access to the site is provided by sidewalks along Windsor River Road and via a path through the oak grove from Windsor High School. In addition, the *Townwide Trail and Bikeways Plan* proposes Starr Creek Trail which would meander through Keiser Park and connect Windsor River Road to Starr Road (2002).

Bicycle Network

Bicycle facilities include bike paths, bike lanes, and bike routes. Bike paths are paved trails that are separated from the roadways. Bike lanes are lanes on roadways that are designated for use by bicycles by striping, pavement legends, and signs. Bike routes are roadways that are designated for bicycle use with signs, but no separate lane width. Within the vicinity of the project site, there are bike lanes on Windsor River Road. Bicycle lanes are proposed for Windsor Road south of Windsor River Road; bicycle route designation is proposed for north of Windsor River Road. The proposed Jaguar Way extension is proposed for a bicycle route designation. (SCTA, 2003). These improvements are reiterated in the Town's *Townwide Trail and Bikeways Plan* (2002)

Future Roadway Improvements

The Sonoma County Transit Authority's (SCTA) *Comprehensive Transportation Plan* indicates that Windsor River Road would be widened and reconstructed between Windsor Road and Starr Road. Improvements would include bicycle facilities (SCTA, 2004).

Jaguar Way is shown as a boulevard between Windsor Road and Starr Road in the General Plan Circulation Map. Currently Jaguar Way provides access from Windsor Road to the high school parking areas, and beyond as an unimproved road along the southern edge of Keiser Park to the high school football stadium and other sporting facilities. According to the General Plan, a

boulevard should be planted with tall columnar trees that do not obstruct sight distance. Some boulevards may be multi-lane facilities depending upon forecast traffic volumes (Windsor, 1996).

As Jaguar Way would provide access to the proposed project, it is assumed to be fully constructed by Phase 2. However, for this transportation analysis, it was assumed that Jaguar Way would be constructed for project access under existing plus project conditions, as full buildout of the Park Master Plan was assumed for a conservative estimate of project impacts related to transportation.

Jonathan Drive, a proposed residential roadway, would be constructed along the eastern boundary of the Park and would connect to Jaguar Way. Jonathon Drive would provide access to seven parking spaces that would be constructed on the eastern edge of Keiser Park near a children's play area. It would also connect to the northern parking area of Keiser Park; however, access would be limited (by a gate) to pedestrians and emergency vehicles.

As part of the Master Plan, the existing entrance and exit to Keiser Park on Windsor River Road would be moved approximately 50 feet to the east to align with Oak Park Street on the north side of Windsor River Road. The realignment has already been constructed and would just be implemented under the Master Plan.

Under buildout of the General Plan the intersection of Windsor River Road at Old Redwood Highway would include a right turn overlap phase, to allow northbound right turns to run concurrently with westbound left turns.

Proposed Project

The vehicle trip generation for the proposed project is presented in **Table 4.K-4**. Vehicle trip generation for the proposed project was estimated using published vehicle trip rates (per acre) for developed urban park from *San Diego Traffic Generators* (2002).[2] Developed urban parks include meeting facilities, swimming pools, ball fields, and picnic areas. The proposed project on the 27-acre site would generate approximately 1,350 daily trips, 176 weekday a.m. peak-hour trips (88 inbound and 88 outbound), 122 weekday p.m. peak-hour trips (61 inbound and 61 outbound), and 378 weekend peak-hour trips (276 inbound and 102 outbound). As the site is currently a park with existing ball fields, picnic area, child's play area, and meadow, which generate approximately 135 daily trips, 6 weekday a.m. peak-hour trips (3 inbound and 3 outbound), 10 weekday p.m. peak-hour trips (5 inbound and 5 outbound), and 38 weekend peak-hour trips (28 inbound and 10 outbound). The project would generate approximately 1,215 daily trips, 48 weekday a.m. peak-hour trips (24 inbound and 24 outbound), 98 weekday p.m. peak-hour trips (49 inbound and 49 outbound), and 340 weekend peak-hour trips (248 inbound and 92 outbound) net new vehicle trips to the park.

[2] The Institute of Transportation Engineers (ITE) *Trip Generation* (2003) was not used in this analysis, because the proposed land uses are better reflected in the survey data published in *San Diego Traffic Generators*.

TABLE 4.K-4
PROJECT TRIP GENERATION

Land Use	Daily	AM Peak Hour Trips			PM Peak Hour Trips			SAT Peak Hour Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Developed Park (27 acres)	1,350	27	27	54	54	54	108	276	102	378
Less Existing Undeveloped Park (27 acres)	135	3	3	6	5	5	10	28	10	38
Net New Trips	**1,215**	**24**	**24**	**48**	**49**	**49**	**98**	**248**	**92**	**340**

SOURCE: ESA (2008), based on vehicle trip rates (per acre) published in *San Diego Traffic Generators* (2002).

The vehicle trip distribution pattern for the proposed project was estimated based in part on the expected travel patterns of primarily local traffic to the site as this is a community park, as well as the locations of complementary land uses, primarily residential land uses. The major directions of approach and departure for the project are shown in **Table 4.K-5**. It should be noted that this is a community park, which is assumed not to have a significant regional draw in day-to-day operation. Vehicle trips are expected to come from neighborhoods within the Town and not from regional roadways (i.e., U.S. 101).

TABLE 4.K-5
PROJECT TRIP DISTRIBUTION

Origin/Destination	Percent
To/From the north on Windsor Road/Downtown	10%
To/From the south on Windsor Road	20%
To/From the east on Windsor River Road	45%
To/From the west on Windsor River Road	15%
To/From the north on U.S. 101	5%
To/From the south on U.S. 101	5%
Total	**100%**

SOURCE: ESA (2008)

Regulatory Framework

General Plan

The *Town of Windsor General Plan 2015* (General Plan) outlines policies, standards and programs that together provide a comprehensive, long-term plan for physical development within the Town. General Plan policies with relevance to the proposed project include the following:

Policy D.1 Provide an interconnected street network that is accessible and friendly to all modes of travel.

D.1.1 The Town should encourage a network of interconnected connector and local streets to avoid excessive congestion on any one street and allow the safe use by motorists, pedestrians, and bicyclists.

D.1.2 The Town should promote street designs in new developments to provide convenient connections to local destinations and to adjacent neighborhoods. Travel should be dispersed among several streets rather than a few high-volume collectors that divide neighborhoods and discourage walking.

Policy D.2 Develop guidelines for street design that meet travel demands but also create a safe and pleasant walking environment.

D.2.6 The Town should establish level of service standards to define the minimum acceptable operating characteristics for intersections and streets. (The concept of level of service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and passengers.) A level of service D is defined as the minimum acceptable level of congestion for high volume facilities such as freeways, boulevards, and signalized intersections. … For local streets, a more appropriate performance standard is daily traffic volume.

Policy D.3 Provide opportunities for Windsor residents, visitors and employees to circulate about town without total reliance on the automobile.

D.3.1 The Town should use streets, off-street pathways and greenways for non-motorized modes of travel, including walking and bicycling.

D.3.2 The Town should encourage higher density mixed land uses within walking distances of existing and future transit stops.

D.3.3 The Town should support expansion of local bus service, consistent with funding resources, to link residences with key local destinations and should continue to provide paratransit service to satisfy needs of qualified users.

D.3.4 The Town should require developers to construct, when appropriate, transit facilities including bus turnouts shelters and benches.

Caltrans

Caltrans has authority over the state highway system, including mainline facilities and interchanges. Caltrans must be involved in and approve the planning and design of all improvements involving state highway facilities. State highway facilities in the project area include.

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates privately owned electric, telecommunications, natural gas, water and transportation companies, in addition to household goods movers and rail safety. The CPUC must be involved in and approve the planning and design of all improvements involving railroad right-of-way, including railroad crossings.

Impacts and Mitigation Measures

Significance Criteria

For the purposes of this EIR (and consistent with Appendix G of the CEQA Guidelines), the project would be considered to result in a significant traffic and circulation impact if it would:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips or congestion at intersections);
- Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Result in inadequate emergency access;
- Result in inadequate parking capacity; or
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

In Windsor, significant impacts would occur if implementation of the proposed Project resulted in a degraded peak hour LOS for an intersection below the Town of Windsor's objective of LOS D.

Impacts

Impact K-1: Construction under the Master Plan would result in temporary increases in truck traffic and construction worker traffic. (Potentially Significant)

Project construction activities would generate off-site traffic that would include the initial delivery of construction vehicles and equipment to the project site, the daily arrival and departure of construction workers, and the delivery of materials throughout the construction period and removal of construction debris. Deliveries would include shipments of concrete, lumber, and other building materials for onsite structures, utilities (e.g., plumbing equipment and electrical supplies) and paving and landscaping materials.

Construction-generated traffic would be temporary, and therefore, would not result in any long-term degradation in operating conditions on roadways in the project locale. The impact of construction-related traffic would be a temporary and intermittent lessening of the capacities of streets in the project site vicinity because of the slower movements and larger turning radii of

construction trucks compared to passenger vehicles. However, given the proximity of the project site to regional roadways (i.e., U.S. 101), construction trucks would have relatively direct routes. Most construction traffic would be dispersed throughout the day. Thus, the temporary increase would not significantly disrupt daily traffic flow on roadways in the project site vicinity.

Although the impact would be temporary, truck movements could have an adverse effect on traffic flow in the project site vicinity. The implementation of the following mitigation would reduce these impacts to less than significant levels.

> **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.
> - 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.

Significance after Mitigation: Less than Significant.

Impact K-2: Implementation of the Master Plan would increase traffic on roadways and at intersections in the project site vicinity under existing plus project conditions. (Less than Significant)

The proposed project would increase the use at the existing park by adding recreational facilities and increasing the amount of park land. Vehicle trip generation for the proposed project was estimated using published vehicle trip rates (per acre) for developed urban park from *San Diego Traffic Generators* (2002). As presented in Table 4.K-4, the proposed park enhancements would generate approximately 1,350 daily trips, 176 weekday a.m. peak-hour trips (88 inbound and 88 outbound), 122 weekday p.m. peak-hour trips (61 inbound and 61 outbound), and

378 weekend peak-hour trips (276 inbound and 102 outbound).[3] Reducing for existing trips to the Park the project would generate approximately 1,215 daily trips, 48 weekday a.m. peak-hour trips (24 inbound and 24 outbound), 98 weekday p.m. peak-hour trips (49 inbound and 49 outbound), and 340 weekend peak-hour trips (248 inbound and 92 outbound) net new vehicle trips to the park.

The existing plus project conditions assumes the full buildout of the Master Plan, including the extension of Jaguar Way. This is a conservative estimate of transportation impacts, as the project would gradually increase traffic over the three phases. Phase 2 and 3 would produce the largest increases in vehicle trips, as the aquatic center and recreation center would be constructed under these phases, respectively. **Figure 4.K-3** illustrates the traffic volumes at the study intersections under project conditions. The results of the level of service analysis for the project are summarized in **Table 4.K-6**. With the addition of project-generated traffic to existing volumes, all of the study intersections are projected to continue to operate at acceptable levels of service, with a slight increase in delay.

TABLE 4.K-6
LEVELS OF SERVICE (LOS) AND DELAY (IN SECONDS PER VEHICLE)
EXISTING PLUS PROJECT CONDITIONS

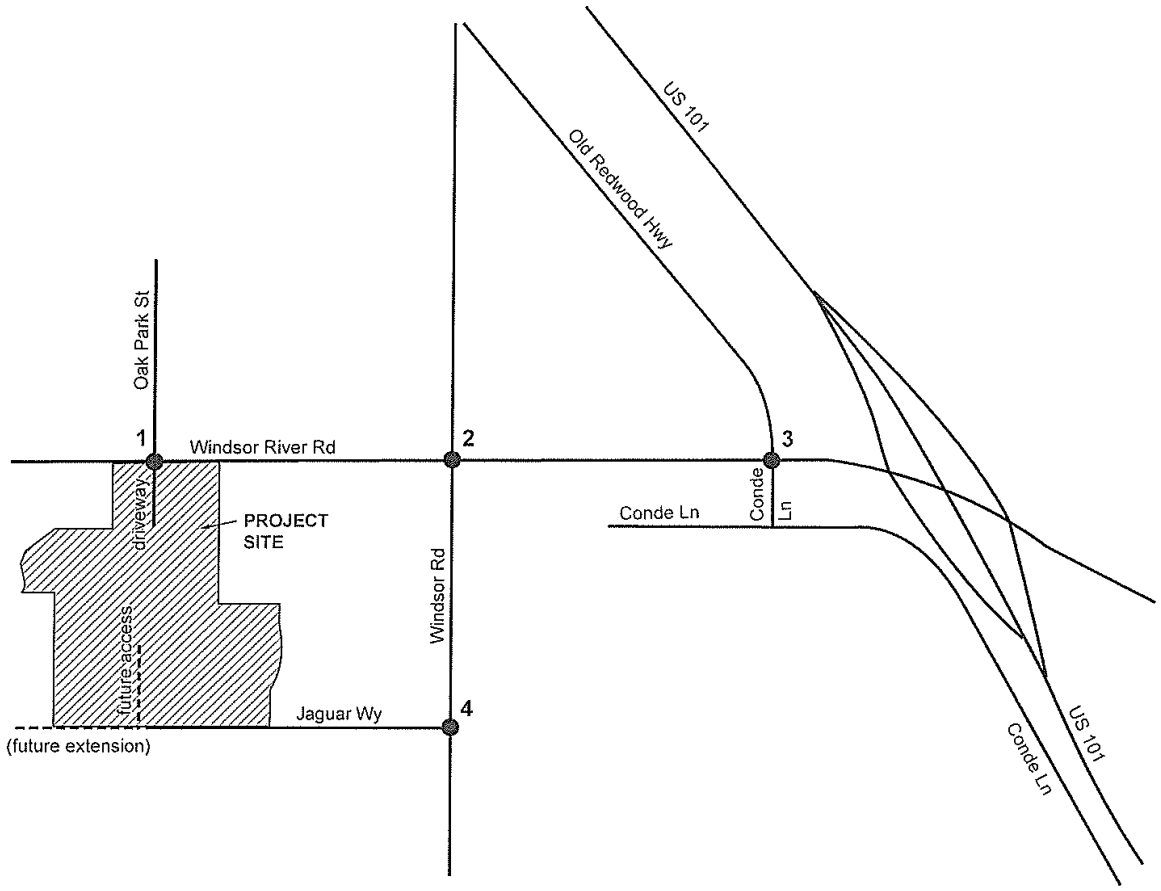
		Traffic	A.M. Peak Hour		P.M. Peak Hour		SAT Peak Hour	
ID	Intersection	Control	Delay	LOS	Delay	LOS	Delay	LOS
1	Windsor River Road @ Park Driveway	Side Street Stop Sign	15.7	C	16.7	C	16.1	B
2	Windsor River Road @ Windsor Road	Signal	30.8	C	25.7	C	23.3	C
3	Windsor River Road @ Old Redwood Hwy	Signal	48.5	D	47.5	D	39.6	D
4	Jaguar Way @ Windsor Road	Side Street Stop Sign	21.7	C	16.3	C	12.3	B

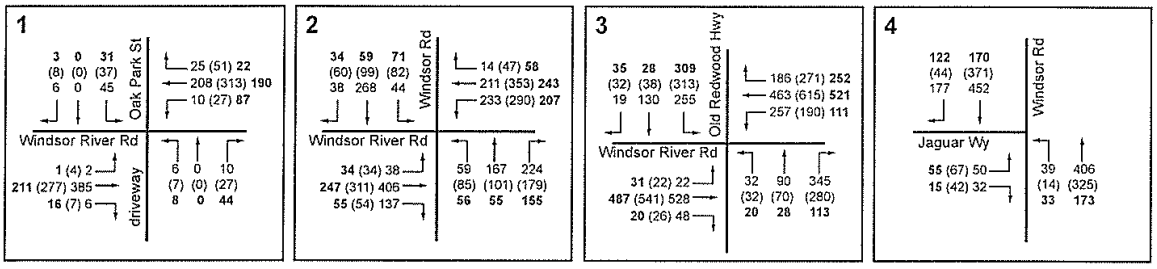
NOTES: The LOS/Delay for Side-Street Stop-Control intersections represent the worst movement or approach; for Signalized intersections, the LOS/Delay represent the overall intersection.

SOURCE: ESA (2008)

The development of community park facilities would increase the traffic at the project site, especially on weekends with ideal weather. However, traffic generated by the project would be spread out throughout the day, and the increased traffic volume in any one hour on any one roadway is not expected to be high. Trips to recreational facilities tend not to occur during peak commute periods when there is more traffic on roadways. As evident by the continued good and very good level of service conditions at area intersections (i.e., LOS D or better) under project conditions, roadways in the project vicinity have sufficient capacity to carry the increase in vehicle trips to the

3 This assumes that the recreation center would be used for typical recreation and leisure classes that would often be scheduled on weeknights outside the peak hour.





XX (XX) XX = AM (PM) SAT

SOURCE: ESA

Keiser Park . 206050

Figure 4.K-3

Existing Plus Project Turning Movement Volumes

park. Therefore, the project would have a less than significant impact on the roadway system in the project vicinity.

Mitigation: None required.

Impact K-3: The buildout 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)

Project development would change the character of local roadways (e.g., construct Jaguar Way) and increase traffic volumes in the project vicinity. However, as noted under Impact K-2, traffic generated would be spread out throughout the day, and increased traffic volume in any one hour on any one roadway is not expected to be high.

The proposed development enhancements at the park would include facilities for public gatherings. The expected use of the park on a weekday between March and October is estimated at 150 patrons during a aquatic center event. Ball fields would have approximately 100 patrons per event or a potential of 300 if all fields are in use. On an average weekend between March and June the estimated usage could increase to 950 patrons with sporting events and party rentals. The largest swim event that is would take place once annually with a max of 500 participants. In addition, the Town estimates there would be four special events a year (i.e., Fourth of July, Balloon Festival) which could attract from 2,000 to 7,000 patrons.

Assuming that park attracted 950 users at one time period, and assuming a 2.5 person per vehicle occupancy, there would be a demand for approximately 380 parking spaces. The project would provide a total of 362 parking spaces at the park. However, the Town currently has a Cooperative Agreement between Windsor Unified School District and the Town of Windsor that was executed on November 18, 1996 which would expire in 2011. This agreement allows the use of parking lots by either party as needed. Windsor High School has ample parking to accommodate overflow during high usage of the park on the weekends.

Large scale community events would increase traffic on local and regional roadways and would increase parking demand at the park, which could overflow to the high school and the adjacent neighborhoods. Some of these events (i.e., Fourth of July, Balloon Festival) currently take place in the park. The Town would continue to coordinate a strategy to manage higher traffic levels and parking demands during major events already sponsored by the Town.

Smaller and non-peak period events (i.e., ballgames, performing arts, weddings, and other private gatherings) would potentially create congestions and increase parking demand at the park, but to a lesser extent than large-scaled events. These events would be temporary, and therefore, would not result in any long-term foreseeable degradation in operating conditions on roadways and parking in the project vicinity. With implementation of the following mitigation measure, these impacts would be less than significant.

Mitigation Measure K-3: Organizers of large scale special events at Keiser Park shall work with Town staff in a coordinated strategy to accommodate higher traffic levels and parking demands during major events.

Significance after Mitigation: Less than Significant.

Impact K-4: Implementation of the Master Plan would increase the demand for transit service. (Potentially Significant)

The proposed recreational enhancements to Keiser Park could increase the demand for transit service in the area, as proposed uses at the park would generate additional patrons. Currently Sonoma County Transit operates two transit routes operate along Windsor River Road which pass the northern entrance to the park. Local service is provided by Route 66 Monday through Saturday with approximately 30 minute to one hour headways.

The increased demand for transit service to the site could be accommodated under the existing service schedule. However, a bus stop with shelter would provide a safe and established boarding and alighting area for the increased trips to the site.

Mitigation Measure K-4: Prior to operation of Phase 2, the Town shall work with Sonoma County Transit to establish a formal bus stop along Windsor River Road adjacent to a pedestrian connection into the park.

Significance after Mitigation: Less than Significant.

Impact K-5: Implementation of the Master Plan could result in inadequate site access and circulation. (Potentially Significant)

The extension of Jaguar Way, on the south side of the park, would provide additional access to the park, creating a new access point that will distribute vehicles to the park over more roadways. This would lessen the use at the current access point on Windsor River Road and distribute parking throughout the park closer to specific facilities.

The realignment of the access point on Windsor River Road, at the existing improved driveway cut, would not only make the access more visible to through traffic on Windsor River Road, but it would also align with the intersection of Oak Park Street. The intersection on Oak Park Street and Windsor River Road are marked with school crossings; establishing a complete intersection and eliminating the off-set driveway, will enhance the visibility of the existing crossway for drivers and reduce this impact to less than significant levels.

Mitigation Measure K-5: The Town shall design vehicular traffic features of project development (e.g., turning radii for service vehicles, access driveways, and circulation

aisles within the parking areas) to meet or exceed the design standards set forth by the American Association of State Highway and Transportation Officials (AASHTO) in *A Policy on Geometric Design of Highways and Streets*, or other design standards deemed appropriate by the Town of Windsor.

Significance after Mitigation: Less than Significant.

Impact K-6: Implementation of the Master Plan could result in inadequate site access and circulation for bicyclists and pedestrians. (Less than Significant)

The proposed project would involve physical changes to the site that would affect the existing pedestrian or bicycle circulation. However, the development of the recreation site would not impede or obstruct bicycles or pedestrians if the circulation within the site maintained clear visibility. The proposed Master Plan includes pedestrian paths that would enhance pedestrian flow on site between facilities and parking areas. Bicycle parking would be provided at both the aquatic center and the recreation center. Other secure bicycle parking would be provided throughout the park near ball fields and playgrounds.

The design of the driveway and parking lot would be reviewed and approved by the Town's traffic engineer and fire department and therefore, the project would have a less than significant impact on bicycle facilities.

The development at the park would include pedestrian pathways that would connect uses within the park. Pedestrian paths that connect uses with parking areas would be lighted for safety. Pedestrian paths would be connected to Windsor River Road and Jaguar Way to accommodate those that use alternative modes of transportation (i.e., walk or transit) to get to the park. In addition, the proposed park enhancements would include the construction of the segment of the Starr Creek Trail as outlined in the *Townwide Trail and Bikeways Plan* through Keiser Park (2002).

As the project access and on-site circulation would be reviewed and approved by both the traffic engineer and the Fire Department, and because pedestrian circulation would be accommodated via a series of pedestrian paths, the recreational enhancement of the park would have a less than significant impact on alternative transportation.

Mitigation: None required.

Impact K-7: Implementation of the Master Plan would result in increased parking demand. (Less than Significant)

The proposed project would construct a new main parking lot to support the new recreation facilities with 193 spaces. In addition, smaller lots would be provided through the park to accommodate other uses at the park for a total of 362 spaces (292 new spaces plus 70 existing spaces). Parking for larger events during non-school hours would also be accommodated at the high school parking lot. This accommodation is based on a Cooperative Agreement between Windsor Unified School District and the Town of Windsor that was executed on November 18, 1996 and is valid to 2011. Based on the expected level of activity at the site, the proposed parking supply would provide adequate capacity for parked vehicles.

Mitigation: None required.

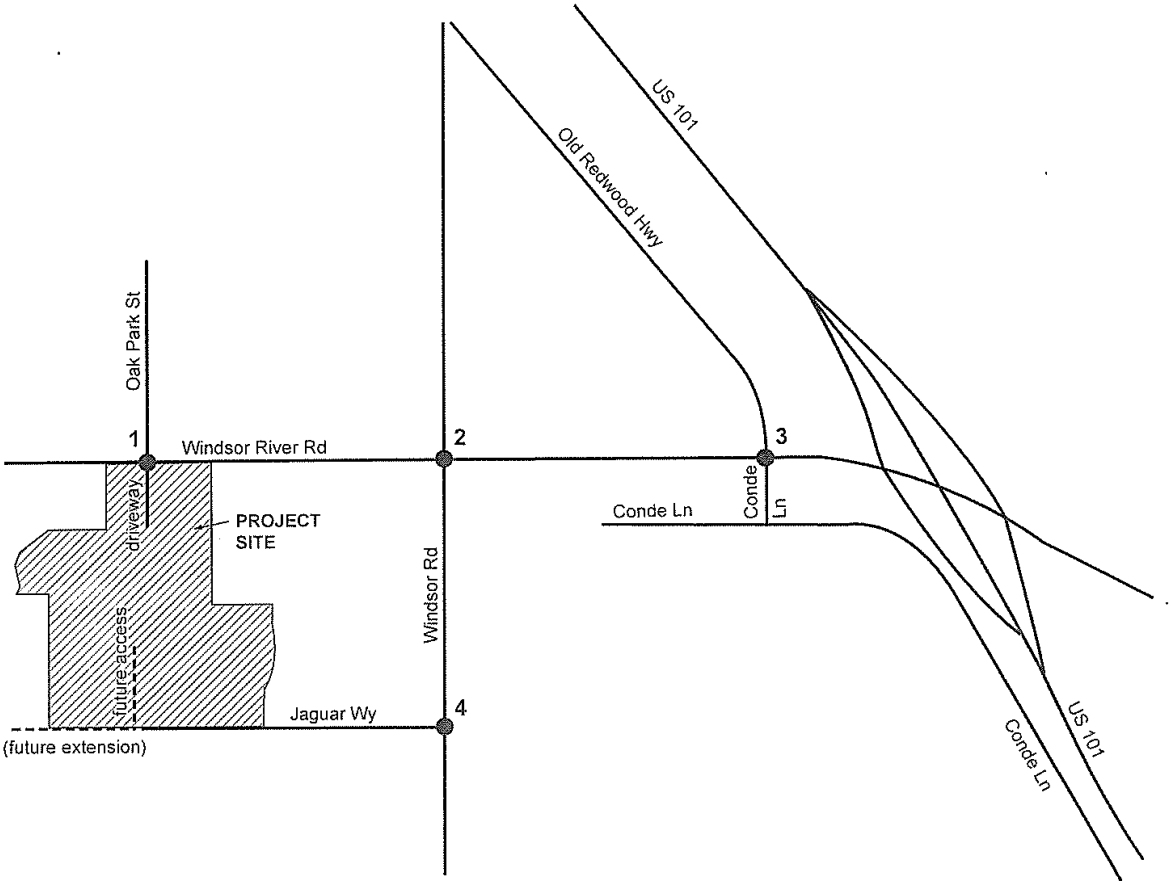
Impact K-8: Implementation of the Master Plan would result in unsafe crossing of railroad right-of-way. (Less than Significant)

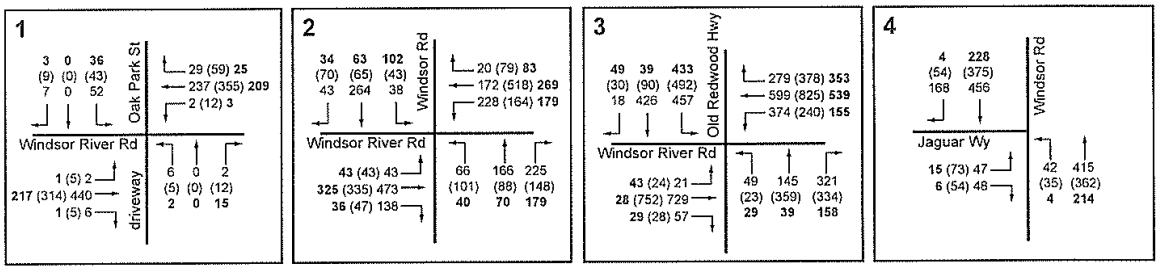
The signalized intersection of Windsor Road at Windsor River Road is diagonally traversed by Northwestern Pacific Railroad right-of-way, from the northwest quadrant to the southeast. The existing intersection traffic control equipment includes hard-wire interconnection equipment from the railroad signal detectors and controller to the traffic signal cabinet and controller. The traffic signal controller has been programmed to pre-empt conflicting pedestrian and vehicle phases when a train approaches the intersection, truncating the appropriate vehicle or pedestrian phases, but also providing time to complete the crossing prior to the train's arrival at the intersection. These existing safety features are active (as opposed to passive controls such as signs or markings), and ensure the conflict between vehicle and pedestrians crossings of the railroad tracks is prohibited. These features are enhanced by markings and signs to alert drivers to the railroad crossing. This design is common practice, complying with railroad and the California Manual on Uniform Traffic Control Devices standards, and thus would not create an unsafe crossing for park patrons under the implementation of the Master Plan.

Mitigation: None required.

Cumulative Conditions at Study Intersections

Cumulative volumes were obtained from the Town's Traffic Impact Fee report that presented buildout traffic volumes for the Town. Saturday peak hour counts were estimated by extrapolating a growth rate derived from the composite of both a.m. and p.m. peak hour counts between existing and cumulative volumes. The estimated volumes at the study intersections under cumulative conditions (without the project) are shown on **Figure 4.K-4**.





XX (XX) XX = AM (PM) SAT

SOURCE: ESA

Keiser Park . 206050

Figure 4.K-4

Cumulative Turning Movement Volumes

Peak-hour levels of service at the study intersections for cumulative conditions are summarized in **Table 4.K-7**. Under cumulative without project conditions, all of the study intersections would operate at an acceptable level of service, with exception of Windsor River Road at Old Redwood Highway. This signalized intersection would operate at LOS E during both the a.m. and p.m. peak hours. The Saturday mid-day peak hour at Windsor River Road and Old Redwood Highway would operate at LOS D.

TABLE 4.K-7
LEVELS OF SERVICE (LOS) AND DELAY (IN SECONDS PER VEHICLE)
CUMULATIVE CONDITIONS

ID	Intersection	Traffic Control	A.M. Peak Hour		P.M. Peak Hour		SAT Peak Hour	
			Delay	LOS	Delay	LOS	Delay	LOS
1	Windsor River Road @ Park Driveway	Side Street Stop Sign	17.2	C	17.6	C	12.7	B
2	Windsor River Road @ Windsor Road	Signal	33.4	C	22.4	C	24.3	C
3	Windsor River Road @ Old Redwood Hwy	Signal	53.8	D	68.3	E	42.9	D
4	Jaguar Way @ Windsor Road	Side Street Stop Sign	21.2	C	18.5	C	11.2	B

NOTES: The LOS/Delay for Side-Street Stop-Control intersections represent the worst movement or approach; for Signalized intersections, the LOS/Delay represent the overall intersection.

SOURCE: ESA (2008)

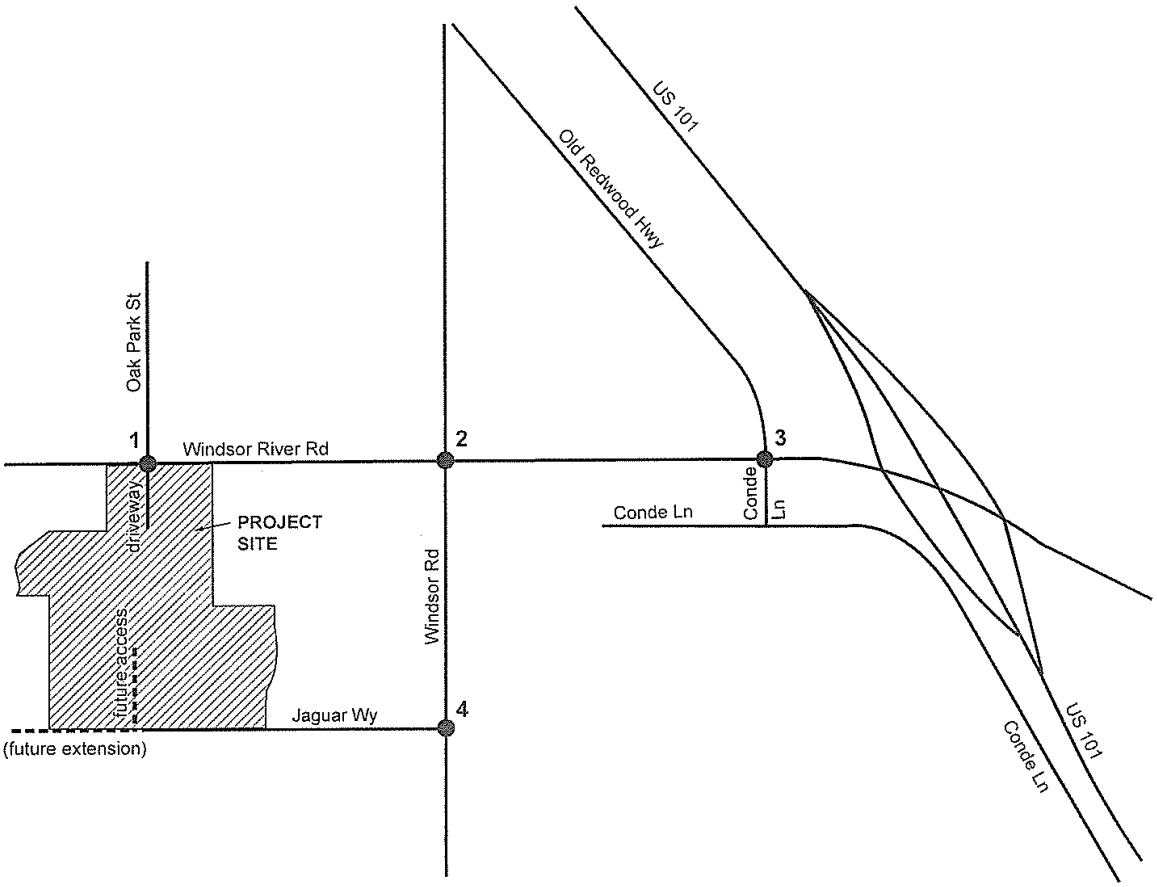
Impact K-9: Implementation of the Master Plan would contribute to cumulative increases in traffic in the project area under cumulative conditions. (Less than Significant)

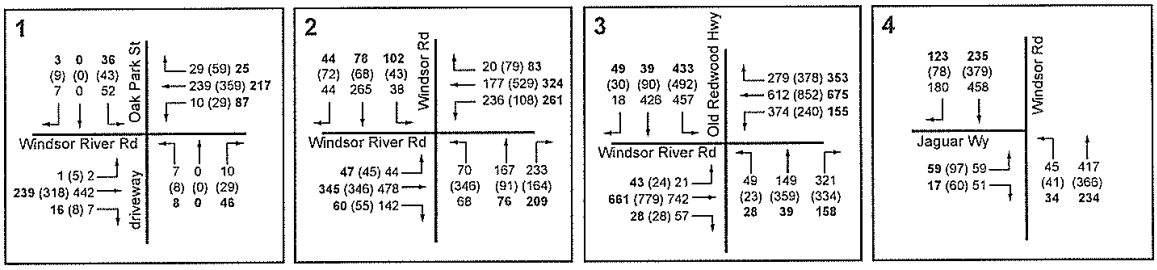
The trips generated by the proposed project were assigned to the roadway system based on the directions of approach and departure discussed under buildout of the Master Plan. **Figure 4.K-5** illustrates the traffic volumes at the study intersections under cumulative plus the project. The results of the LOS analysis for the project are summarized in **Table 4.K-8**.

Under cumulative with project conditions, all of the study intersections would operate at an acceptable level of service, with exception of Windsor River Road at Old Redwood Highway. This signalized intersection would continue to operate at LOS E during the p.m. peak hour.

The Saturday mid-day peak hour at Windsor River Road and Old Redwood Highway would continue operate at LOS D.

As the project would not increase delays to an unacceptable level of service, in and of itself, it would have a less than significant impact on the roadway system in the project vicinity under cumulative conditions.





XX (XX) XX = AM (PM) SAT

Keiser Park . 206050

SOURCE: ESA

Figure 4.K-5
Cumulative Plus Project Turning Movement Volumes

TABLE 4.K-8
LEVELS OF SERVICE (LOS) AND DELAY (IN SECONDS PER VEHICLE)
CUMULATIVE PLUS PROJECT CONDITIONS

ID	Intersection	Traffic Control	A.M. Peak Hour		P.M. Peak Hour		SAT Peak Hour	
			Delay	LOS	Delay	LOS	Delay	LOS
1	Windsor River Road @ Park Driveway	Side Street Stop Sign	18.1	C	19.5	C	17.6	C
2	Windsor River Road @ Windsor Road	Signal	35.0	D	23.2	C	26.4	C
3	Windsor River Road @ Old Redwood Hwy	Signal	54.0	D	70.2	E	41.5	D
4	Jaguar Way @ Windsor Road	Side Street Stop Sign	23.9	C	22.2	C	14.0	B

NOTES: The LOS/Delay for Side-Street Stop-Control intersections represent the worst movement or approach; for Signalized intersections, the LOS/Delay represent the overall intersection.

The project adds through traffic to the intersection of Windsor River Road at Old Redwood Highway, which is a non-critical movement, hence the decrease in delay with the project under Saturday peak hour conditions.

SOURCE: ESA (2008)

Mitigation: None required.

References – Transportation

AASHTO. (American Association of State Highway and Transportation Officials). *A Policy on Geometric Design of Highways and Street.* 2001.

ESA, Field Reconnaissance Survey, November 6, 2006.

Project Plans and Description

San Diego Association of Governments, *San Diego Traffic Generators*, 2002.

Sonoma County Transportation Authority (SCTA), *Countywide Bicycle Plan 2003 Update*, 2003.

Transportation Research Board, *2000 Highway Capacity Manual*, 2000.

Town of Windsor, *Townwide Trail and Bikeways Plan*, November 2002.

Town of Windsor, *Town of Windsor General Plan-2015*. Adopted March 13, 1996.

L. Utilities and Service Systems

Introduction

This section describes existing public utilities on and in the vicinity of the project and evaluates the impact of the proposed project on the provision of public utilities and possible adverse physical impacts to the environment that could result from constructing new or expanded facilities at Keiser Park. Topics analyzed in this section include public water supply, sanitary sewer (wastewater), solid waste, and gas and electricity services. This section focuses on the effect the proposed project would have on the ability of the Town of Windsor and other service providers to effectively deliver these services and utilities and identifies potential impacts.

Setting

Water Supply

Sonoma County Water Agency (SCWA) is the primary provider of potable water in Sonoma County, while the Town's Public Works Department is responsible for the daily operation of the Town's Potable Water System. Windsor's drinking water is supplied from groundwater extracted from primarily five groundwater wells located adjacent to the Russian River, including the Sonoma County Water Agency Aqueduct near the Sonoma County Airport. The only form of treatment Windsor's potable water is required by law to undergo is disinfection with chlorine. Windsor has over 150 miles of distribution mains and over five million gallons of water storage intended for fire protection.

The Town also administers programs aimed at reducing water consumption. These programs include the use of recycled water for irrigation, requirements for water-saving "low flow" plumbing fixtures, demonstration gardens featuring low water use plants, and providing water education materials to local schools free of charge.

Wastewater

The Water Reclamation Division is responsible for the treatment, storage and disposal of the Town's wastewater. According to the Town's Utilities Division, The Town treats approximately 650 million gallons of wastewater annually and disposes of approximately 300 million gallons through land discharge (irrigation of farm lands and urban reuse) and 300 million gallons through creek discharge annually.

Ninety five percent of the sanitary sewer generated in the Town of Windsor drains by gravity directly to the wastewater treatment plant, a 74-acre site located immediately west of the Northwest Pacific Railroad tracks. The remaining five percent that does not drain by gravity arrives to the plant via two small capacity public lift stations. The treatment plan received sanitary sewer by way of a 15-inch trunk sewer from the northwest side and by way of a 20-inch and a 42-inch trunk sewers from the east side.

Solid Waste

Solid waste and recycling operations in the Town of Windsor are managed jointly by the County of Sonoma Public Works Department and the Sonoma County Waste Management Agency. The Sonoma County Department of Transportation and Public Works regulates the seven commercial refuse haulers which are responsible for transporting solid waste from residential, commercial and industrial customers to the Healdsburg Transfer Station, located at 166 Alexander Valley Road in Healdsburg, Sonoma County. Once at the transfer station, the solid waste is sorted and hauled to one of three landfills: The Potrero Hills Landfill in Solano County (anticipated to be in operation until approximately 2030), the Redwood Sanitary Landfill in Marin County (anticipated to be in operation until approximately 2039), or the Keller Canyon Landfill in Contra Costa County (anticipated to be in operation until approximately 2030). All of these landfills operated within their permitted capacities.

The Sonoma County Waste Management Agency, formed in 1992, is responsible for implementing the regional waste diversion programs in Sonoma County, as required by AB939. As such, the Agency is tasked with operating various residential and commercial recycling, hazardous waste, composting and green building programs throughout the County. The Agency utilizes a number of transfer stations for sorting the waste that is collected, including the Annapolis Transfer Station, Healdsburg Transfer Station, Guerneville Transfer Station, and Sonoma Transfer Station, all of which are located within Sonoma County. From any of these stations, the waste that cannot be diverted is typically hauled to the Central Disposal Landfill, which is currently anticipated to be in operation until 2014.

Assembly Bill 939 states that all cities must divert 50 percent of their solid waste from landfills by December 31, 2000. The current diversion rate for the Sonoma County Waste Management Agency, as of 2005, is 59 percent (CIWMB, 2008).

Several recycling programs run by the Agency, which target residents, businesses and contractors, operate within the Town of Windsor would help mitigate the adverse impacts of the project. An example of such programs is the Waste Reduction Awards Program (W.R.A.P), which is sponsored by the California Integrated Waste Management Board, and allows local businesses to gain recognition for their "outstanding efforts to reduce waste."

Energy Services

Pacific Gas & Electric (PG&E) provides energy and natural gas to the Town of Windsor as well as most municipalities and northern and central California. Electricity is delivered to Windsor via overhead transmission lines, while natural gas is supplied through underground pipes.

In addition to electricity and natural gas, petroleum products, used to power motor vehicles, are delivered to the Town of Windsor through tanker trucks and are sold through private retailers throughout the Town. At this time, PG&E has no plans to substantially change the electric transmission system in Windsor as demand is projected to be relatively stable. PG&E expands its service on an as-needed basis and requires the project sponsor to fund the extension of service.

Regulatory Framework

Water Quality, Supply, and Distribution

Safe Drinking Water Act

The U.S. Environmental Protection Agency (U.S. EPA) administers the Safe Drinking Water Act (SDWA), the primary federal law that regulates the quality of drinking water and establishes standards to protect public health and safety. The Department of Health Services (DHS) implements the SDWA and oversees public water system quality statewide. DHS establishes legal drinking water standards for contaminates that could threaten public health.

Senate Bill (SB) 610 / Senate Bill (SB) 221

Senate Bill (SB) 610, codified as Sections 10910-10915 of the California Public Resources Code, requires local water providers to conduct a water supply assessment for projects proposing over 500 housing units[1], 250,000 square feet of commercial office space (or more than 1,000 employees), a shopping center or business establishment with over 500,000 square feet (or more than 1,000 employees), or equivalent usage. Local water suppliers must also prepare or have already prepared an Urban Water Management Plan to guide planning and development in the water supplier's service area, and specifically pursue efficient use of water resources.

Stormwater Drainage

Regulations related to the quality and quantity of stormwater runoff (i.e., Federal Clean Water Act / National Pollutant Discharge Elimination System [NPDES] are discussed in Section 4.G, Hydrology and Water Quality. As previously stated, this section focuses on whether the proposed project would result in the need for new or expanded stormwater drainage facilities.

Solid Waste

Assembly Bill (AB) 939

The California Integrated Waste Management Act of 1989, or Assembly Bill (AB) 939, establish the Integrated Waste Management Board, require the implementation of integrated waste management plans and mandate that local jurisdictions divert at least 50 percent of all solid waste generated (from 1990 levels), beginning January 1, 2000, and divert at least 75 percent by 2010. Projects that would have an adverse effect on the County's waste diversion goals are required to include waste diversion mitigation measures to assist in reducing these impacts to less than significant levels.

Energy

Buildings constructed after June 30, 1977 must comply with standards identified in Title 24 of the California Code of Regulations. Title 24, established by the California Energy Commission (CEC) in 1978, requires the inclusion of state-of-the-art energy conservation features in building

1 Senate Bill (SB) 221 similarly amended the Subdivision Map Act to ensure confirmation that public water supply is sufficient to serve proposed development projects of 500 dwelling units or more.

design and construction including the incorporation of specific energy conserving design features, use of non-depletable energy resources, or a demonstration that buildings would comply with a designated energy budget.

Local Plans and Policies

General Plan

The *Town of Windsor General Plan 2015* (General Plan), adopted in 1996, outlines policies, standards and programs that together provide a comprehensive, long-term plan for the physical development within the Town. The General Plan lists the following pertinent goals, objectives and policies relevant to utilities and service systems:

Policy E.4.1 The availability of a long-term, reliable potable water supply and adequate wastewater treatment capacity shall be primary determinants in the rate of growth for Windsor. Construction of water supply and wastewater treatment capacity shall be phased to meet the needs of the community. The Town shall assure that there is adequate supply or that such supply would become available with occupation of the proposed structures prior to approving a project.

Policy E.4.4 The Town shall continue to require the use of water-conserving plumbing fixtures, such as low-flow toilets and showerheads, in all new development permitted in the Town.

Policy E.4.5 The Town shall encourage new development to use drought-tolerant vegetation in future landscaping to reduce the need for irrigation.

Policy E.4.10 The Town shall encourage the use of natural or nonstructural stormwater drainage systems, to preserve and enhance the natural features of a site and to assist with the replenishment of the area's groundwater basin.

Policy E.4.11 The Town shall continue to improve its solid waste management system through emphasis on waste prevention (source reduction), reuse, recycling, composting, and disposal. Opportunities to accomplish this policy shall consider:

a. providing information and assistance to businesses and the public;

b. providing convenient drop-off or curbside collection of recyclables;

c. providing convenient drop-off or curbside collection of yard waste;

d. requiring all Town departments to develop materials acquisition and handling practices that reduce the amount of waste generated in daily operations; and

e. requiring all projects, except single family dwellings, to provide sufficient and accessible space for the storage and collection of recyclable materials separate from, and in addition to, space for refuse storage and collection.

Policy E.4.13 The environmental assessment of new or expanded utility lines shall address the potential adverse impacts on development as a result of a rupture or malfunction,

and shall identify mitigation measures to be adopted by the utility to safeguard against such accidents and to respond in the event of an accident.

Policy E.4.14 Utility distribution and transmission lines for all new development shall be placed underground.

Impacts and Mitigation Measures

Significance Criteria

The impact of the proposed project on public services and utilities would be considered significant if it would exceed the following Standards of Significance, in accordance with Appendix G of the state CEQA *Guidelines*:

- Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require new or expanded water supply resources or entitlements;
- Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Comply with federal, state, and local statutes and regulations related to solid waste;

Impacts

Impact L-1: Implementation of the Master Plan would increase the demand for water. (Potentially Significant)

The proposed project would construct a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restroom facilities, and two children's play areas. The water demand generated on the site would be attributable to water used in the recreation/aquatics facility, swimming pools, and water used for landscaping irrigation.

Preliminary estimates of daily water use are as follows:

TABLE 4.L-1
ESTIMATED DAILY WATER USE

Structure	Estimated Daily Water Use (gallons/day)
Recreation/Aquatics Building	975
Recreation Pool	1,160
Competition Pool	2,690
Irrigation (Potable)	215*
Irrigation (Non-Potable)	48,000 Non-Potable[a]
Total (Potable)	**5,040**
Total (Non-Potable)	**48,000**

[a] The majority of water use estimated for park irrigation is existing usage.

SOURCE: Lefler Engineering/ADG

The recreational and competition swimming pools would hold approximately 135,000 gallons and 644,000 gallons of water each, respectively.[2] Swimming pool water would be monitored, and replaced as needed. Park would use recycled water for irrigation and restroom plumbing.

As indicated in **Table 4.L-1**, above, the approximate amount of water used by the proposed project would consist of 5,040 potable and 48,000 non-potable (recycled) gallons per day. Since the majority of water demand estimated for the proposed project is existing usage, the increase in water demand attributable to the proposed project would be incremental. It would be consistent with the Town's future water demand and supply projections and would not exceed the Town's water supply capacity.

Mitigation Measure L-1, below, would be implemented by the Town of Windsor to further reduce water demand generated by the proposed project:

> **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.

Because the projected water demand attributable to the proposed project is anticipated to be a small percentage of the Town's total demand, because the project would not exceed water supplies available to serve the project from existing entitlements and resources, and because the

2 These estimates are based on the average depth of three feet for the recreation pool and seven feet for the competition pool.

Town would be required to implement Mitigation Measure L-1, the Master Plan's impact on water provisions would be less than significant.

Significance after Mitigation: Less than Significant.

Impact L-2: Implementation of the Master Plan could require or result in construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Less than Significant)

The wastewater generated by the proposed project would be attributable to the new restrooms, kitchen facilities and swimming pools. The pools would be drained and refilled infrequently and it is anticipated that the wastewater generated by the project would comprise a small fraction of the Town's existing dry weather capacity. Because this amount would be incremental, it would not be expected to exceed the wastewater treatment requirements of the North Coast Regional Water Quality Control Board. Furthermore, other than extending the existing infrastructure to the project site, no additional wastewater treatment facilities would need to be constructed to accommodate the proposed project. For these reasons, the project's impact to sanitary sewer would be less than significant.

Mitigation: None required.

Impact L-3: The proposed project would increase generation of solid waste. (Less than Significant)

Construction and operation of the proposed project would increase the volume of solid waste generated. However, because the waste generated by the project would likely constitute only a marginal increase over what the respective transfer stations and landfills already handle, it would be accommodated by these facilities. Therefore, the project's impact on solid waste would be less than significant.

In addition, the project would, to the extent feasible, participate in the various recycling and waste diversion programs conducted by the Sonoma County Waste Management Agency, which assist the Town of Windsor and Sonoma County in meeting the requirements of AB 939. The project would ensure that all park facilities, landscaped areas, picnic areas, parking lots, buildings and other visitor-serving uses should be equipped with recycling bins in addition to trash bins. Furthermore, organic wastes such as lawn cuttings and landscaping debris, shall be composted as feasible. Therefore, the project's contribution to the overall waste stream in and of itself is not considered significant, and with continued participation and adherence to these programs, the proposed project would not require or result in new or expanded landfill facilities or impede the Town's or County's ability to meet mandated waste diversion requirements.

Mitigation: None required.

Impact L-4: Implementation of the Master Plan would not increase demand for electric services to such a degree that accepted service standards are not maintained. (Less than Significant)

As discussed in the Setting section, electrical services at the parks would be provided by PG&E. The proposed project would construct a recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restroom facilities, and two children's play areas. While the addition of these new facilities may increase the number of people who visit the park, it would not result in a substantial increase in energy consumption to the degree that new energy-generating facilities would need to be constructed or existing facilities expanded.

Facility improvements proposed under the Master Plan that would result in the increased consumption of energy include proposed lighting at the new courts and fields, and energy required for the operations of concessions, restrooms, aquatic facilities, and the recreation center. To minimize potential impacts, project construction would be expected to comply with policies set forth by the California Energy Commission's Title 24 Program. Title 24 would be applicable to the construction and operations of the recreation center and, possibly, the aquatic facilities. In general, the program guides the construction and installation of walls, ceilings, floors, as well as vapor glazing, climate control, and water heating equipment in an effort to reduce energy consumption. Complying with regulations set forth by Title 24 would minimize wasteful energy use during construction and operation and would result in a less than significant impact related to energy consumption.

In addition, on March 15, 2006, the Windsor Town Council approved a voluntary Green Building program promoting Green Building practices as the standard for all new residential and commercial construction. While the proposed project would not fall within residential or commercial land use categories, an opportunity exists to incorporate green business practices into the design and operations of the proposed facilities beyond the minimum requirements mandated by Title 24. As proposed, the Town of Windsor intends to include photovoltaic panels, high efficiency pumps, solar energy (radiant/lighting), and other green building measures in their building designs. Water for the pools would be heated by either solar or natural gas to reduce electric energy usage.

Mitigation: None required.

Cumulative Impacts

Impact L-5: Implementation of the Master Plan when combined with other foreseeable development in the vicinity, could result in cumulative impacts to the provision of utilities and service systems. (Less than Significant)

The proposed project, in conjunction with reasonably foreseeable future projects (see Chapter 5), could result in a cumulative increase in the demand for water, wastewater treatment services, solid waste disposal, and energy provisions. The proposed project would be located in an area already served by local utility providers that meet their standards in the project site area. The development of the proposed project and other reasonably foreseeable future projects in the vicinity would be incremental and not by itself trigger the need for the expansion of utility facilities as a direct result of project development.

Furthermore, the proposed project and other reasonably foreseeable future projects would be required to comply with standards and contribute their fair-share in impact fees. Therefore, the effect of the proposed project on public services provisions, in combination with other foreseeable projects, would be less than significant.

Mitigation: None required.

References – Utilities and Services Systems

California Integrated Waste Management Board (CIWMB). Jurisdiction Profile for Sonoma County Waste Management Agency. www.ciwmb.ca.gov. Accessed January 15, 2008.

Caldwell, Donna, Sonoma County Department of Public Works, personal communication, January 23, 2008.

Sonoma County Water Agency (SCWA). http://www.scwa.ca.gov/about_your_water/water_supply.php. accessed January 16, 2008.

Sonoma County Waste Management Agency, Sonoma County Recycling Guide, 2006, available online at http://www.recyclenow.org/Guide06_28_pages.pdf_, accessed January 16, 2007.

Town of Windsor, Drinking Water Quality, 2005 Consumer Confidence Report, Spring 2006.

Town of Windsor, Water Reclamation Facilities Overview, accessible online at http://www.ci.windsor.ca.us/40739.html, accessed on January 15, 2008.

Town of Windsor, Utilities Division Overview, assessable online at http://www.ci.windsor.ca.us/3083.html, accessed on January 16, 2008.

Town of Windsor, Green Building Program, http://www.ci.windsor.ca.us/3074.html, accessed January 15, 2008.

CHAPTER 5
Alternatives

A. Criteria for Selecting Alternatives

The California Environmental Quality Act (CEQA) requires that the EIR compare the effects of a "reasonable range of alternatives" to the effects of the project. The alternatives selected for comparison would attain most of the basic objectives of the project and avoid or substantially lessen one or more significant effects of the project (CEQA *Guidelines* Section 15126.6). The "range of alternatives" is governed by the "rule of reason" which requires the EIR to set forth only those alternatives necessary to permit an informed and reasoned choice by the decision-making body and informed public participation (CEQA *Guidelines* Section 15126.6[f]). CEQA generally defines "feasible" to mean an alternative that is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors.

B. Factors in the Selection of Alternatives

The CEQA *Guidelines* recommend that an EIR should briefly describe the rationale for selecting the alternatives to be discussed, identify any alternatives that were considered by the lead agency but were rejected as infeasible, and briefly explain the reasons underlying the lead agency's determination [CEQA *Guidelines*, Section 15126.6(c)]. The following factors were considered in identifying a reasonable range of alternatives to the project:

- The extent to which the alternative would accomplish most of the basic goals and objectives of the project;
- The extent to which the alternative would avoid or lessen one or more of the identified significant environmental effects of the project;
- The potential feasibility of the alternative, taking into account site suitability, economic viability, availability of infrastructure;
- Consistency with the General Plan and other regulatory considerations;
- The requirement of the CEQA *Guidelines* to consider a "no-project" alternative and to identify an "environmentally superior" alternative in addition to the no-project alternative [CEQA *Guidelines*, Section 15126.6(e)].

The significant environmental impacts that the alternatives seek to eliminate or reduce are:

- Increased impacts to cumulative traffic congestion
- Contribution to the cumulative air quality degradation
- Impact to noise generated by vehicles accessing the Park
- Short-term emissions of criteria air pollutants

The significant environmental effects of the project and each alternative are summarized in **Table 5-1** at the end of this chapter.

C. Alternatives Selected for Consideration

With consideration given to the above factors for selection, the Town identified the following reasonable range of project alternatives to be addressed in this EIR:

- **Alternative 1:** No Project, Existing Conditions (No Change)
- **Alternative 2:** Alternative Site
- **Alternative 3:** No Aquatic Center Alternative
- **Alternative 4:** No Recreation Center Alternative

D. Description and Analysis of Alternatives

Throughout this section, a description of each alternative is followed by a discussion of its impacts and how it differs from those of the project. As permitted by CEQA, the significant effects of the alternatives are discussed in less detail than are the effects of the project (CEQA *Guidelines* Section 15126.6[d]). However, the analysis is conducted at a sufficient level of detail to provide Town decision-makers adequate information to fully evaluate the alternatives and to approve any of the alternatives without further environmental review.

Unless indicated, the impacts associated with the project and each alternative are for year 2025 buildout conditions and are stated as levels of significance *after* implementation of mitigation measures identified in Chapter 4.

Alternative 1: No Project / Existing Conditions

Consideration of a No Project Alternative is required under CEQA. Section 15126.6(e) of the CEQA *Guidelines* states: "The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project."

Under the No Project Alternative, the proposed project would not be undertaken, and no change would occur on the site. Proposed new recreational facilities on the site would not be constructed. The park would remain in its current developed state for an unknown period of time.

Although it is reasonable to assume that the project site would eventually have some recreational upgrades, no other plans for the project site are currently under consideration outside the Master

Plan. Therefore, should the proposed project be rejected, the No Project Alternative assumes no change in the existing environment, and would result in a continuation of existing conditions on the site. The no-project alternative would eliminate or substantially reduce all project-related impacts.

Impacts

Under the No Project Alternative, the Master Plan would not be implemented. The Town would continue to implement existing protection, operations, and maintenance policies. The facilities at the park would remain as is. Circulation and parking would also remain the same. Public access to this area would likely increase in proportion to population growth and recreational demand. Some Master Plan improvements could occur, but on an ad-hoc basis. Park patrols and operation, treatment of non-native species and pests, and facilities maintenance would continue at existing levels and intensities.

Compared to the proposed project, the No Project / Existing Conditions Alternative would not create the impacts described in impact analysis in Chapter 4 of this EIR. Conditions would remain as described in the setting sections of the impact analysis. This alternative would not meet any of the Town's objectives, nor would this alternative contribute to meeting the recreational facilities needs of the citizens.

Alternative 2: Alternative Site

An alternative sites analysis was commissioned by the Town of Windsor to assess the types of facilities and potential sites for an aquatic center (Aquatic Design Group, 2004). The site analysis started with an initial list of seven potential facilities sites and three were identified for future analysis. In addition to Keiser Park, an area on Mitchell Lane, near the Wilson Ranch Soccer Park (referred to as Windsor South) and area of Ararta Lane (referred to as Windsor North) were evaluated in detail.

Each of the sites were analyzed utilizing a number of evaluation factors designed to rate the long-term viability of each site, including an aquatic facility potential, preliminary construction cost estimate and operating costs.

Impacts

Compared to the proposed project, Alternative 2 would result in similar or reduced impacts than those described in Chapter 4 of this EIR. In particular, traffic patterns due to the project would be located outside the central core of the Town. This would move traffic away from more heavily used roadways, but would also increase travel times to the vast majority of citizens as the alternatives sites are located on the north or south end of town. The additional travel time spent by park visitors would also increase air quality impacts. Both of the other sites would require zoning changes. Because Keiser Park is currently owned and operated by the Town as a community park, the overall impacts of placing the aquatic center at the site was both environmentally and fiscally more responsible.

Alternative 3: No Aquatic Center

The No Aquatic Center Alternative, Alternative 3, would implement the Master Plan for the park without the aquatic center. The ball fields, children's play area, parking areas, and recreation center would still be constructed, although the construction phasing would be altered to reflect the elimination of pool construction.

Impacts

As compared to the proposed project, Alternative 3 would have fewer impacts than the proposed project. It would generate less traffic and thus there would be less noise and air quality issues related to vehicle emissions. Related to short-term impact, by not constructing the aquatic center, there would be fewer construction impacts from buildout of the Master Plan. Not having a pool at the site would also lessen the noise at the site as it would eliminate one of the major outdoor recreational uses. Water use from park operations would also be less, as well as wastewater and energy use. Alternative 3 would not avoid biological impacts as it would continue to develop the northern and western portions of the park for recreational use. This alternative would not meet many of the Town's stated objectives, nor would this alternative contribute to meeting the recreational facilities needs of the citizens.

Alternative 4: No Recreation Center

The No Recreation Center Alternative, Alternative 4, would implement the Master Plan for the park without the recreation center. The ball fields, children's play area, parking areas, and aquatic center would still be constructed, although the construction phasing would be altered to reflect the elimination of the recreation center construction.

Impacts

As compared to the proposed project, Alternative 4 would have fewer impacts than the proposed project. It would generate less traffic and thus there would be less noise and air quality issues related to vehicle emissions. Related to short-term impact, by not constructing the recreation center, there would be fewer construction impacts from buildout of the Master Plan. Not having a recreation center at the site would also lessen contributions to vehicle trips in addition to noise from traffic. Water use from park operations would also be less, as well as wastewater and energy use, as the recreation center would hold events and classes. Although Alternative 4 would avoid some biological impacts in that it would be possible to avoid some seasonal wetlands, Alternative 4 would still result in biological impacts in the northern and western portions of the park for recreational use. This alternative would not meet many of the Town's stated objectives, nor would this alternative contribute to meeting the recreational facilities needs of the citizens.

E. Environmentally Superior Alternative

Alternative 1 (No Project/Existing Conditions Alternative) would avoid all significant unavoidable and potentially significant impacts associated with the project and each of the other alternatives, and therefore would be the environmentally superior alternative. However, this alternative does not meet any of the objectives and goals of the project.

CEQA requires that that a second alternative be identified when the "no project" alternative emerges as the Environmentally Superior Alternative (CEQA *Guidelines*, Section 15126.6(e)). Therefore, Alternative 4, the No Recreation Center Alternative, would be considered the environmentally superior alternative since it would lessen the significant environmental impacts of the proposed project to construction, transportation, air quality, noise, and utilities. It would meet some of the project objectives, however, this alternative would fall short of the Town's objective under the Keiser Park Master Plan to provide a recreation center for community events.

TABLE 5-1
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
A. Aesthetics					
Impact A-1: Construction of the proposed project would create temporary aesthetic nuisances associated with project construction and grading activities. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact A-2: The proposed project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources. (Less than Significant)	LS	N	LS	LS	LS
Impact A-3: Implementation of the proposed project would alter, but would not substantially degrade the existing visual character or quality of the site and its surroundings. (Less than Significant)	LS	N	LS	LS	LS
Impact A-4: Implementation of the proposed project would result in an increase in light and glare at the project site. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact A-5: The proposed project, in conjunction with cumulative development, would alter the visual character in the project vicinity. (Less than Significant)	LS	N	LS	LS	LS
B. Air Quality					
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)	LSM	N	LSM⇧	LSM⇩	LSM⇩
Impact B-2: Operations under the Master Plan would result in an increase in operational emissions of criteria air pollutants (ROG, NOx, CO, PM10, and PM2.5) from on-road motor vehicle traffic traveling to and from Keiser Park and onsite area sources associated with implementation of the Master Plan. (Less than Significant)	LS	N	LS	LS	LS
Impact B-3: Mobile emissions generated under the Master Plan would increase carbon monoxide concentrations at intersections in the project vicinity. (Less than Significant)	LS	N	LS	LS	LS
Impact B-4: Emissions generated under the Master Plan could expose sensitive receptors to pollutants. (Less than Significant)	LS	N	LS	LS	LS
Impact B-5: Implementation of the Master Plan could conflict with the State's goals for reducing greenhouse gas emissions and thereby have a negative effect on global climate change. (Less than Significant)	LS	N	LS	LS	LS
Impact B-6: Operations of the Master Plan together with anticipated future development in the area could cumulatively increase regional air pollutant emissions. (Less than Significant)	LS	N	LS	LS	LS

Legend
LS Less than significant or negligible impact; no mitigation required
LSM Less than significant adverse impact, after mitigation
SU Significant and unavoidable adverse impact, after mitigation
N No impact
B Beneficial
⇧⇩ Impact is more severe or less severe than project impact, after mitigation

TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
C. Biological Resources					
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)	LSM	N	LSM	LSM	LSM
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)	LSM	N	LSM	LSM	LSM
Impact C-3: Improvements and additions to Keiser Park facilities as part of the project could potentially impact protected trees. (Potentially Significant)	LSM	N	LSM	LSM	LSM
Impact C-4: Development and improvements of the Keiser Park site may result in loss of riparian woodland vegetation (other than trees). (Potentially Significant)	LSM	N	LSM	LSM	LSM
Impact C-5: Removal of trees and riparian vegetation could result in the loss of nesting or roosting habitat for raptors and other bird species that are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act. (Potentially Significant)	LSM	N	LSM	LSM	LSM
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)	LSM	N	LSM	LSM	LSM
Impact C-7: Construction of the proposed project has the potential to impact sensitive fish species habitat. (Potentially Significant)	LSM	N	LSM	LSM	LSM
D. Cultural Resources					
Impact D-1: The implementation of the Master Plan would impact buried deposits that could contain information capable of answering pertinent research questions are present beneath or adjacent to the flat area. (Potentially Significant)	LSM	N	N	LSM	LSM
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)	LSM	N	LSM	LSM	LSM
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)	LSM	N	LSM	LSM	LSM

Legend
LS Less than significant or negligible impact; no mitigation required
LSM Less than significant adverse impact, after mitigation
SU Significant and unavoidable adverse impact, after mitigation
N No impact
B Beneficial
⇧⇩ Impact is more severe or less severe than project impact, after mitigation

TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
D. Cultural Resources (cont.)					
Impact D-4: The implementation of the Master Plan would result in excavation in bedrock where significant paleontologic discovery could be present. (Potentially Significant)	LSM	N	LSM	LSM	LSM
Impact D-5: The implementation of the Master Plan would have an adverse impact to architectural resources or built historical resources. (No Impact)	N	N	N	N	N
Impact D-6: The implementation of the Master Plan, in conjunction with cumulative development, could affect cultural resources in the project vicinity. (Less than Significant)	N	N	N	N	N
E. Geology, Soils and Seismicity					
Impact E-1: Implementation of the Master Plan would expose people and structures to seismic hazards such as ground shaking and liquefaction. (Potentially Significant)	LSM	N	LSM	LSM	LSM⇩
Impact E-2: Structures, buildings, or other proposed improvements could be subject to soil hazards, including expansive soils and differential settlement. (Potentially Significant)	LSM	N	LSM	LSM	LSM⇩
Impact E-3: Implementation of the Master Plan could increase soil erosion during grading, excavation, and construction activities. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact E-4: The proposed project, together with other developments in the immediate vicinity, would contribute to potential cumulative geologic and seismic hazards including increased soil erosion, slope failure, ground shaking, soil settlement, and liquefaction. (Less than Significant)	LS	N	LS	LS	LS
F. 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)	LSM	N	LSM	LSM⇩	LSM⇩
Impact F-2: Use of hazardous materials during construction under the Master Plan could adversely impact soil, and surface and groundwater. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
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)	LS	N	LS	LS	LS

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TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
F. Hazards and Hazardous Materials (cont.)					
Impact F-4: Operations under buildout of the Master Plan would potentially involve the storage, use and transport of hazardous materials such as chemicals associated with pool maintenance. Improper storage or handling could result in a release to the environment and expose people to adverse affects. (Less than Significant)	LS	N	LS	LS	LS
Impact F-5: Operations under buildout of the Master Plan would potentially result in an increase in the risk of exposure to airport-related hazards for people recreating or working at Keiser Park. (Less than Significant)	LS	N	LS	LS	LS
Impact F-6: Implementation of the Master Plan in combination with other developmental projects in the site vicinity would not contribute to cumulative hazards and hazardous materials impacts in the project area. (Less than Significant)	LS	N	LS	LS	LS
G. Hydrology and Water Quality					
Impact G-1: Implementation of the Master Plan could result in construction-related erosion causing increased sedimentation in nearby surface waters. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact G-2: Implementation of the Master Plan could result in increased Nonpoint Source Pollution (NPS). (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
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)	LSM	N	LSM	LSM⇩	LSM⇩
Impact G-4: Increased impervious coverage resulting from implementation of the Master Plan could result in a decrease in groundwater recharge. (Less than Significant)	LS	N	LS	LS	LS
Impact G-5: Implementation of the Master Plan, together with other developments in the immediate vicinity, would contribute to potential cumulative impacts to hydrology and water quality. (Less than Significant)	LS	N	LS	LS	LS
H. Land Use					
Impact H-1: Implementation of the Master Plan has the potential to physically divide an established community. (Less than Significant)	LS	N	LS	LS	LS
Impact H-2: Implementation of the Master Plan would not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)	LS	N	LS	LS	LS

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TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
H. Land Use (cont.)					
Impact H-3: Implementation of the Master Plan would not conflict with an applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP). (Less than Significant)	LS	N	LS	LS	LS
Impact H-4: Implementation of the Master Plan, together with other developments in the immediate vicinity, would not contribute to potential cumulative land use impacts. (Less than Significant)	LS	N	LS	LS	LS
I. Noise					
Impact I-1: Construction activities under the Master Plan would temporarily and intermittently increase noise levels at nearby sensitive receptor locations. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
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)	LSM	N	LSM⇧	LSM⇩	LSM⇩
Impact I-3: Athletic facility noise under the Master Plan could disturb existing residential uses in the vicinity of the park. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact I-4: Construction activities under the Master Plan could result in ground-borne vibration or ground-born noise. (Less than Significant)	LS	N	LS	LS	LS
Impact I-5: Increases in traffic under the Master Plan in combination with other development would result in cumulative noise increases. (Potentially Significant)	LSM	N	LSM⇧	LSM⇩	LSM⇩
J. 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)	LSM	N	LSM	LSM⇩	LSM⇩
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)	LSM	N	LSM	LSM⇩	LSM⇩
Impact J-3: Implementation of the Master Plan would not increase the demand for public school services, nor would it result in the need for the provision of new or physically altered facilities. (Less than Significant)	LS	N	LS	LS	LS

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TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
J. Public Services (cont.)					
Impact J-4: Implementation of the Master Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, nor include recreational facilities or require the construction or expansion of recreational facilities. (Less than Significant)	LS	N	LS	LS	LS
K. Transportation					
Impact K-1: Construction under the Master Plan would result in temporary increases in truck traffic and construction worker traffic. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact K-2: Implementation of the Master Plan would increase traffic on roadways and at intersections in the project site vicinity under existing plus project conditions. (Less than Significant)	LS	N	LS	LS	LS
Impact K-3: The buildout 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)	LSM	N	LSM	LSM⇩	LSM⇩
Impact K-4: Implementation of the Master Plan would increase the demand for transit service. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact K-5: Implementation of the Master Plan could result in inadequate site access and circulation. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact K-6: Implementation of the Master Plan could result in inadequate site access and circulation for bicyclists and pedestrians. (Less than Significant)	LS	N	LS	LS	LS
Impact K-7: Implementation of the Master Plan would result in increased parking demand. (Less than Significant)	LS	N	LS	LS	LS
Impact K-8: Implementation of the Master Plan would result in unsafe crossing of railroad right-of-way. (Less than Significant)	LS	N	N	LS	LS
Impact K-9: Implementation of the Master Plan would contribute to cumulative increases in traffic in the project area under cumulative conditions. (Less than Significant)	LS	N	LS	LS	LS

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TABLE 5-1 (Continued)
SUMMARY OF IMPACTS: PROJECT AND ALTERNATIVES

NOTE: Significance levels shown in the table reflect levels of significance *after mitigation* and indicate maximum impact during buildout and operation, unless otherwise specified.	Project	1 No Project	2 Alternative Site	3 No Aquatic Center	4 No Recreation Center
L. Utilities and Service Systems					
Impact L-1: Implementation of the Master Plan would increase the demand for water. (Potentially Significant)	LSM	N	LSM	LSM⇩	LSM⇩
Impact L-2: Implementation of the Master Plan could require or result in construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Less than Significant)	LS	N	LS	LS	LS
Impact L-3: The proposed project would increase generation of solid waste. (Less than Significant)	LS	N	LS	LS	LS
Impact L-4: Implementation of the Master Plan would not increase demand for electric services to such a degree that accepted service standards are not maintained. (Less than Significant)	LS	N	LS	LS	LS
Impact L-5: Implementation of the Master Plan when combined with other foreseeable development in the vicinity, could result in cumulative impacts to the provision of utilities and service systems. (Less than Significant)	LS	N	LS	LS	LS

Legend

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CHAPTER 6
Other Statutory Sections

This section summarizes the findings with respect to growth-inducing impacts, cumulative impacts, and significant, unavoidable environmental impacts of the Keiser Park Master Plan.

A. Growth-Inducing

The CEQA *Guidelines* require that an EIR evaluate the growth-inducing impacts of a proposed action (Section 15126.2[d]). A growth-inducing impact is defined by the CEQA Guidelines as:

> *[T]he ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth .... It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.*

A project can have direct and/or indirect growth-inducement potential. Direct growth inducement would result if a project involved construction of new housing. A project can have indirect growth-inducement potential if it would establish substantial new permanent employment opportunities (e.g., commercial, industrial or governmental enterprises) or if it would involve a substantial construction effort with substantial short-term employment opportunities and indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, under CEQA, a project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. An example of this indirect effect would be the expansion of a wastewater treatment plant, which might allow for more development in service areas.

Increases in population could tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. The Guidelines also require analysis of the characteristics of projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The primary purpose of the Master Plan is to direct future management of the already existing Keiser Park for the next 20 years. An important component of this purpose is to protect the natural resources at the park and to enhance recreational opportunities for citizens of the community. The purpose, goals, and management direction included in the Master Plan have no potential to foster population shifts or growth either directly or indirectly, or the construction of

additional housing. The Master Plan's potential to foster economic growth through revenue generating facilities is minimal and would not result in growth-inducing effects.

B. Cumulative Impacts

The California Environmental Quality Act (CEQA) defines cumulative impacts as two or more individual impacts which, when considered together, are substantial or which compound or increase other environmental impacts. The cumulative analysis is intended to describe the "incremental impact of the project when added to other, closely related past, present, or reasonably foreseeable future projects" that can result from "individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines Section 15355). The analysis of cumulative impacts is a two-phase process that first involves the determination of whether the project, together with reasonably foreseeable projects, would result in a significant impact. If there would be a significant cumulative impact of all such projects, the EIR must determine whether the project's incremental effect is cumulatively considerable, in which case, the project itself is deemed to have a significant cumulative effect. (CEQA Guidelines Section 15130).

Windsor High School, adjacent to the park's southern boundary, have plans to update their football field and put in additional portable buildings. The student population would remain at approximately 1,600 students for the foreseeable future (Wells, 2008).

The cumulative impact analyses are based on a growth scenario that incorporates approved, pending or proposed projects within the vicinity of the project. These projects are listed in Appendix F. The analysis of each environmental topic included in Chapter 4, *Environmental Setting, Impacts, and Mitigation Measures*, of this EIR considers possible cumulative impacts and identifies circumstances in which implementation of the of park master plan would contribute to significant cumulative impacts. The implementation of the park master plan would not result in significant and unavoidable impacts.

Projects identified in the *General Plan* and reasonably foreseeable projects were considered in the cumulative analysis. Foreseeable projects, those in the application or permitting phase, that are of consequential size include four mixed used developments that would be constructed east of Windsor Road. These projects include the Town Green Village 5, Windsor Mill, Village at Windsor/Conde Lane, and the Windsor Creekside Commons.

Cumulative development was incorporated into the year cumulative traffic volumes by adding a regional growth rate to both local and regional roadways to assess cumulative traffic impacts, as well as air quality and noise. Cumulative analysis for population, employment, housing, water demand, wastewater generation, and solid waste generation were based on the identified foreseeable projects, the General Plan, and master plans prepared by service providers.

Cumulative noise were identified for the year 2030 along Jaguar Way due to the include in traffic related noise adjacent to residential land uses. These cumulative impacts assumed project

required mitigation transportation system improvements, identified in this EIR were implemented; however, impacts are mitigable. No other cumulative impacts were determined to be significant.

C. Significant and Unavoidable Environmental Impacts

In accordance with Section 21083 of the California Environmental Quality Act (CEQA), and with Sections 15064 and 15065 of the State CEQA Guidelines, the purpose of this section is to identify impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the implementing the Plan, or by other mitigation measures that could be implemented, as described in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures.

Implementation of the proposed project would not result in any significant and unavoidable impacts.

D. Effects to Be Less than Significant

As required by CEQA, this EIR focuses on expected significant or potentially significant environmental effects (CEQA Guidelines 15143). An Initial Study was prepared for the proposed project to identify issues to be evaluated in this EIR (Appendix C). Comments received on the Notice of Preparation that helped to further refine the list of environmental issues to be evaluated in this EIR are included in Appendix B.

Topics that were determined not to be significant include through the Initial Study and EIR process include:

- Agricultural Resource
- Cultural Resources
- Mineral Resources
- Population and Housing
- Recreation

References – Other Statutory Sections

Project Description.

Town of Windsor, *Town of Windsor General Plan-2015*. Adopted March 13, 1996.

Wells, Dan. Facilities Manager, Windsor High School. Personal Communication. January 15, 2008.

CHAPTER 7
Report Preparers

EIR Preparers

Report Authors

Town of Windsor
Community Services Department
PO Box 100
9291 Old Redwood Highway, Bldg 400
Windsor, California 95492
Beth Kastrup, Management Analyst

EIR Consultants

Environmental Science Associates
225 Bush Street, Suite 1700
San Francisco, California 94104

Project Director:	Crescentia Brown, AICP	
Project Manager:	Darcey Rosenblatt	
Deputy Project Manager:	Lesley Lowe, AICP	
Staff:	Peter Hudson	Tania Sheyner
	Matt Fagundes	Anthony Padilla
	Rachel Brush	Eric Schniewind
	Brad Brewster	Ron Teitel
	Lisa Bautista	Linda Uehara
	Heidi Koenig	Jack Hutchinson

Project Architect

Cordelia Hill
Principal
R | H | A | A
Royston Hanamoto Alley & Abey
225 Miller Ave, Mill Valley, CA 94941

APPENDICES

A. Notice of Preparation

B. Comments on the Notice of Preparation

C. Initial Study

D. Air Quality

E. Tree Technical Manual

F. Cumulative Projects

G. Cultural Resources

APPENDIX A
Notice of Preparation

Notice of Preparation

To: State Clearinghouse
(Agency)
1400 Tenth Street, Suite 212
(Address)
Sacramento, CA 95814

Please see the attached distribution list for Agencies sent a copy of the NOP.

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name Town of Windsor
Street Address 9291 Old Redwood Highway/ PO Box 100
City/State/Zip Windsor, California 95492
Contact Beth Kastrup

Consulting Firm (If applicable):

Firm Name ESA
Street Address 225 Bush Street, Suite 1700
City/State/Zip San Francisco, CA 94104
Contact Darcey Rosenblatt

The Town of Windsor will be Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description and location are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to Beth Kastrup at the address shown above. Please include the name of a contact person in your agency.

Project Title: Keiser Park Master Plan

Project Location: 700 Windsor River Road — Windsor (City (nearest)) — Sonoma (County)

Project Description: (brief)

The proposed project would construct a community center, a swimming pool facility, two small ball fields with soccer field overlays, one lighted ball field, and a children's play area. The project includes development of two parcels of land acquired by the Town, enhancement to the existing facilities, and additional parking.

The community center would be 34,000 square feet (sq. ft.), and would provide recreation and leisure class opportunities to the community.

The swimming pool facility would include a 25 yard by 50 meter competition pool, a 6,000 sq. ft. recreation pool, and an associated aquatic center.

Date December 13, 2007

Signature Donna Legge 12-13-07
Title Community Services Director

Telephone 707-838-5307
email dlegge@townofwindsor.com

Project Location and Site Description: Windsor is located along the U.S. Highway 101 corridor in central Sonoma County, California. The Town of Windsor Community Services Department proposes to expand the recreation facilities at Keiser Park, located at 700 Windsor River Road in the western portion of the town. Keiser Park is the largest park in the town at 27 acres. Current facilities include a picnic area, barbeques, restrooms, a softball field, a soccer filed, an informal play field, a children's play area, and a community garden. The highlight of the park is an oak grove in the southeast corner.

The area surrounding the park is predominately residential, ranging from rural residential (on the western side of the park) to more dense housing on the eastern side. Also adjacent to the project site is the Windsor High School campus. The project site is bordered to the north by Windsor River Road and single-family residential uses. Windsor High School campus, with a student population of about 1,500, is located to the south of the project site. The high school campus includes classroom buildings, athletic fields with nighttime lighting, surface parking, and other school buildings. To the west and east, single-family residential uses border the project sit

Project Characteristics: The proposed project would construct a community center, a swimming pool facility, two small ball fields with soccer field overlays, one lighted ball field, and a children's play area. The project includes development of two parcels of land acquired by the Town, enhancement to the existing facilities, and additional parking.

The community center would be 34,000 square feet (sq. ft.) and would operate Monday through Friday from 6:00 a.m. to 10:00 p.m., on Saturdays from 8:00 a.m. to 7:00 p.m., and on Sunday from noon to 7:00 p.m.. The community center would provide recreation and leisure class opportunities to the community.

The swimming pool facility would include a 25 yard by 50 meter competition pool, a 6,000 sq. ft. recreation pool, and an associated aquatic center.

The expected use of the park on a weekday between March and October is estimated at 150 patrons during a sporting event. On a weekend between March and June the estimated usage could increase to 950 patrons with sporting events and party rentals. In addition, the City estimates there would be four special events a year (i.e., Fourth of July) which could attract from 2000 to 7000 patrons.

As part of the proposed project, the existing entrance and exit to Keiser Park would be moved approximately 50 feet to the east to align with Oak Park Street. The street improvements (i.e., sidewalk, crosswalk, curb, and gutter) for the proposed realignment have been constructed, and the project would include the connection of the new driveway to the existing roadway. A second access would be added to the project from the extension of Jaguar Way.

NOP Distribution List: *please see attached list*

Keiser Park NOP Distribution List

Sonoma County Regional Parks Dept
2300 COUNTY CENTER DR STE 120A
SANTA ROSA CA 95403

Sonoma County Clerk-Recorder-Assessor
2300 COUNTY CENTER DR STE B177
SANTA ROSA CA 95403

Marie Meredith, Deputy Director-Planning
City of Santa Rosa
Department of Community Development
PO BOX 1678
SANTA ROSA CA 95402-1678

City of Healdsburg Planning Department
401 GROVE ST
HEALDSBURG CA 95448-4723

US Army Corps of Engineers
San Francisco District
333 MARKET ST RM 923
SAN FRANCISCO CA 94105

US Fish and Wildlife Service
2800 COTTAGE WAY STE W606
SACRAMENTO CA 95825

Sonoma Agricultural and
Open Space District
747 MENDOCINO AVE STE 100
SANTA ROSA CA 95401

Airport Manager's Office
Charles M. Schulz
Sonoma County Airport
2290 AIRPORT BLVD
SANTA ROSA CA 95403

Mus the following 8 agencies via the State Clearinghouse per the NOC:

- Fish and Game
- Parks and Recreation
- Air Resources Board
- SWRQCB Region #1
- Caltrans District #4
- Highway Patrol
- Integrated Waste Mgmt Board
- Dept of Toxic Substances Control

APPENDIX B
Comments on the Notice of Preparation

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

RECEIVED
JAN 17 2008
TOWN OF WINDSOR

January 10, 2008

To: Reviewing Agencies

Re: Keiser Park Master Plan
SCH# 2000032102

Attached for your review and comment is the Notice of Preparation (NOP) for the Keiser Park Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Beth Kastrup
Town of Windsor
9291 Old Redwood Hwy. Bldg. 400
Windsor, CA 95492

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2000032102
Project Title Keiser Park Master Plan
Lead Agency Windsor, City of

Type NOP Notice of Preparation

Description The proposed project would construct a community center, a swimming pool, two softball fields with soccer field overlays, and a children's play area. The project includes development of two parcels of land acquired by the Town, enhancement to the existing facilities, and additional parking.
As part of the proposed project, the existing entrance and exit to Keiser Park would be moved approximately 50 feet to the east to align with Oak Park Street. The Street improvements (i.e., sidewalk, crosswalk, curb, and gutter) for the proposed realignment have been constructed, and the project would include the connection of the new driveway to the existing roadway. A second access would be added to the project from the extension of Jaguar Way.

Lead Agency Contact

Name Beth Kastrup
Agency Town of Windsor
Phone 707-838-5383 **Fax**
email
Address 9291 Old Redwood Hwy. Bldg. 400
City Windsor **State** CA **Zip** 95492

Project Location

County Sonoma
City Windsor
Region
Cross Streets Windsor River Road
Parcel No. 066-170-017, 066-180-040
Township **Range** **Section** **Base**

Proximity to:

Highways 101
Airports
Railways
Waterways
Schools
Land Use Parks, Surrounding Residential/Low-Medium Density Residential
Z: Recreation and Surrounding Residential

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Forest Land/Fire Hazard; Flood Plain/Flooding; Drainage/Absorption; Geologic/Seismic; Job Generation; Housing; Minerals; Noise; Public Services; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 1

Date Received 01/10/2008 **Start of Review** 01/10/2008 **End of Review** 02/08/2008

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nald Koch

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urie Harnsberger

- ☐ Fish & Game Region 2
  Banky Curtis
- ☒ Fish & Game Region 3
  Robert Floerke
- ☐ Fish & Game Region 4
  Julie Vance
- ☐ Fish & Game Region 5
  Don Chadwick
  Habitat Conservation Program
- ☐ Fish & Game Region 6
  Gabrina Gatchel
  Habitat Conservation Program
- ☐ Fish & Game Region 6 I/M
  Gabrina Getchel
  Inyo/Mono, Habitat Conservation Program
- ☐ Dept. of Fish & Game M
  George Isaac
  Marine Region

Other Departments

- ☐ Food & Agriculture
  Steve Shaffer
  Dept. of Food and Agriculture
- ☐ Depart. of General Services
  Public School Construction
- ☐ Dept. of General Services
  Robert Sleppy
  Environmental Services Section
- ☐ Dept. of Health Services
  Veronica Malloy
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- ☐ Delta Protection Commission
  Debby Eddy
- ☐ Office of Emergency Services
  Dennis Castrillo
- ☐ Governor's Office of Planning & Research
  State Clearinghouse
- ■ Native American Heritage Comm.
  Debbie Treadway
- ☐ Public Utilities Commission
  Ken Lewis
- ☐ Santa Monica Bay Restoration
  Guangyu Wang
- ☐ State Lands Commission
  Jean Sarino
- ☐ Tahoe Regional Planning Agency (TRPA)
  Cherry Jacques

Business, Trans & Housing

- ☐ Caltrans - Division of Aeronautics
  Sandy Hesnard
- ☐ Caltrans - Planning
  Terri Pencovic
- ☒ California Highway Patrol
  Shirley Kelly
  Office of Special Projects
- ☐ Housing & Community Development
  Lisa Nichols
  Housing Policy Division

Dept. of Transportation

- ☐ Caltrans, District 1
  Rex Jackman
- ☐ Caltrans, District 2
  Marcelino Gonzalez
- ☐ Caltrans, District 3
  Jeff Pulverman
- ☒ Caltrans, District 4
  Tim Sable
- ☐ Caltrans, District 5
  David Murray
- ☐ Caltrans, District 6
  Marc Birnbaum
- ☐ Caltrans, District 7
  Cheryl J. Powell
- ☐ Caltrans, District 8
  Dan Kopulsky
- ☐ Caltrans, District 9
  Gayle Rosander
- ☐ Caltrans, District 10
  Tom Dumas
- ☐ Caltrans, District 11
  Mario Orso
- ☐ Caltrans, District 12
  Ryan P. Chamberlain

Cal EPA

Air Resources Board

- ☐ Airport Projects
  Jim Lerner
  - ☐ Transportation Projects
    Ravi Ramalingam
  - ☐ Industrial Projects
    Mike Tollstrup
- ☐ California Integrated Waste Management Board
  Sue O'Leary
- ☐ State Water Resources Control Board
  Regional Programs Unit
  Division of Financial Assistance
- ☐ State Water Resources Control Board
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- ☐ State Water Resouces Control Board
  Steven Herrera
  Division of Water Rights
- ☐ Dept. of Toxic Substances Control
  CEQA Tracking Center
- ☐ Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

- ☒ RWQCB 1
  Cathleen Hudson
  North Coast Region (1)
- ☐ RWQCB 2
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- ☐ RWQCB 3
  Central Coast Region (3)
- ☐ RWQCB 4
  Teresa Rodgers
  Los Angeles Region (4)
- ☐ RWQCB 5S
  Central Valley Region (5)
  - ☐ RWQCB 5F
    Central Valley Region (5)
    Fresno Branch Office
  - ☐ RWQCB 5R
    Central Valley Region (5)
    Redding Branch Office
- ☐ RWQCB 6
  Lahontan Region (6)
  - ☐ RWQCB 6V
    Lahontan Region (6)
    Victorville Branch Office
- ☐ RWQCB 7
  Colorado River Basin Region (7)
- ☐ RWQCB 8
  Santa Ana Region (8)
- ☐ RWQCB 9
  San Diego Region (9)

☐ Other _____

_____

_____

Last Updated on 09/11/07

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5559
TTY 711

Flex your power!
Be energy efficient!

January 16, 2008

SON101710
SON-101-29.35
SCH # 2000032102

Beth Kastrup
Town of Windsor
9291 Old Redwood Highway, Bldg. 400
Windsor, CA 95492

Dear Ms. Kastrup:

Keiser Park Master Plan – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation (Department) in the environmental review process for the project referenced above. Please find our comments on the NOP below:

Traffic Analysis

The Department is primarily concerned with impacts of this Master Plan on US 101 and its on- and off-ramps at the US 101/Windsor River Road interchange. The traffic impact study to be prepared should include but not be limited to the information detailed below:

1. Information on the update's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed. The study should clearly show the percentage of project trips assigned to US 101 and its on- and off-ramps.

2. Current (2006) Average Daily Traffic (ADT) and AM and PM peak hour volumes on all significantly affected streets, highway segments and intersections.

3. Schematic illustration and level of service (LOS) analysis for the following scenarios: 1) existing, 2) existing plus project, 3) cumulative and 4) cumulative plus project for the roadways and intersections in the project area.

4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State highway facilities being evaluated.

5. The procedures contained in the 2000 update of the Highway Capacity Manual should be used as a guide for the analysis. We also recommend using the Department's "*Guide for the*

Preparation of Traffic Impact Studies"; it is available on the following web site: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf .

6. Consider developing and applying pedestrian, bicycling and transit performance or level of service measures and modeling pedestrian, bicycle and transit trips that your project will generate so that impacts can be quantified. Mitigation measures resulting from this analysis could improve pedestrian and bicycle access to transit, thereby reducing traffic impacts on State facilities. In addition, please analyze secondary impacts on pedestrians and bicyclists that may result from any mitigation measures for traffic impacts and describe pedestrian and bicycle mitigation measures that would in turn be needed as a means of maintaining and improving access to transit and reducing traffic impacts on State facilities.

7. Mitigation measures should be identified where plan implementation is expected to have a significant impact. Mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

8. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate solutions to circulation problems that do not rely on increased highway construction, such as:
   - Implementing bicycle- and pedestrian-friendly design solutions;
   - Planning for transit service improvements and expansion.

We look forward to reviewing the traffic study, technical appendices and Draft EIR for the Keiser Park Master Plan. We do expect to receive a copy from the State Clearinghouse, but in order to expedite our review please send two copies in advance to:

Ina Gerhard
Office of Transit and Community Planning
Department of Transportation, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Should you require further information or have any questions regarding this letter, please call Ina Gerhard of my staff at (510) 286-5737.

Sincerely,

Timothy C. Sable

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: State Clearinghouse

State of California – The Resources Agency
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500

ARNOLD SCHWARZENEGGER, Governor

RECEIVED
JAN 2 4 2008
TOWN OF WINDSOR

January 22, 2008

Ms. Beth Kastrup
Town of Windsor
9291 Old Redwood Highway, Building 400
Windsor, CA 95492

Dear Ms. Kastrup:

Subject: Keiser Park Master Plan, SCH #2000032102, Town of Windsor, Sonoma County

The Department of Fish and Game (DFG) has reviewed the documents provided for the subject project, and we have the following comments.

Please provide a complete assessment (including but not limited to type, quantity and locations) of the habitats, flora and fauna within and adjacent to the project area, including endangered, threatened, and locally unique species and sensitive habitats. The assessment should include the reasonably foreseeable direct and indirect changes (temporary and permanent) that may occur with implementation of the project. Rare, threatened and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380). DFG recommended survey and monitoring protocols and guidelines are available at http://www.dfg.ca.gov/hcpb/species/stds_gdl/survmonitr.shtml.

Oak trees impacted on the site should be replaced at a greater that 1:1 ratio. To avoid violation of the Fish anf Game Code Sections 3503.0 and 3503.5, a qualified biologist shall do a breeding bird survey to avoid any nesting bird species during the felling of any trees.

Please be advised that a California Endangered Species Act (CESA) Permit must be obtained if the project has the potential to result in take of species of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; therefore, the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the project will impact CESA listed species, early consultation is encouraged, as significant modification to the project and mitigation measures may be required in order to obtain a CESA Permit.

If you have any questions, please contact Mr. Patrick Moeszinger, Environmental Scientist, at (707) 944-5596 or Mr. Liam Davis, Senior Environmental Scientist, at (707) 944-5529.

Sincerely,

Cindy Catalano

Charles Armor
Regional Manager
Bay Delta Region

cc: State Clearinghouse

STATE OF CALIFORNIA — Arnold Schwarzenegger, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

RECEIVED
JAN 22 2008
TOWN OF WINDSOR

January 14, 2008

Beth Kastrup
Town of Windsor
9291 Old Redwood Hwy. Bldg 400
Windsor, CA 95492

RE: SCH# 200032102 Keiser Park Master Plan; Sonoma County.

Dear Ms. Kastrup:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required.**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Program Analyst

CC: State Clearinghouse

Native American Contacts
Sonoma County
January 14, 2008

Lytton Rancheria Band of Pomo Indians
Margie Mejia, Chairperson
1300 N. Dutton, Suite A — Pomo
Santa Rosa , CA 95401
lyttonband@aol.com
(707) 575-5917
(707) 575-6974 - Fax

Lytton Band of Pomo Indians
Cathy Lopez, Vice Chairperson
1300 N. Dutton, Suite A — Pomo
Santa Rosa , CA 95401
cathylopez@aol.com
(707) 575-5917
Fax: (707) 575-6974

Ya-Ka-Ama
6215 Eastside Road — Pomo
Forestville , CA 95436 — Coast Miwok
yakaama.indian.ed@att.net — Wappo
(707) 887-1541

Lytton Band of Pomo Indians
Environmental Planner
1300 N. Dutton, Suite A — Pomo
Santa Rosa , CA 95401
(707) 575-5917
(707) 575-6974 FAX

Kathleen Smith
1778 Sunnyvale Avenue — Pomo
Walnut Creek , CA 94596 — Coast Miwok
(925) 938-6323

Lytton Band of Pomo Indians
Lisa Miller, Tribal Administrator
1300 N. Dutton, Suite A — Pomo
Santa Rosa , CA 95401
yttonband@aol.com
(707) 575-5917
(707) 575-6974 FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2000032102 Keiser Park Master Plan; Sonoma County.

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298

RECEIVED
FEB 07 2008
TOWN OF WINDSOR

Arnold Schwarzenegger, *Governor*

February 6, 2008

Beth Kastrup
Town of Windsor
9291 Old Redwood Highway, Building 400
Windsor, CA 95492

RE: Keiser Park Master Plan, SCH# 2000032102

Dear Ms. Kastrup:

As the state agency responsible for rail safety within California, we recommend that any development projects planned near the rail corridor in the Town be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Of specific concern is the impact from increased vehicular and pedestrian traffic on the existing at-grade highway-rail crossing on Windsor River Road

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the Town.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

Kevin Boles
Environmental Specialist
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Mitch Stogner, NCRA
Lillian Hames, SMART

APPENDIX C
Initial Study

ENVIRONMENTAL CHECKLIST
Initial Study

1. **Project Title:** Keiser Park Master Plan

2. **Lead Agency Name and Address:** Town of Windsor
Community Services Department
PO Box 100
9291 Old Redwood Highway, Bldg 400
Windsor, California 95492

3. **Contact Person and Phone Number:** Beth Kastrup, Management Analyst
(707) 838-5383

4. **Project Location:** Keiser Park
700 Windsor River Road
Windsor, California 95492

5. **Project Sponsor's Name and Address:** Town of Windsor
Community Services Department
PO Box 100
9291 Old Redwood Highway, Bldg 400
Windsor, California 95492

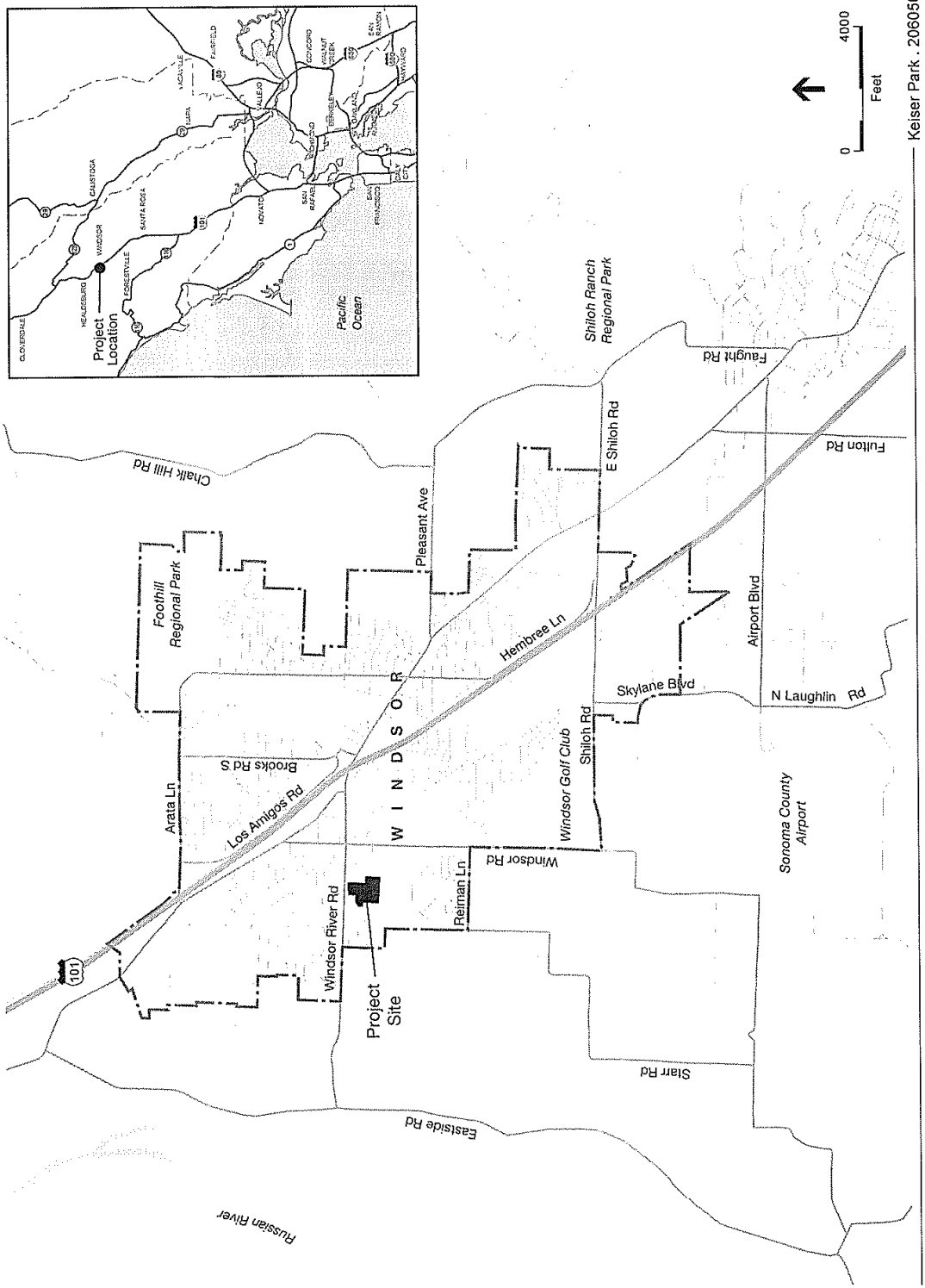
6. **General Plan Designation(s):** Parks, Surrounding Residential/Low-Medium Density Residential

7. **Zoning Designation(s):** Recreation and Surrounding Residential

8. **Description of Project:**

The Town of Windsor Community Services Department proposes to expand the recreation facilities at Keiser Park, located at 700 Windsor River Road in the western portion of the town. Keiser Park is the largest park in the town at 27 acres (see Figure 1). Current facilities include a picnic area, barbeques, restrooms, a ball field, a soccer field, an informal play field, a children's play area, and a community garden. The highlight of the park is an oak grove in the southeast corner.

The proposed Mater Plan would construct a recreation center, an aquatic center (with two swimming pools), three ball fields (two with soccer field overlays), restroom facilities, and two children's play areas (see Figure 2). The Master Plan includes development of three parcels of land acquired by the Town, enhancement to the existing facilities, and additional parking. The three parcels would require a general plan amendment and a zoning change from low to medium density residential to public/open space and recreation, respectively.


Project Location
Pacific Ocean
Shiloh Ranch Regional Park
Foothill Regional Park
Chalk Hill Rd
Pleasant Ave
E Shiloh Rd
Faught Rd
Fulton Rd
Hembree Ln
Airport Blvd
Skylane Blvd
N Laughlin Rd
Shiloh Rd
Windsor Golf Club
Brooks Rd S
Arata Ln
Los Amigos Rd
WINDSOR
Windsor Rd
Reiman Ln
Windsor River Rd
Project Site
Sonoma County Airport
Starr Rd
Eastside Rd
Russian River
101
0
4000
Feet
Keiser Park . 206050
Figure 1
Project Location
SOURCE: Thomas Bros.; ESA



Keiser Park . 206050

Figure 2

Keiser Park Master Plan

SOURCE: BSA Architects

The recreation center would be 36,000 square feet (sq. ft.) and would operate Monday through Friday from 6:00 a.m. to 10:00 p.m., on Saturdays from 8:00 a.m. to 7:00 p.m., and on Sunday from noon to 7:00 p.m.. The recreation center would provide recreation and leisure class opportunities to the community.

The aquatic center would include a 25 yard by 50 meter competition pool, a 6,000 sq. ft. recreation pool, and an associated 9,000 square foot aquatic center.

The expected use of the park on a weekday between March and October is estimated at 150 patrons during a sporting event. On a weekend between March and June the estimated usage could increase to 950 patrons with sporting events and party rentals. In addition, the Town estimates there would be four special events a year (i.e., Fourth of July) which could attract from 2,000 to 7,000 patrons.

As part of the Master Plan, the existing entrance and exit to Keiser Park would be moved approximately 50 feet to the east to align with Oak Park Street. The street improvements (i.e., sidewalk, crosswalk, curb, and gutter) for the proposed realignment have been constructed, and the project would include the connection of the new driveway to the existing roadway. A second access would be added to the project from the extension of Jaguar Way.

9. **Surrounding Land Uses and Setting.** The area surrounding the project site is predominately residential, ranging from rural residential (on the western side of the park) to more dense housing on the eastern side. Also adjacent to the project site is the Windsor High School campus. The Park is bordered to the north by Windsor River Road and single-family residential uses. Windsor High School campus, with a student population of about 1,500, is located to the south of the project site. The high school campus includes classroom buildings, athletic fields with nighttime lighting, surface parking, and other school buildings. To the west and east, single-family residential uses border the project site.

10. **Other public agencies whose approval is required**

- U.S. Army Corps of Engineers (Section 10 and 404 Permit)
- California Department of Fish and Game (Streambed Alteration Agreement)
- Regional Water Quality Control Board (NPDES General Construction Permit and Storm Water Pollution Prevention Plan)
- Bay Area Air Quality Management District

Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☒ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology, Soils and Seismicity
☒ Hazards and Hazardous Materials	☒ Hydrology and Water Quality	☒ Land Use and Land Use Planning
☐ Mineral Resources	☒ Noise	☐ Population and Housing
☒ Public Services	☐ Recreation	☒ Transportation and Traffic
☒ Utilities and Service Systems	☒ Mandatory Findings of Significance	

DETERMINATION: (To be completed by Lead Agency)
On the basis of this initial study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Signature /s/ Donna Legge 12-13-07
Donna Legge
Printed Name

December 13, 2007
Date

Town of Windsor
For

Environmental Checklist

Aesthetics

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor?	☒	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect views (day or night) in the area, or would be inconsistent with an applicable measure to mitigate the effects of light and glare identified in the 1996 Final EIR for the Town's General Plan.	☒	☐	☐	☐

Discussion

a-c) **Potentially Significant.** The implementation of the Master Plan would involve physical changes to the site that could affect a scenic vista, scenic resource, or degrade the visual character of the site or surrounding area. This impact will be discussed in detail in the EIR.

d) **Potentially Significant.** The implementation of the Master Plan would involve adding night lighting to ball fields, building security lighting, and parking lot lighting. This impact will be discussed in detail in the EIR.

Agricultural Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use?	☐	☐	☐	☒

Discussion

a-c) **Less than Significant.** Keiser Park does not include active agricultural uses, nor is the site zoned for agricultural use. The park and its vicinity is designated by the California Department of Conservation as urban and built-up land defined as "land occupied by structures with a building density of at least one unit to one and one-half acres" as shown on the Important Farmland Map for Sonoma County. Therefore, the implementation of the Master Plan would not convert Farmland to non-agricultural use and would result in no impact (California Department of Conservation, 1996). The implementation of the Master Plan would therefore have no effect on farmland or any property subject to a Williamson Act contract.

References

California Department of Conservation, *Sonoma County Important Farmland Map*, 1996.

Air Quality

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the Bay Area Clean Air Plan (BAAQMD 1997), the BAAQMD Ozone Attainment Plan (1999), or any other applicable air quality plan?	☒	☐	☐	☐
b) Cause a net increase of any criteria pollutant that would violate, either individually or cumulatively, any air quality standard of the BAAQMD or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Violate any odor emission standard of the Bay Area Air Quality Management District or create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐

Discussion

a-d) **Potentially Significant.** The implementation of the Master Plan would add development to Keiser Park, introducing facilities and altering the circulation system. The project EIR will analyze the impacts of the proposed project on air quality during project construction and operation.

Biological Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
4. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (see also CEQA Guidelines, ' 15065, subd. (a))?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as the Town's tree preservation policies?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Discussion

a-f) **Potentially Significant.** The implementation of the Master Plan would add development to the park, introducing facilities and altering the internal roadway system. The EIR will

analyze the impacts of the Master Plan on biological resources, as special status species and plants are present at the park.

Cultural Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES— Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Discussion

a-d) **Potentially Significant.** The implementation of the Master Plan would involve physical changes to the site that could affect a cultural resource. This impact will be discussed in detail in the EIR.

Geology, Soils, and Seismicity

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
6. GEOLOGY, SOILS, AND SEISMICITY— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☒	☐	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☒	☐	☐	☐

Discussion

a-d) **Potentially Significant.** The implementation of the Master Plan would add development to the park, introducing facilities and altering the internal roadway system. The EIR will analyze the impacts of the proposed project on geology and soils during project construction and operation.

Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Be a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☒	☐	☐	☐

Discussion

a-g) **Potentially Significant.** The implementation of the Master Plan would add development to the park, introducing facilities and altering the internal roadway system. The EIR will analyze the impacts of the proposed project on hazardous materials during project construction and operation.

Hydrology and Water Quality

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river or, by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☒	☐	☐	☐

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☒	☐	☐	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☒	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☒	☐	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☒	☐	☐	☐

Discussion

a-j) **Potentially Significant.** The implementation of the Master Plan would add development to the park, introducing facilities and altering the internal roadway system. The EIR will analyze the impacts of the proposed project on hydrology and water quality during project construction and operation.

Land Use and Land Use Planning

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
9. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community or substantially alter the type or intensity of land use on the subject property, causing it to be incompatible with surrounding land uses or the overall character of the surrounding neighborhoods?	☒	☐	☐	☐
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☒	☐	☐	☐

Discussion

a) **Potentially Significant.** The park is located within an urban area, with surrounding residential land uses and located north of Windsor High School. The Master Plan would expand the park, by moving and reconstructing existing ball fields with soccer field overlays. The proposed recreation center, aquatic center and most of the parking would be constructed adjacent to the Windsor High School athletic facilities, setback from existing residential uses. Establishing additional uses at the park could change the character of the neighborhood, and the park would continue to be a gathering place for the community. This impact will be discussed in detail in the EIR.

b) **Potentially Significant.** The applicability of land uses plans, policies, and regulations will be discussed in detail in the EIR.

c) **Potentially Significant.** The applicability of habitat conservation plans or natural community conservation plans will be discussed in detail in the EIR.

Mineral Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
10. MINERAL RESOURCES—Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource?	☐	☐	☐	☒

Discussion

a-b) **No Impact.** There are no known mineral resources within the park, and no operational mineral resource recovery sites at the project site or in the vicinity. Therefore, implementation of the Master Plan would not result in any impacts to mineral resources since it would not result in the loss of availability of a known mineral resource that would be of value to the region or the state, or result in the loss of a locally-important mineral resource. Therefore, the Master Plan would not affect mineral resources.

Noise

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
11. NOISE—Would the project:				
a) Expose persons to or generation of noise levels in excess of standards established in the Town's general plan or noise ordinance, or applicable standards of other agencies. More specifically, significant noise impacts may be expected whenever the sound level exceeds the compatibility criteria identified in the "Land Use Compatibility for Community Noise Environments."	☒	☐	☐	☐
b) Expose persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) Be a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would conflict with the airport/land use criteria specified in the Airport Land Use Commission's Airport Land Use Policy Plan or would otherwise expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

Discussion

a-j) **Potentially Significant.** The implementation of the Master Plan would add development to the park, introducing facilities and altering the internal roadway system. The EIR will analyze the impacts of the Master Plan on noise during project construction and operation.

Population and Housing

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING—Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) **No Impact.** The implementation of the Master Plan would not result in any new residential land uses on the site. While the Master Plan may include infrastructure connections to proposed on-site structures, the Plan would not extend any new infrastructure to undeveloped areas located off outside of the park that could indirectly induce population growth. The proposed enhancements at the park would increase employment at the site in the form of lifeguards at the pool and staff members in the recreation center; however, it is estimated there would be no more than seven full time employees. Therefore, the project would not induce substantial population growth, and would result in no impact.

b, c) **No Impact.** The park does not contain any existing residential uses. The site does include one structure that was previously occupied as a single-family home; however, the structure has been vacated and is currently used for storage space by the Town. Therefore, the project would not result in substantial displacement of existing housing or people, and would not necessitate the construction of replacement housing elsewhere.

Public Services

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	☒	☐	☐	☐
ii) Police protection?	☒	☐	☐	☐

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iii) Schools?	☒	☐	☐	☐
iv) Parks?	☒	☐	☐	☐
v) Other public facilities?	☒	☐	☐	☐

Discussion

a.i-v) **Potentially Significant.** Keiser Park is located well within the urban services boundary. The EIR will identify and evaluate the Master Plan's potential impacts to public services including law enforcement, fire protection, and schools. Where feasible, and in accordance with the General Plan, mitigation measures will be identified to minimize and/or avoid impacts to public services.

Recreation

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
14. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☒	☐	☐

Discussion

a) **Less than Significant.** The implementation of the Master Plan would add facilities to an existing community park, including a recreation center, an aquatic center, and ball fields. The enhancement of an existing recreational facility would not result in an adverse affect to the Town's current park performance standard.

b) **Less than Significant with Mitigation.** The implementation of the Master Plan would construct new recreational facilities at an existing community park. Physical effects that could result from the Master Park are discussed in the other sections of this IS/MND and all impacts have been determined to be less than significant with implementation of measures identified in this IS/MND and corresponding EIR.

Transportation and Traffic

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
15. TRANSPORTATION AND TRAFFIC— Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Cause an increase in traffic, either individually or cumulatively, that would exceed the following level of service standards established by the Town of Windsor's General Plan: 1. LOS D or better for freeway mainline sections and freeway ramps. 2. LOS D for signalized intersections.	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Result in inadequate parking capacity?	☒	☐	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☒	☐	☐	☐

Discussion

a, b) **Potentially Significant.** The implementation of the Master Plan would increase the use at the existing park by adding recreational facilities and increasing the amount of park land under Existing and Cumulative Conditions. This impact will be discussed in detail in the EIR.

c) **No Impact.** The implementation of the Master Plan would not change air traffic patterns, increase air traffic levels or result in a change in location that would result in substantial safety risks. Therefore, the project would result in no impact

d) **Potentially Significant.** The implementation of the Master Plan would involve physical changes to the site that would affect the existing pedestrian or bicycle circulation. This impact will be discussed in detail in the EIR.

e) **Potentially Significant.** The implementation of the Master Plan would involve physical changes to the site that could affect emergency access. This impact will be discussed in detail in the EIR.

f) **Potentially Significant.** The implementation of the Master Plan would construct a new main parking lot to support the new recreation facilities with approximately 190 spaces. This impact will be discussed in detail in the EIR.

g) **Potentially Significant.** Increasing the recreation use at Keiser Park could conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, this impact will be discussed in detail in the EIR.

Utilities and Service Systems

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
16. **UTILITIES AND SERVICE SYSTEMS—Would the project:**				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or Publicly Owned Treatment Works?	☒	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Not have sufficient water supplies available to serve the project from existing entitlements and resources, and new or expanded?	☒	☐	☐	☐
e) Not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Not comply with federal, state, and local statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion

a-g) **Potentially Significant.** The EIR will identify and evaluate the Master Plan's potential impacts to water supply, sanitary sewer, drainage, solid waste, and gas and electric

service. Where appropriate and feasible, the EIR will identify mitigation measures to minimize and/or avoid impacts to public utilities and service systems.

Mandatory Findings of Significance

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
17. **MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:**				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

a) The EIR will evaluate the Master Plan's affect on the quality of the environment in the Biological Resources section.

b) The EIR will evaluate the Master Plan's cumulative effect.

c) The EIR will evaluate the Master Plan's effect on human beings.

APPENDIX D
Air Quality

2/20/2008 9:52:32 AM

Urbemis 2007 Version 9.2.2

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\MATT\Keiser Park\EIR\Keiser Park.urb9

Project Name: Keiser Community Park Master Plan

Project Location: Bay Area Air District

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.01	0.11	0.09	0.00	0.00	0.00	129.77
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape	0.02	0.00	0.29	0.00	0.00	0.00	0.49
Consumer Products	0.00						
Architectural Coatings	0.07						
TOTALS (tons/year, unmitigated)	0.10	0.11	0.38	0.00	0.00	0.00	130.26

Area Source Changes to Defaults

2/20/2008 9:52:33 AM

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
City park	1.70	2.36	21.04	0.02	2.83	0.54	1,518.46
Racquetball/health	0.09	0.01	0.09	0.00	0.01	0.00	6.15
TOTALS (tons/year, unmitigated)	1.79	2.37	21.13	0.02	2.84	0.54	1,524.61

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
City park		44.81	acres	27.00	1,209.87	9,022.61
Racquetball/health		0.08	1000 sq ft	61.30	4.90	36.57
					1,214.77	9,059.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.8	1.7	97.9	0.4
Light Truck < 3750 lbs	12.9	2.3	94.6	3.1
Light Truck 3751-5750 lbs	19.8	1.0	98.5	0.5
Med Truck 5751-8500 lbs	6.5	0.0	100.0	0.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Lite-Heavy Truck 8501-10,000 lbs	0.9	0.0	77.8	22.2
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.4	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.2	71.9	28.1	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.6	0.0	83.3	16.7

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Racquetball/health				5.0	2.5	92.5

2/20/2008 9:49:42 AM

Urbemis 2007 Version 9.2.2

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\MATT\Keiser Park\EIR\Keiser Park.urb9

Project Name: Keiser Community Park Master Plan

Project Location: Bay Area Air District

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.04	0.59	0.50	0.00	0.00	0.00	711.08
Hearth - No Summer Emissions							
Landscape	0.26	0.04	3.21	0.00	0.01	0.01	5.50
Consumer Products	0.00						
Architectural Coatings	0.36						
TOTALS (lbs/day, unmitigated)	0.66	0.63	3.71	0.00	0.01	0.01	716.58

Area Source Changes to Defaults

2/20/2008 9:49:42 AM

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
City park	8.61	11.13	111.58	0.09	15.51	2.97	8,708.23
Racquetball/health	0.73	0.05	0.45	0.00	0.06	0.01	35.30
TOTALS (lbs/day, unmitigated)	9.34	11.18	112.03	0.09	15.57	2.98	8,743.53

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 85 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
City park		44.81	acres	27.00	1,209.87	9,022.61
Racquetball/health		0.08	1000 sq ft	61.30	4.90	36.57
					1,214.77	9,059.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.8	1.7	97.9	0.4
Light Truck < 3750 lbs	12.9	2.3	94.6	3.1
Light Truck 3751-5750 lbs	19.8	1.0	98.5	0.5
Med Truck 5751-8500 lbs	6.5	0.0	100.0	0.0

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Lite-Heavy Truck 8501-10,000 lbs	0.9	0.0	77.8	22.2
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.4	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.2	71.9	28.1	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.6	0.0	83.3	16.7

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Racquetball/health				5.0	2.5	92.5

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Urbemis 2007 Version 9.2.2

Combined Winter Emissions Reports (Pounds/Day)

File Name: C:\MATT\Keiser Park\EIR\Keiser Park.urb9

Project Name: Keiser Community Park Master Plan

Project Location: Bay Area Air District

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.04	0.59	0.50	0.00	0.00	0.00	711.08
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping - No Winter Emissions							
Consumer Products	0.00						
Architectural Coatings	0.36						
TOTALS (lbs/day, unmitigated)	0.40	0.59	0.50	0.00	0.00	0.00	711.08

Area Source Changes to Defaults

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
City park	10.66	16.61	122.66	0.08	15.51	2.97	7,544.51
Racquetball/health	0.04	0.07	0.50	0.00	0.06	0.01	30.58
TOTALS (lbs/day, unmitigated)	10.70	16.68	123.16	0.08	15.57	2.98	7,575.09

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 40 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
City park		44.81	acres	27.00	1,209.87	9,022.61
Racquetball/health		0.08	1000 sq ft	61.30	4.90	36.57
					1,214.77	9,059.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.8	1.7	97.9	0.4
Light Truck < 3750 lbs	12.9	2.3	94.6	3.1
Light Truck 3751-5750 lbs	19.8	1.0	98.5	0.5
Med Truck 5751-8500 lbs	6.5	0.0	100.0	0.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Lite-Heavy Truck 8501-10,000 lbs	0.9	0.0	77.8	22.2
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.4	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.2	71.9	28.1	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.6	0.0	83.3	16.7

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Racquetball/health				5.0	2.5	92.5

CALCULATION OF METHANE AND N2O EMISSIONS

Vehicles:

From URBEMIS 2007: 1524.61 1383.13

Vehicle Emissions = 1383 metric tons/year of CO2

From Table 6 California Greenouse Gas Emisssions and Sink Summary:

in 2004 transportation fossil fuel combustion was	188	MMT CO2
Mobile source combustion	0.6	MMT CH4 as eCO2
Mobile Source Combustion	11.8	MMT N2O as eCO2

So for Mobile sources...	CH4 emission =	0.32	percent of CO2 Emissions	as eCO2
	N2O emissions =	6.28	percent of CO2 Emissions	as eCO2
	CH4 emissions =	4.43	metric tons CH4/year	as eCO2
	N2O emissions =	86.85	metric tons N2O/year	as eCO2

Space Heating: 130.26 118.1722

From URBEMIS 2007:

Natural Gas = 118 metric tons/year of CO2

From Table 6 California Greenouse Gas Emisssions and Sink Summary:

in 2004 residential fossil fuel combustion was	27.9	MMT CO2
Stationary source combustion	1.3	MMT CH4 as eCO2
Stationary Source Combustion	0.2	MMT N2O as eCO2

So for Stationary sources...	CH4 emission =	4.66	percent of CO2 Emissions	as eCO2
	N2O emissions =	0.72	percent of CO2 Emissions	as eCO2
	CH4 emissions =	5.50	metric tons CH4/year	as eCO2
	N2O emissions =	0.85	metric tons N2O/year	as eCO2

Landscape Maintainance:

From URBEMIS 2007: 0.49 0.444529

Landscape Emissions 0.4 metric tons/year of CO2

From Table 6 California Greenouse Gas Emisssions and Sink Summary

in 2004 transportation fossil fuel combustion was	188	MMT CO2
Mobile source combustion	0.6	MMT CH4 as eCO2
Mobile Source Combustion	11.8	MMT N2O as eCO2

So for Mobile sources...	CH4 emission =	0.32	percent of CO2 Emissions	as eCO2
	N2O emissions =	6.28	percent of CO2 Emissions	as eCO2
	CH4 emissions =	0.00	metric tons CH4/year	as eCO2
	N2O emissions =	0.03	metric tons N2O/year	as eCO2

APPENDIX E

Town of Windsor Tree Manual

CHAPTER 27.36 - TREE PRESERVATION AND PROTECTION

27.36.010 - Purpose of Chapter

The Town of Windsor is endowed with a wide variety of both native and non-native trees, giving the Town a unique visual character. Trees are a source of great beauty, provide shade, and other environmental benefits, enhance property values, create community identity, and generally enhance the quality of urban life. The Town is committed to planting new trees, as well as protecting all existing trees to the greatest extent practicable.

This Chapter provides regulations for the protection, preservation, and maintenance of native Oak trees and trees of significance, groves and stands of mature trees, and mature trees in general. It is also the intent of this Chapter to perpetuate these trees through the replacement of trees removed as a result of a new development.

27.36.020 - Applicability

The provisions of this Chapter shall apply in all zoning districts to the removal or relocation of protected trees as identified in Section 27.36.040 (Protected Trees). Exceptions to the provisions of this Chapter are outlined in 27.36.030 (Exceptions). Town sponsored/funded projects are subject to tree protection and preservation requirements but are exempt from security deposit requirements.

27.36.030 - Exceptions

The removal or relocation of protected trees is exempt from the provisions of this Chapter under the following circumstances.

A. **Existing trees on residential property.** Existing trees on single-family residential property less than one acre in size but not including protected trees, or trees that were required to be preserved, relocated, or planted as a condition of approval of a Tree Removal Permit or other discretionary permit.

B. **Emergency situation.** Cases of emergency where the Director, a member of a law enforcement agency, or the Windsor Fire Department, determines that a protected tree poses an imminent threat to the public safety, or general welfare. In the case of an emergency situation on private property where persons or property are threatened the tree may be removed under the following conditions:

EMERGENCY REMOVAL CONDITIONS

1. Abatement

When a tree has partially failed and persons or property are threatened the tree may be removed without Town review or approval. The Town does not require an arborist report before the removal in this instance.

2. **Authorization**

Such cases must be substantiated after the fact by the property owner and tree professional with photographs, abatement information, insurance claim or other relevant information as well as completion of a Protected Tree Removal Application. The information is to be submitted to the Town Planning Department within five days of emergency removal. All other authorizations are subject to the standard procedure for tree removal.

C. **Traffic visibility obstructions.** Removal or relocation of trees necessary to maintain adequate line-of-sight distances as required by the Town's Traffic Engineer or Director of Public Works.

D. **Public utility damage.** Removal of trees for the protection of existing electrical power or communication lines.

E. **Nursery.** Removal of trees planted, grown, or held for sale by a nursery.

F. **Orchards.** Removal of orchards or fruit trees grown, planted, or held for sale for cash crop or commercial purposes.

27.36.031 - Hazardous Trees

Property owners are responsible for the trees on their own property. The Town does not require advance permission for removal of Protected or Designated Trees in emergencies. However, it does require documentation of the problem after the fact. This is to avoid the unlawful removal of sound trees on the grounds that they are hazardous. If there is no immediate danger, and the structural deficiency can be corrected, it should be. If the Town determines that there was no reasonable basis for believing there was an emergency, the property owner may face penalties for violating this Ordinance.

The health and safety of a tree are two distinct and separate functional characteristics. A vigorous and healthy tree may not necessarily be of sound wood or structure. To remove a dangerous protected or designated tree, it must first be evaluated and the tree determined to be "hazardous" as defined in this section. This must be verified in writing by the Town Arborist before the tree can be removed.

A. **Tree Hazard Responsibility.** On private property, it is the responsibility of the property owner to mitigate or abate a known hazardous condition of a protected or designated tree that may be of questionable structure or deemed as hazardous. Most tree hazards can be prevented with regular checkups by a tree care professional and timely maintenance action by the property owner.

B. Recognizing Tree Hazards - Criteria and Evaluation of Hazards. Determining whether or not a tree's defects constitutes a condition that presents an imminent hazard to an area requires a high degree of knowledge and experience. Hazard tree assessment of a protected or designated tree should only be evaluated by an arborist. Refer to the Town of Windsor "TREE TECHNICAL MANUAL" for specific criteria in evaluating tree hazards. The manual includes a checklist for evaluation as well as reduction and prevention methods.

C. Town Liability For Public Right-of-Way, Publicly Owned Property. In the event that a tree on private property is evaluated by an arborist and a report is submitted that indicates that a tree may be a hazard to the public (overhang sidewalk, buildings, pedestrian use area, etc.) but recommends for reasons of health, maturity, etc. that the tree be retained, the Town may require that Risk Management review and make a determination on the issue of liability. If the tree is determined by the Town's Risk Manager to be a liability, maintenance and/or removal may be required. Payment of costs shall be determined by the Town Manager or his/her designee.

27.36.032 – Tree Technical Manual

Regulations to implement this Ordinance are entitled "Tree Technical Manual". The manual will be made available to the public and shall include but not be limited to standards and specifications regarding: (1) protection of trees during construction; (2) replacement of trees; (3) maintenance of protected trees; (4) format and content of tree plans/reports.

27.36.040 - Protected Trees

A protected tree is any of the following:

A. The following native oak trees six inch or greater:

Black Oak (Quercus kelloggii)	Valley Oak (Quercus lobata)
Blue Oak (Quercus douglasii)	Interior Live Oak (Quercus wislizenii)
Coast Live Oak (Quercus agrifolia)	Oracle Oak (Quercus x morehus)
Oregon Oak (Quercus garryana)	Chase Oak (Quercus x chaseii)

The following trees:

California Buckeye (Aesculus, californica) six inch or greater
California Bay (Umbellularia, californica) twelve inch or greater

Size is trunk diameter measured at a height of 4.5 feet from surrounding grade. Multiple trunk trees must possess at least one trunk with the above diameter (based on species) to be considered protected. (Smaller trees may also be protected under special circumstances. On projects where Planning Commission/Town Council approval is not required, determination will be made at the direction of the Planning Director.)

B. Heritage trees as identified by Council resolution

C. Significant groves or stands of trees. On projects where Planning Commission/Town Council approval is not required, determination will be at the direction of the Planning Director.

D. Mature trees located on a parcel of one acre or more. Smaller trees may also be protected under special circumstances. On projects where Planning Commission/Town Council approval is not required, determination will be at the direction of the Planning Director.

E. Any tree required, to be planted or preserved, as environmental mitigation for a discretionary permit.

F. Landmark trees are trees identified during the development process and for which preservation is encouraged during the design phase of the project by keeping development and construction activity outside the designated Tree Protection Zone (TPZ). An arborist report prepared by a Town approved arborist shall be prepared assessing the structural integrity and health of the tree(s). Project developers should be aware of their significance and understand that special measures, unusual protection techniques, and more rigid preservation standards will apply. Development density and project layout may be affected where landmark trees are located in order to protect them. Over-mature, senescent, or ancient trees may not qualify for preservation if they are unstable, hazardous, in poor health, or otherwise unsuited for preservation in an urban setting. However, if older larger trees are not in optimum condition that in itself would not be a reason for removal. (Rev 04/18/07 Ord 2007-214)

Landmark trees shall be designated on the development plan for preservation and protection. When a tentative map is part of the development entitlement the conditions shall include the following notes to be recorded on the map:

1. The location of the tree shall be identified by lot/parcel number.
2. The Tree is subject to all regulations of the Tree Protection Ordinance.
3. Maintenance shall be completed in accordance with the Tree Technical Manual.
4. Tree Removal is subject to Planning Commission review and action.
5. Standard Tree Protection Notes including references to the arborist report and supplemental reports shall be included.

27.36.050 - Preservation of Existing Trees

A. The design of each project shall recognize the desirability of preserving protected trees to the greatest extent feasible. The design of the grading and site improvements shall reflect consideration of the following safeguards:

1. Provision of sufficient growing areas as required by individual species;

2. No disruption or removal of structural roots;

3. Fencing of trees at or beyond their drip lines during grading and construction activities;

4. No ornamental landscape, filling, cutting, development, or compaction of soils within the drip line;

5. Preservation of oak leaf litter below the drip line; and

6. Other measures required by the particular species of tree(s) to be preserved as recommended by the consulting arborist, horticulturist, or landscape architect.

B. It is recognized that the preservation of all existing trees on a development site may sometimes conflict with reasonable land developmental considerations (e.g., adequate drainage, grading, circulation, safety, and provision of utilities.) However, the design of the proposed development shall address preservation of the most desirable and significant of the healthy trees and the developer is encouraged to utilize creative land planning techniques to achieve this goal.

C. Grading and landscaping plans shall implement the approved tree preservation plan. The locations of all protected trees shall be indicated on the plans by the number of the tree as described in the tree study. Notes shall identify which trees are to be preserved, and which may be removed. Plans shall be consistent with the required tree protection mitigation measures included in the project application, initial study, mitigated negative declaration, or environmental impact report and monitoring plan, and the conditions of the development approval.

D. Prior to use inauguration, the preserved trees shall be trimmed for healthy balance, structural integrity and ornamental appearance.

E. The precise vertical and horizontal locations (plus or minus one foot) of all protected trees to be preserved or removed shall be shown on the site plan as part of the initial application unless the project does not involve exterior alterations or construction activities.

27.36.051 - Project Arborist Requirements

The Town strongly recommends the use of a Town arborist in the preparation of any required arborist report or Tree Preservation and Protection Plan. Arborist reports must be prepared by an arborist, pre-approved by the Town of Windsor. All approved arborists must possess a current Certified Arborist Certificate from the International Society of Arboriculture and be a current member of the American Society of Consulting Arborists. An applicant may submit an arborist report prepared by his/her own arborist who is certified, however, the report will require a peer review pre-approved Town arborist at the applicant's expense. A deposit fee will be collected when an application is submitted for review. The fee will be used to cover the cost of report preparation and recommendations. Additional fees will be collected if the actual costs exceed the initial deposit fees. The applicant will be provided with a written request for the fees. If the initial deposit fee exceeds the final report costs the applicant will be refunded the difference.

In the event that an applicant's arborist is used and the recommendations conflict with the Town arborist recommendation, the Planning Director will make a decision on the recommendations.

27.36.060 - Tree Removal

A. Permit required. No protected tree shall be removed, cut down, or otherwise destroyed, unless a written permit is issued by the Planning Department. For individual sites including single-residential lots a "Tree Removal Permit" must be completed and submitted to the Planning Department for review and action. For site development that allows for tree removal as part of a project's conditions of approval, the written permit may be in the form of signed authorization by the Planning Department, a tree preservation plan signed by the Planning Department, written approval for a grading permit, encroachment permit, or other similar permit. In all cases, removal of a protected or designated tree requires written authorization from the Planning Department.

B. Tree replacement requirement. The following conditions determine whether a protected or designated tree must be replaced.

1. Protected Trees – If the Town authorizes the removal of a protected tree(s) because it is dead, dangerous, or a nuisance, no tree replacement is required. In all other cases, the tree(s) must be replaced, with the exception of protected trees approved for removal by the approving body in relation to a development application.

2. Designated Trees – The Planning Director or the Director's designee shall require tree replacement if it is necessary or desirable to implement the intent of the original site design. The number and nature of the replacement trees shall be determined by the Director or designee, taking into consideration the value of the tree removed and the site design.

3. Street Trees – If the Town authorizes removal of a street tree in connection with a development project, it shall specify the replacement requirements in the permit authorizing removal.

4. Development Projects - If a project applicant chooses to remove trees only from development areas (building envelopes, access roads, etc.), the project applicant may be required to replace the tree/trees. Refer to the "Town of Windsor Tree Technical Manual" Sections 6.20, 6.30, 6.40 and 6.50 for approved forms of tree replacement. On projects where Planning Commission/Town Council approval is not required, replacement will be at the direction of the Planning Director. If the protected tree is dead, dying, or diseased replacement/in-lieu fee will not be required. For development projects that require Planning Commission/Town Council approval, protected trees authorized for removal will be addressed as part of the development conditions of approval. The approving body shall be the deciding factor on appropriate replacement/in-lieu fee and the project will be conditioned accordingly.

5. Development and General Plan Density Issues – The Town Council and/or Planning Commission may direct removal of protected and designated trees for development purposes. Certain levels of removal at the direction of the Council and/or Commission may be allowed to meet density and housing goals and policies of the General Plan. These levels are solely at the discretion of the Council and/or Commission and certain criteria and review is required, prior to a final determination. See the Tree Technical Manual for additional criteria.

C. **Appraisal valuations.** All trees to be replaced shall be the same native species as those removed, unless specific approval has been granted, by the Director. Appraisal value shall be determined–by using the most recent edition of the "Guide for Plant Appraisal", published by the Council of Tree and Landscape Appraisers. The appraisals shall be completed on the most recent "Form for Northern California" published by the International Society of Arboriculture.

D. **Location of replacement trees.** Replacement trees may be located on residentially zoned parcels of at least 1.5 acres and on any commercial or industrial zoned parcel, regardless of size, where feasible. Where infeasible, replacement trees may be located on public land or maintained private open space. In-lieu fees may be used to acquire and protect stands of native trees in preserves or place trees on public lands.

E. **Diseased or hazardous trees.** In no case shall an applicant for a Tree Removal Permit be required to replace or otherwise pay for the value of a tree that is diseased or in danger of collapse, or that the Town has requested to be removed.

F. **Posting of notification of pending permit.** The applicant shall be issued a summary notice to be posted on a pole, tree, or fence nearest to the front of the subject parcel. Copies shall be posted on each corner of the parcel visible to the public. The notice shall state, "Application has been made to the Department to cut and/or damage certain trees on this site, previously described in a Council resolution as a protected tree. A copy of the tree removal plan is on file with the Department."

G. **Considerations for denial of Tree Removal Permit.** A finding of any one of the following situations shall be grounds for denial of the permit.

1. Removal or damage of a healthy tree could be avoided by:

   a. Reasonable redesign of the site plan prior to construction;

   b. Trimming, thinning, tree surgery, or other reasonable treatment, as determined by the Director.

2. Adequate provisions for drainage, erosion control, land stability, windscreen buffers along the road and between neighbors have not been made where these problems are anticipated as a result of the removal.

3. The tree to be removed contains an active bird nest of a rare and endangered species and relocation of the nest is not possible.

H. Security Deposits. A security deposit shall be posted to cover the value of protected trees for preservation. The security deposit will be collected with and subject to the same requirements as site improvements. Typical methods may be improvement agreements, encroachment permit, building permit, or other similar methods used by the Town to secure improvement requirements. Release of security for tree preservation shall be the same as the time frames defined within the agreement/permit method used to secure improvements.

Security deposits for tree preservation shall be subject to a tiered system as defined below:

a. Up to the first $100,000 of tree value the deposit is 20%, thereafter tree valuations in excess of $100,000 shall be 10% of the valuation in excess of $100,000. Total security deposit amounts for any project shall not exceed $50,000.

Creeks, riparian corridors and significant groves or stands of trees are considered a biological resource and construction activity is restricted from these areas. Creeks, riparian corridors and significant groves or stands of trees are exempted from security deposit requirements.

Town of Windsor sponsored/funded projects are exempt from security deposit requirements.

If any tree fails to survive, or declines to a point where it is deemed to not be expected to survive, the Town may use the security value of the dead or declining tree(s) to purchase new trees for on or off-site use. In the event that replacement cannot be accomplished on-site, the security will be placed in a fund with the Town of Windsor for use in planting trees within public right-of-way, parks, public landscape areas, or other areas as deemed appropriate by the Town of Windsor.

If a tree or trees, that have been designated to be protected, are determined to have failed or died on their own and not through impacts from development, the security deposit shall not be used for replacement. This determination shall be made at the discretion of the Planning Director and may include an evaluation by the Town arborist, the cost to be borne by the developer.

NOTE: Single developed lot property owners that are proposing remodels, additions, pools, etc. are exempt from security deposits.

27.36.061 TREE MITIGATION

An arborist report is required for all development project sites that contain protected trees. The Town maintains a list of arborists approved to work on Town projects. An initial deposit amount to prepare the report shall be paid by the owner/developer of the project. The deposit amount will be used to cover the cost of the report preparation. Additional fees will be collected if the actual costs exceed the initial deposit amount. If an arborist is utilized who is not on the list, that arborist's report is subject to a peer review by an approved Town arborist with the cost to be

borne by the developer/owner of the project. Tree mitigation may be in the form of in-kind replacement, in-lieu replacement, and/or a combination of both.

A. New Commercial and/or Residential (2 or more units) Development Projects. In the event that there are no viable and/or practical alternatives except to remove a protected tree, the Town will require mitigation. All removed protected trees shall be replaced at the following ratios:

- All protected trees, determined by the project arborist to be in good (4) or excellent (5) health, and/or with moderate (3) to good (4) structure, shall be replaced on a one-to-one trunk diameter basis. (Example: A 24-inch protected tree in good or excellent condition must be replaced with new trees totaling 24 inches in trunk diameters.)

- All protected trees, determined by the project arborist to have fair (3) or marginal (2) health, and/or with marginal (2) structure, shall be replaced on a two-to-one trunk diameter basis. (Example: A 24-inch protected tree in fair-to-marginal condition must be replaced with new trees totaling 12 inches in trunk diameter.

- All protected trees, determined by the project arborist to have poor (1) health or poor (1) structure, are not required to be replaced.

1. Tree Mitigation:

An approved arborist must determine that a tree designated for preservation in a development project has a good chance at long-term survival as determined by an assessment of proposed development impacts. Simply preserving a tree does not excuse it from designated mitigation requirements; it must, in the professional opinion of the arborist, have a good chance to survive after all the impacts of construction are considered.

a. In-Kind Replacement: If the location of replacement tree planting will remain as a natural area suitable for the healthy and long-term growth of native trees, replacement of protected trees should occur in-kind. That is, a native tree species shall be replaced with the same native tree species. If the location of replacement tree planting will be part of an irrigated, ornamental landscape area, replacement of protected trees may occur with a water tolerant oak tree species as identified by the project arborist. If an oak tree species cannot be used the project arborist may recommend a high-value ornamental tree species (as designated by a 70% species rating in the *Species Classification and Group Assignment Handbook,* which is an official publication of The Western Chapter of the International Society of Arboriculture).

Replacement tree ratios shall be applied as follows:

- 24-inch box replacement tree = 2-inch replacement trunk diameter
- 36-inch box replacement tree = 3-inch trunk replacement diameter

- 48-inch box replacement tree = 4-inch trunk replacement diameter

Replacement trees shall be a minimum 24-inch box size. If less than 6 inches are required, any combination of box sizes may be utilized. Where more than 6 inches of total replacement trunk diameter are required, the following minimum ratios of replacement tree sizes must be incorporated:

- 50% minimum must be a 48-inch box.
- 50% may be any combination of 24-inch and 36-inch boxes

Example: If a project requires removal of one 24" protected tree, a total of 24 trunk inches must be replaced. At least 12" of replacement trees must be 48" boxes. This requires at least 3 –48" boxes, and the balance of the requirement may be composed of either 24" or 36" boxes. If 36" boxes are chosen, then 4 would be required. A total of 24" of replacement trunk may be composed of 3-48" boxes plus 4-36" boxes.

Example: If a project requires removal of a 12", 26", and 10" protected trees, a total of 48 trunk inches must be replaced. At least 24" of replacement tree must be 48" boxes. This requires at least 6 – 48" boxes, and the balance of the requirement may be composed of either 24" or 36" boxes. If 24" boxes are chosen, then 12 would be required. A total of 48" of replacement trunk may be composed of 6-48" boxes plus 12-24" boxes.

At the time of replacement, equivalent sizes of trunk are required. After ten years time it is expected that replacement trunks will yield an equivalent volume of canopy to that which was originally removed, even though the equivalent canopy will be spread across a greater number of individual trees. This achieves the Town's goal of "no net loss" of protected tree canopy.

b. **In-Lieu Replacement:** In the event that a development site is insufficient in size or use to plant any or all of replacement trees, the Town may accept payment of in-lieu fees by the applicant to the Town Oak Tree Fund. In-lieu fees will be utilized by the Town to purchase and install trees in future public open space, park space, or other areas designated for tree planting.

Replacement tree costs for the purposes of satisfying in-lieu fees shall be based on the following scale of typical northern California wholesale tree cost plus average installation cost:

• 24-inch box	=	2-inch trunk diameter	=	$400
• 36-inch box	=	3-inch trunk diameter	=	$800
• 48-inch box	=	4-inch trunk diameter	=	$1,600

In-lieu fee replacement trees shall be a minimum 24-inch box size. If less than 6 inches are required, any combination of box sizes may be utilized. Where more than 6 inches of total replacement trunk diameter are required, the following minimum ratios of replacement tree sizes must be incorporated:

- 50% minimum must be a 48-inch box.

- 50% may be any combination of 24-inch and 36-inch boxes

Example: If a total of 24 trunk inches is to be replaced, the in-lieu fee requires half to be 48-inch box and the remainder may be 36-inch and/or 24-inch box. (3, 48-inch (3x$1,600), 2, 36-inch (2x$800), and 3, 24-inch (3x$400) for a total of $7,600). (Rev 04/18/07 Ord 2007-214)

2. Security Deposits:

Security deposits may be collected with and subject to the same requirements as site improvements, as outlined in Section 27.36.060 H. Security deposits are subject to a tiered system based on a percentage of tree values with a deposit amount not to exceed $50,000. The project arborist prepares a final evaluation of the protected trees based on impacts, protection, and maintenance during the construction period. If a tree(s) is recommended for removal at the end of construction the security amount collected may not meet the requirements of this ordinance for replacement. The developer shall be subject to the replacement requirements outlined in this ordinance. The developer shall be responsible for payment of the difference between the bond amount and the mitigation amount defined in this ordinance. The health and structural rating of the project arborist report will be used in determining the mitigation amount of the lost tree(s).

B. Existing Residential Lots (additions, accessory structures, etc.) An arborist report is required for residential project sites that may impact protected trees. The Town maintains a list of arborists approved to work on Town projects. If an arborist is utilized who is not on the list, that arborist's report is subject to a peer review by an approved Town arborist with the cost to be borne by the developer/owner of the project. Private property owners that are considering additions, decks, pools, and/or other accessory uses are required to identify protected trees that are located on the property and may be impacted by the proposed addition/use.

1. Tree Protection/Removal Requirements.

The Town requires the land developer to protect and preserve trees during the development/subdivision of residential parcels. The resulting lots are then sold to property owners with the understanding that the trees should be protected. Property owners may request any number of modifications to their properties that may in turn result in impacts to the protected trees. Lots with protected trees are subject to the following requirements for additions, pools, and/or other accessory uses that may result in an impact to the protected trees.

a. An arborist report is required for all properties considering additions, pools, and/or accessory structures that may have an impact on a protected tree, including improvements within the tree protection zone.

b. In the event that there is no viable and/or practical alternative to removal of protected trees to accommodate the addition, pool, and/or accessory structure the following shall apply:

1. A request for a Tree Removal Permit for protected trees 15" or greater, determined by the project arborist to be in good (4) or excellent (5) health, and/or with moderate (3) to good (4) structure will require review and action by the Planning Commission at a noticed public hearing. The request will require a Tree Removal Permit, arborist report, statement justifying removal of the tree, and payment of a permit application fee. For protected trees 14" or less which are requested to be removed, the Planning Director shall review the request and make the determination for removal. If the Planning Director authorizes removal, mitigation shall be required either by in-kind replacement or in-lie fee payment, as defined in this ordinance. If the Planning Director denies the request for removal, the decision may be appealed.

2. A request for a Tree Removal Permit for all protected trees, determined by the project arborist to be in fair (3) or marginal (2) health, and/or with marginal (2) structure may be approved and require mitigation. The Planning Director shall review the request and make the determination for removal. If the Planning Director authorizes removal, mitigation shall be required either by in-kind replacement or in-lie fee payment, as defined in this ordinance. If the Planning Director denies the request for removal, the decision may be appealed.

3. A request for a Tree Removal Permit for all protected trees, determined by the project arborist to be in poor (1) health, poor (1) structure, or to be structurally unsafe or hazardous (1), will be approved and will not require mitigation.

c. Denial and/or appeal of a Tree Removal Permit and its conditions is subject to Section 27.36.090 – Appeals, Extensions, Revocation.

2. Tree Replacement Requirements:

a. **In-Kind Replacement** – In-kind replacement shall be the same as outlined in Section A.1.a. The arborist report shall specify the replacement value. The applicant/owner shall include a replacement landscape plan with the Tree Removal Permit. The building permit for the addition, pool, and/or other accessory use shall be conditioned to require installation of the replacement trees, prior to building permit final.

b. **In-Lieu Replacement** – In-lieu replacement shall the same as outline in Section A.1.b. The arborist report shall specify the replacement value. The applicant/owner shall pay to the Town the in-lieu fee with the Tree Removal Permit. The building permit for the addition, pool, and/or other accessory use shall be conditioned to require a Tree Removal Permit and payment of the in-lieu fee, prior to initiation of the work.

C. Penalties for Unauthorized Tree Removal:

Enforcement and Civil Penalties shall be applied to violations of this Tree Mitigation Ordinance per Section 27.36.100 Enforcement, in Chapter 27.36 of the Tree Preservation and Protection Ordinance.

Illegal or unauthorized removal of any protected tree will require payment of a determined 'replacement value,' as defined in Section 27.36.100, which is different and separate from mitigation replacement as addressed in Section 27.36.061.

27.36.070 - Tree Protection and Preservation Plan

A. Where an applicant proposes to remove one or more protected trees, the Director may require a tree plan for review by the Department.

B. Tree plans shall be prepared by an arborist, horticulturist, or registered landscape architect.

C. All Tree Protection and Preservation Plans must include the following basic information:

1. The location of all trees present that are greater than 6 inches in trunk diameter at a height of 4.5 feet above surrounding grade, including all that will be preserved, removed, or transplanted.

2. All trees that overhang the proposed project site and are located on immediately adjacent properties.

3. The report cover shall include the arborist's name, certification number, project reference name and address, and report date.

4. A cover letter describing the project site, the date of inspection, and summarizing the total number of trees present, to be removed, and preserved.

5. A site plan that identifies the location of each tree, including its report reference number.
6. Assessment data for each tree.

7. Comments and observations regarding health or structure.

8. Estimate of the impacts of proposed development activities on long-term health and structural integrity.

9. Recommendations for removal or preservation based on the development impacts expected from the proposed plan.

10. Recommendations for modification of the proposed plan to reduce or eliminate impacts to the tree.

Refer to the Towns "TREE TECHNICAL MANUAL" for more detailed information related to the preparation and contents of the Tree Protection and Preservation Plan.

D. The Director may waive the requirement for a tree plan or the requirement for a survey based upon a determination that the tree(s) would have little or no ornamental value in an urban setting or that the tree(s) are located so that they would not be impacted by the proposed development.

27.36.080 - Tree Protection Requirements

The Director shall determine during project review whether and to what extent measures will be required to protect the existing trees during construction. This decision shall be based upon the proximity of the area of construction activity to existing protected trees. The protective measures shall include, but are not limited to, the following:

A. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree.

1. Fencing shall be located at the Tree Protection Zone (TPZ) illustrated on the Improvement Plans.

2. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

B. The Tree Protection Zone (TPZ) is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.

1. No encroachment into the TPZ is allowed at any time without approval from the project arborist.

2. Any unauthorized entry into the TPZ is a violation of this Ordinance and shall be subject to enforcement through civil, criminal or administrative remedies, including applicable penalties.

C. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

D. No grade changes shall be made within the protective barriers without prior approval by the Director.

E. No attachments or wires other than those of a protective or non-damaging nature shall be attached to a protected tree.

F. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand held power tools and shall not be of a depth that could cause root damage.

G. When the existing grade around a protected tree is to be raised the project and/or Town arborist shall provide written directions on which method(s) may be used to drain liquids away from the trunk.

H. When the existing grade around a protected tree is to be lowered the project and/or Town arborist shall provide written directions on which method(s) may be used (terracing, retaining wall, etc) to allow the dripline to be left at the original grade.

I. No equipment, solvents, paint, asphalt, or debris of any kind shall be placed, stored, or allowed within the protective barrier.

Refer to the Town's "TREE TECHNICAL MANUAL" for additional information on tree protection requirements.

27.36.090 - Appeals, Extensions, Revocation

A. Appeals. The decision of the Director shall be considered final unless an appeal is filed in compliance with Chapter 27.52 (Appeals).

B. Expiration/extension. A Tree Removal Permit shall be exercised within one year from the date of approval or other time limit established through a discretionary permit approval. Time extensions, for up to a total of two additional years, may be granted in compliance with Chapter 27.44 (Permit Implementation and Time Extensions). If a Tree Removal Permit is not exercised within the established time frame, and a time extension is not granted, the provisions of Chapter 27.44 shall be initiated to consider the permit expired.

C. Performance guarantee. The applicant/owner may be required to provide adequate performance security for the faithful performance of conditions of approval imposed as part of the Tree Removal Permit.

D. Construction monitoring. Monitoring of tree protection and restoration measure specified as conditions of approval shall be performed by site inspection conducted by the Director.

E. Revocation. A Tree Removal Permit may be revoked or modified, as provided in Section 27.56.050 (Permit Revocation and Modification), with any of the following findings that the tree removal, relocation, or protection activities:

1. Cannot support the original findings;
2. Resulted from misrepresentation or fraud;
3. Has not been implemented in a timely manner;
4. Has not met, or has violated any condition of approval;
5. It is in violation of any code, law, ordinance, or statute;
6. Is detrimental to public health, safety, or welfare; or
7. Constitutes a nuisance.

27.36.100 - Enforcement

Enforcement. Any person who cuts, damages, or removes a protected tree in violation of this Chapter shall be deemed guilty of a misdemeanor and upon conviction may be punished in compliance with the applicable provisions of the law. A violation of this Chapter shall also constitute a public nuisance and may be abated and/or enforced through civil, criminal, or administrative proceedings in accordance with the Town Code. Further, a violation of this Chapter during construction may result in an immediate stop-work order until permits are obtained and required mitigation procedures are in place.

CIVIL PENALTIES

If a civil action or administrative enforcement is brought by the Town, a civil penalty in an amount not to exceed five thousand dollars ($5,000) per violation may be assessed, against anyone who violates any provision of this Ordinance or the Tree Protection and Preservation Plan.

Where a tree is illegally removed, or damaged to a degree that survival is not expected, the penalty shall be the replacement value of each tree, and shall be paid to the Town. Replacement values shall be developed using the most recent edition of the "Guide for Plant Appraisal", published by the Council of Tree & Landscape Appraisers. If a violation occurs during development, appraised values for each tree will be found in the Tree Protection & Preservation Plan. If a violation occurs outside the development process, values shall be determined by an arborist pre-approved by the Town.

Where a tree is illegally damaged, the damage cannot be fully corrected but the tree is expected to survive, then the penalty shall be the replacement value times the percentage of the tree damaged.

A civil or administrative action may also be implemented to provide appropriate relief to abate, enjoin, or otherwise compel the cessation of such violation.

If civil action is brought by the Town, the court shall award all costs associated with investigation, preparation for trial, costs of the trial, reasonable expenses including overhead and administration costs incurred when prosecuting the action, and reasonable attorney fees, to the prevailing party in such action.

APPENDIX F
Cumulative Projects

Table 4-1 lists projects within the Town of Windsor, and the project site vicinity, considered in the analysis of Cumulative Impacts in relevant sections of *Chapter 4, Environmental Setting, Impacts, and Mitigation Measures.*

Town of Windsor Planning Department

PROJECT INDEX MAP / CURRENT STATUS SUMMARY: December 31, 2007

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
I	NON-RESIDENTIAL DEVELOPMENT						
	A. Subdivision						
101	Soccer Park Subivision	1.8 ac. Lt. Ind. Remain	87-015	Map Rec.			Phil Trowbridge 544-7194
102	Airport Bus Ctr V Subdivision	7.5 ac. Hvy industrial Remain (Lots 1. 2)	93-06	Map Rec			Pat Imbimbo 578-5344
103	Luzaich Subdivision	3.1 ac. Lt. Ind. Remain (Lots 2. 3. 5)	96-13	Map Rec			Mark Luzaich 838-1616
104	Airport Bus Ctr IV Sub.	3.8 ac. Retail Remain (Lot 1)	99-42	Map Rec			Pat Imbimbo 578-5344
105	Shiloh Oak Subdivision / Caletti	4.7 ac. Retail; 43.9 ac. Lt. Ind. Remain	05-23	Map Rec			John Caletti 415-381-3162
106	Conde General Partership Subivision	27.3 ac. Lt. Industrial	00-15	Map Rec			Pat Imbimbo 578-5344
107	Evans - Drew Subdivision	21.5 ac. Lt. Industrial	00-21		X		Charles Evans 576-7800
~~108~~	DenBeste Trucking Subdivision	Developed	00-27				n/a
109	Richardson Commercial Subdivision	3.2 ac. Retail subdivision (Lots 1. 2)	00-43	Map Rec			Phil Richardson 415-3832900
	B. Use Permit, Design Review						
~~201~~	Replaced w/ #233		90-277				
~~202~~	Magee Plastering / 9660 Old Redwood	0.6 ac. Contractor's Storage Yard	98-13	Occupied			Ken Magee 838-7974
~~203~~	Drive-Rite Auto / 9670 Old Redwood	13 bay auto repair (14.3 ksf bldg)	99-06	Occupied			Hari Dhaliwal 433-3301
204	Weiss Incubators / 295 Shiloh Rd	64 ksf Lt. Industrial	99-18	X			Robert Weiss 481-2502
~~205~~	Les Schwab Tires / 6700 Hembree Ln	9 bays auto repair (15.8 ksf bldg)	99-41	Occupied			Ted Benson 836-0302
~~206~~	Nase Industrial / 5750 Skylane Blvd	23.6 ksf office (Bldgs A)	00-07A	Occupied			Werner Nase 584-8770
		20.5 ksf office (Bldg B)		Occupied			
~~207~~	Withdrawn		00-25				
~~208~~	Withdrawn		00-26				
~~209~~	Shiloh Center Lot 5 / 6450 Hembree Ln	7.2 ksf retail bldg	00-31	Occupied			Bob Kennedy 836-9242;
210	Shiloh Center Lot 6 / 6560 Hembree Ln	4.0 ksf restaurant + 4.0 ksf retail bldg	03-50	X			Bob Kennedy 836-9242;
~~211~~	Shiloh Center Lot 7 / 6550 Hembree Ln	18.2 ksf retail bldg	00-33	Occupied			Bob Kennedy 836-9242;
~~212~~	Shiloh Center Lot 8 / 6580 Hembree Ln	14.2 ksf retail bldg	00-34	Occupied			Bob Kennedy 836-9242;
~~213~~	Windsor School District Office	5.7 ksf office bldg	00-40	Occupied			Mark Wheeler 524-2612
~~214~~	Office Depot / -6400 Hembree Ln	24 ksf retail bldg	00-47	Occupied			Bob Kennedy 836-9242;
215	Homewood Suites / 9150 Brooks Rd So	8.5 ksf retail	00-52	Occupied			Ajaib Bhadare 696-1738
		6 ksf restaurant		X			
		108 room hotel		X			
~~216~~	Withdrawn		01-16				

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
~~217~~	BMW - 800 American Way	5.4 ksf motorcycle sales & service (Index # 103, Lot 9)	01-20	Occupied			Bob Moore 578-8152
~~218~~	Trendwest Resorts / 1251 Shiloh Rd	228 unit Resort hotel (11ac.)	01-22	Occupied			Bill Bugenhagen / 503-977-5229
~~219~~	Expired		01-23				
~~220~~	Denbeste Warehouse / 7705 Conde Ln	63.1ksf office-warehouse	01-24	Occupied			Del Starrett 526-9645
~~221~~	Lewis-7975 Cameron Dr #1800	5.2 ksf bldg. / office-manufacturing	01-31	Occupied			Randy Lewis 838-6633
~~222~~	Sonoma Imperial / 5770 Skylane Blvd	14.0 ksf office	01-47	Occupied			Glen Dugan 858-454-5290
~~223~~	Kentucky Fried Chicken - A&W / 6610 Hembree Ln	3.0 ksf drive thru combo restaurant	01-56	Occupied			Del Starrett 526-9645
~~224~~	Withdrawn		01-46				
~~225~~	Kiernan / 9996 Old Redwood	0.5 ac. Landscape contractor yard	02-12	Occupied			Scott Kiernan 836-7608
226	Robinson / 8260 Old Redwood	8.0 ksf Professional offices	02-15		X		Mark Robinson 744-9400
~~227~~	Starrett / 810 Denbeste Ct.	7.1 ksf Lt Industrial/Office	02-19	Occupied			Del Starrett 526-9645
~~228~~	Larsen / 10315 Old Redwood	10.0 ksf neighborhood retail	02-23	Occupied			Paul Larsen 838-2600
~~229~~	Airport Bus. Ctr. / 1360 19th Hole Dr.	2 office bldgs -- 16.9 & 4.3 ksf	02-25	Occupied			Pat Imbimbo 578-5344
~~230~~	Mortuary / 9660 Old Red.(#202above)	2.9 ksf mortuary and caretaker unit	03-10	Occupied			Carmine Romano
~~231~~	Johnson Pools Bldg / 6114 Old Redwood	6.6 ksf retail	03-13	Occupied			Paul Larsen 838-2600
231	Kadello/Larsen/9988 Old Redwood	0.7ksf office/retail, 3.4ksf warehouse, 1 sfd	03-18		X		Paul Larsen 838-2600
~~232~~	Intermodal Station / 9001 Windsor Rd	1.9 ksf office/retail	03-19	Occupied			Dane Schilling, Public Works
~~233~~	Moore/8465 Old Redwood	21.2 ksf Retail	03-24	Occupied			Bob Moore 578-8152
234	Lewis / 7711 Bell Rd	11.4 ksf Manufacturing	03-53	X			Randy Lewis 838-6633
~~235~~	Withdrawn	5.3 ksf office/retail, 3.1 ksf warehouse	04-05				
~~236~~	Withdrawn	200,000 case/ year winery	04-12				
~~237~~	SCOE Community School	108 students	04-17			X	Mark Wheeler 524-2612
238	Fed-Ex Ground Distribution	65 ksf building / 7.4 acres	05-24	X			John Caletti 415-381-3162
239	Sanderson Ford	7 acre auto dealership	05-34		X		Tim Sanderson 433-3318
240	Micro-Vu Addition	18.3 ksf addition manufacturing	05-51		X		Robert Moore 578-8152
241	Starrett / 820 Denbeste Ct.	48 ksf warehouse	05-53		X		Del Starrett 526-9645
242	Wilson / Warehouse	14 ksf warehouse	05-56		X		Edwin Wilson 636-0828

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
243	LaFranchi Retail	8.5 ksf retail	05-29A			X	Ken LaFranci 578-4514
244	Kadello/Larsen --Peterson Trucking	6.2 ksf office/warehouse	06-33			X	Paul Larsen 838-2600
245	Kadello/Larsen Windsor Truck & Auto	3.5 ksf auto repair	06-34			X	Paul Larsen 838-2600
246	G&C Auto Body	10.3 ksf auto repair	06-47			X	Edwin Wilson 636-0828
247	Pool Creek Business Center	20 ksf office; 47.1 ksf manfctr/ wrhse	07-18			X	Greg LeDoux 795-8855
248	Shook & Waller Office/Warehouse	18 ksf office/warehouse	07-22		X		Del Starrett 526-9645
249	ABC Offices	10.5 ksf offices	07-28				Pat Imbimbo 578-5344
250	Marriott Springhill Suites Hotel	84 unit Hotel	07-42			X	Nick Desai 433-0101
251	DuMOL Winery	19.6 ksf winery	07-46		X		Pat Imbimbo 578-5344
252	Jenkins Retail/Office	20.1 ksf retail / office	07-47			X	Bob Jenkins 484-2800
253	Colliers International	3 acres container storage	07-54			X	Sonny O'Dobrinak 925-279-4609
254	Kittyhawk Wine Storage	39 ksf wine warehouse	07-64			X	Michael Palmer 527-7586
II	RESIDENTIAL DEVELOPMENT						
				#Units	#Units	#Units	
301	Oakhill Estates	Single family detached	89-021	1.00			Pat Imbimbo 578-5344
~~302~~	Coralee Meadows	Single family detached	89-098	Occupied			Frank Rezende 586-0500
303	Los Robles Meadows 1 & 2	Single family detached	89-518		7.00		Frank Unciano 433-7332
~~304~~	Los Robles Meadows 3	Single family detached	89-518A	Occupied			Mark Negri 571-8938
305	Hidden Creek 2	Single family detached	89-570		1.00		Bill Schellinger 545-1600
306	7954 Shira Ln / Smith Minor Sub.	Single family detached	89-817	1.00			Michael Smith 838-4343
~~307~~	Windsor Creek II	Single family detached	92-057A	Occupied			Mike Bianucci 829-8521
308	Coate Minor Sub (superceeded below)	Single family detached	93-39A		1 net remain		Richard Coate 838-2878
309	9490 Starr / Ettlin Minor Sub.	Single family detached	96-25		1.00		Charlie Traboulsi 577-0425
~~310~~	Spencer Subdivision	Two duplexes remain	97-08	Occupied			Alan Spencer 542-8000
~~311~~	9440 Starr / Blodow Minor Sub.	Single family detached	97-20	Occupied			Charlie Traboulsi 577-0425
~~312~~	Vintage Greens / Condiotti Enterprises	Single family detached / Remaining lots of original subdivision approval	97-29	Occupied			Phil Trowbridge 544-7184 "
~~313~~	The Villas / Schellinger Construction	Single family detached	98-23	Occupied			Bill Schellinger 545-1600
314	Vintana Phase 5	Single family detached		1.00			David Bradley 925-9374373
	Vintana Phase 6B	Single family detached		4.00			
315	124 Cockrobin / Coughlan Minor Sub	Single family detached	98-36		1.00		Dick Couglan 528-1272
316	825 Windsor Rvr Rd / Lissberger Minor	Single family detached	98-37		1.00		Scott Lissberger 527-8159
317	Overlook Subdivision	Single family detached	98-42A			11.00	Phil Richardson 415-3932900
318	Cole Subdivision	20 single family attached / 11 single	05-13			31.00	Bill Schellinger 545-1600
319	65 Bluebird Dr / Barker Minor Sub	Single family detached	99-09		1.00		Richard Barker 838-0171
~~320~~	1192 Gumview Road / Prior Minor Sub	Single family detached	99-21	Occupied			Dennis Prior 838-4136
~~321~~	Blue Oak Estates	Single family detached	99-22	Occupied			Charles Evans 576-7800

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
322	9431 Victoria Way / Bennet Minor Sub	Single family detached	99-26		1.00		Ira Bennett 539-8086
~~323~~	Miller Apartments	Apartments	99-28			Withdrawn	Larry Miller 571-7548
~~324~~	87 Cockrobin / Patil Minor Sub	Single family detached	99-39	Occupied			Rick Kadello 838-2600
~~325~~	Sally's Meadow / Trembley Construction	Single family detached	99-43	Occupied			Terry Trembley 523-0400
~~326~~	Winter Creek Village / Burbank Housing	Apartments	99-45	Occupied			Bill Monahan 526-1020
327	Bonita Robles	Single family detached	00-11		1.00		Russ Leepin 887-9100
328	Hembree Village	Attached units	05-28			200.00	Bill Schellinger 545-1600
~~329~~	67 Cockrobin / Garcia Minor Sub	Single family detached	00-37	Occupied			V J Khiroya 575-1247
~~330~~	Morgan Woods / Schook & Waller	Single family detached	00-46	Occupied			Ed Waller 578-3933
~~331~~	Royal Mobile Manor	Add mobilehomes to existing park	01-40			Expired	Robb Davis 836-0461
332	280 Billington / Chiddix Minor Sub	Single family detached	02-07		2.00		Dave Chiddix 568-7526
~~333~~	9223 Vinecrest / Andre Minor Sub	Single family detached	02-09	Occupied			Esteve Andre 579-6011
~~334~~	320 Wilson / Hoffman Minor Sub	Single family detached	02-11		1.00	Withdrawn 1/03	Kathleen Hoffman 829-5456
335	6490 Old Redwood /Khiroya Minor Sub	Single family detached	02-13	1.00	2.00		V J Khiroya 575-1247
336	1160 Gumview / Griffith Minor Sub	Single family detached	02-14		1.00		Peggy Griffith 838-3396
~~337~~	250 Billington / Watts Minor Sub	Single family detached	02-16	Occupied			Mel Watts 570-2093
338	488 Ginny Dr / Coate Minor Sub #2	Single family detached	02-18		3.00		Richard Coate 838-2878
~~339~~	Khiroya Apartments / 8550 Old Redwood	Apartments	02-28			Withdrawn	V J Khiroya 575-1247
340	Vintage Greens "Ultimo"	Single family detached	05-21	1.00			Phil Trowbridge 544-7184
~~341~~	Vintage Greens Area "C"	Single family detached	02-35			Withdrawn	Phil Trowbridge 544-7184
342	Palino Subdivision	Single family detached	05-22	5.00	1.00		Phil Trowbridge 544-7184
343	450 Duncan Dr/Coate Minor Sub #3	Single family detached	03-21		4.00		Richard Coate 838-2878
~~344~~	7996 Hembree / Creekside Place	Single family detached	03-26	Occupied			Dave Sandine 578-8383
345	475 Ginny Dr / Coate Minor Sub #4	Single family detached	03-29		4.00		Richard Coate 838-2878
346	9921 Starr Rd / Sousa Minor Sub	Single family detached	03-38		1.0 net		
347	400 Jensen Ln / Jensen Minor Sub	Single family detached	04-04		1.00		
~~348~~	50 Windsor Palms Dr / Silveria	Single family detached	04-06	Occupied			Diane Silveria
349	365 Patrick Ln / Faccini	Add duplex	04-23			2.0 net	
350	55 Fourth St / Bennett	Single family detached / possible duplex	04-25	2.00	1.00		Kelly Bennett 431-2270
351	1114 Gumview / Wheeler	Single family detached	05-06		2.00		Ken Wheeler 837-7564
352	9879 Berry Ln / Wheeler	Single family detached	05-07		1.00		Ken Wheeler 837-7564
353	6440 Old Redwood Hwy/Gamber	Single family detached	05-08		1.00		Tim Gamber 579-4064
354	Burbank Self-Help/ Los Amigos	Single family detached	05-19	4.00			Chaney Delaire 526-1020
355	9750 Brooks Rd So./ Remsen		05-27		1.00		Mike Robertson 523-7490
356	750 Windsor River Rd/McCalligan	Single family detached	05-60		3.00		James McCalligan 578-4525
357	595 Jensen Ln / Albertson	Single family detached	06-04		3.00		Ross Albertson 578-3933
358	9933 Starr Rd/Columbo	Single family detached	06-05			3.00	David Columbo 568-5591
359	9963 Old Redwood Hwy/Khiroya	Single family detached	06-06			1.00	Anish Khiroya 545-1409

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
360	Windsor Redwoods / Burbank Housing	65 apartments	06-16			65.00	
361	Burbank Housing Manzanita Self-Help	Single Family detached	06-59			22.00	
362	9815 Tolleson Rd / Woolcot	Single family detached	07-05		1.00		
363	345 Wilson / Elsey	Single family detached	07-06			4.00	Wayne Elsey 3288291
364	Cornell Village	Single family attached	07-30			44.00	Bruce Shimizu 837-9922
365	7893 Hembree Ln / Caven	Single family detached	07-35			3.00	Ken Caven 542-8795
366	Simpson Housing Solutions	41 apartments	07-55			41.00	Tracie Oaks 562-256-2171
III	**MIXED USE DEVELOPMENT**			**#Units**	**#Units**	**#Units**	
~~401~~	180 Windsor River Road / Paul Larsen	9 apartments over 3.7 ksf retail	00-13		Withdrawn	(See #409)	Paul Larsen 838-2600
~~402~~	Town Green Village Phase 2	20 sfd (condos) over 17.5 ksf retail	01-07	Occupied			Ken Cohan 836-9112
~~403~~	Town Green Village Phase 1	34 sfd (condos) over 25.0 ksf retail	01-10	Occupied			Ken Cohan 836-9112
~~404~~	Withdrawn		01-28				
~~405~~	Town Green Village Phase 3	49 sfd (condos) over 22.3 ksf retail	01-39	Occupied			Ken Cohan 836-9112
~~406~~	Reiman House/American Hotel	6 sfd (condos) over 4.8 ksf retail	01-41	Occupied			Ken Cohan 836-9112
~~407~~	McCracken Building	3 sfd (condos) over 2.8 ksf retail	01-42	Occupied			Ken Cohan 836-9112
~~408~~	Town Green Village 4	13 sfd (condos) over 9.5 ksf retail	02-21	Occupied			Ken Cohan 836-9112
409	Town Green Village 5	66 sfd (condos) over 30.4 ksf retail	03-49	34.00	19.00		Ken Cohan 836-9112
410	Windsor Mill	53 sfd detached. 23 live/work townhomes, 127 sf attached	04-10		201.00		Andrew Silverman 283-0703
411	60 Shiloh Rd / Columbo	9 apts. over 9.0 ksf retail	04-26		9.00		Dave Columbo 568-5591
412	Windsor Bowl	8 apts. over existing bowling center	04-29		8.00		Ken LaFranchi 578-4514
413	National Storage Centers Mixed Use	4 apts. over 4.6 ksf office use	04-34		4.00		Rick McLish 523-1722
414	Town Green Village 7	15 sfd (condos) over 8.9 ksf retail	04-48		15.00		Ken Cohan 836-9112
~~415~~	Jacob's Ladder Mixed Use	6 apts. & pre-school day care center for 96 children	04-50			Withdrawn	David Kelley 838-5306
416	Sustainable Village	107 sfd (condos) over 66.5 ksf retail	04-51			140.00	Sean Rodrigues 849-2000
~~417~~	Lafranchi Mixed Use	5.4 ksf retail, 2.3 ksf office, 9 1-bdrm apts	05-29			Withdrawn	Ken LaFranchi 578-4514
418	Village at Windsor/ Conde Lane	16 sfd(condos) over 12.1 ksf retail	05-45			16.00	Kim Tagle 415-420-4436
419	Terra Green	27 sfd + 16 sfd (condos) over 14.7ksf retail	05-48			43.00	Scott Johnson
420	Town Green Village 6		06-19			Placeholder only	Ken Cohan 836-9112
421	Windsor Live/Work	12 live / work units	06-20			12.00	Misha Weidman 415-821-3382
422	Windsor Creekside Commons	86 sfd, 78 res condos, 45 k retail	06-22			164.00	Richard Derringer 310-2291
423	Windsor Gateway / Telfer	152 sfd (condos) over 40 ksf retail	06-26			119.00	Mike Telfer 925-228-1515
424	Diana's Market	3 res units over 1.7 ksf restaurant/deli	06-37		2.00		Carlos Hermosillo 838-1733

Index #	PROJECT NAME	Description	PROJECT NUMBER	PERMITS	ENTITLEMENT APPROVAL	APPLICATION ONLY	CONTACT PERSON
425	Oaks @ Windsor Village, Ph 2	14 sfd (condos) over 8.4 ksf retail & office	06-46			14.00	Ken Cohan 836-9112

Note: **ksf = thousands of square feet**

Revised January 23, 2008 rj

APPENDIX G
Cultural Resources

ESA Land Management

8950 Cal Center Drive
Building 3, Suite 300
Sacramento, CA 95826
916.564.4500 phone
916.564.4501 fax

www.esassoc.com

December 5, 2007

Ms. Leigh Jordan, Coordinator
Northwest Information Center
Sonoma State University
1303 Maurice Avenue
Rohnert Park, CA 94928

Subject: Records Search Request for the Keiser Park Master Plan Project - 206050

Dear Ms. Jordan:

ESA is conducting environmental studies for the Town of Windsor Keiser Park Master Plan, Sonoma County. The project is located on the Healdsburg USGS 7.5' Quad (See attached map). Our budget for this records search is $300. If the time requirements for gathering the following information approaches this limit, please let me know so I can determine what types of information are more crucial for our needs.

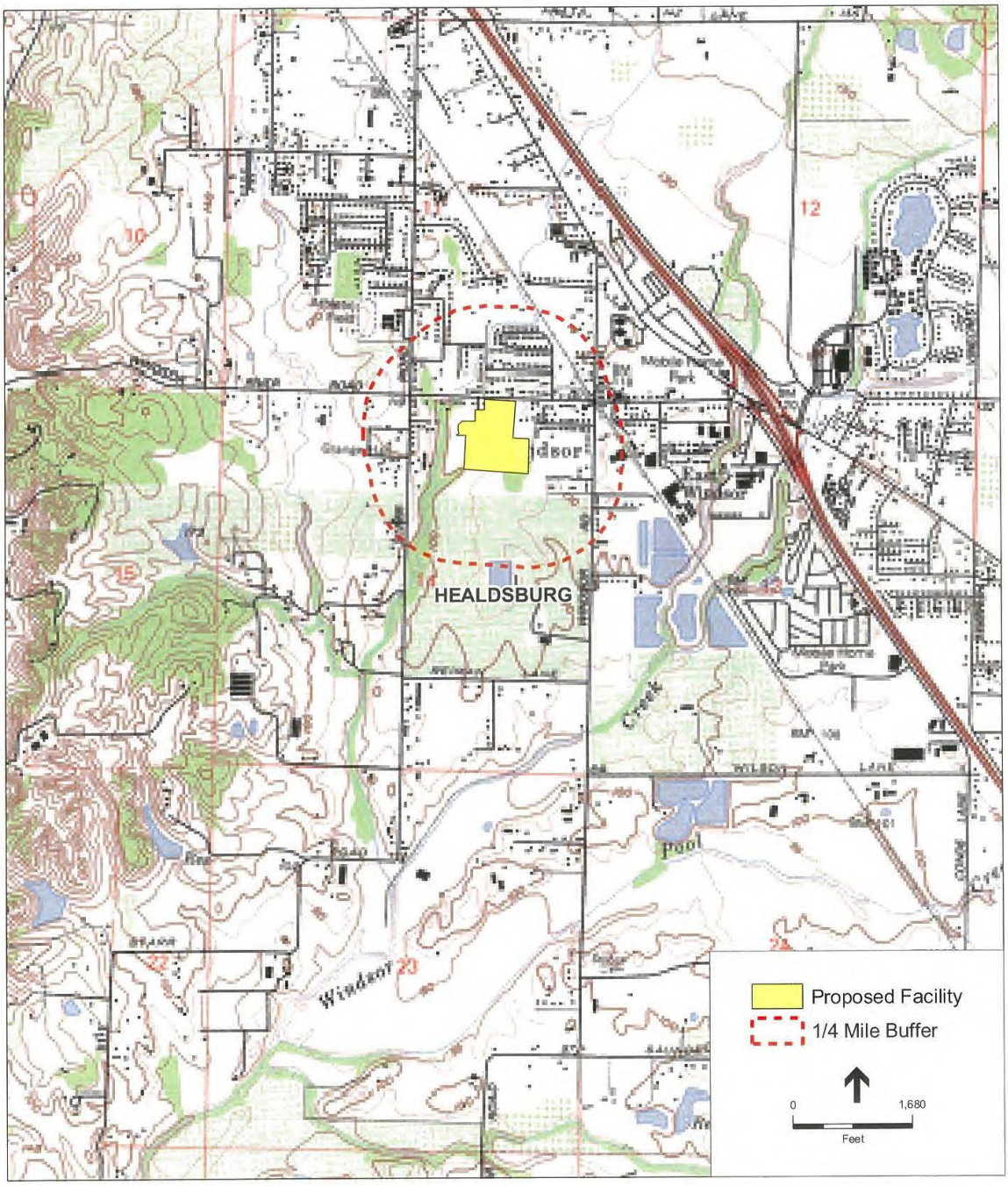
Please include the following information for the Project Area (PA) (see map legend):

- Cultural Resources Sites and Surveys within a ¼ mile of the PA
- A copy of site forms for resources within the PA
- A list of Historical Resources, Historic Resource Surveys, or literature on Historic Districts within a ¼ mile of the PA
- A review of Historic Properties Directories, e.g. National Register, California Register, California Historical Landmarks, and California Points of Historical Interest within a ¼ mile of the PA
- A review of any historic USGS maps or GLO Plats you may have that cover the PA

If you have any questions, please give me a call, (916) 564-4500

Sincerely,

Katherine Anderson
Cultural Resources Associate



SOURCE: USGS, 1993; and ESA, 2007

Kaiser Park . 206050

Figure 1

24K Topo with Project Area

TOMARAS & OGAS, LLP

10755-F SCRIPPS POWAY PARKWAY #281 • SAN DIEGO, CALIFORNIA 92131
TELEPHONE (858) 554-0550 • FACSIMILE (858) 777-5765 • WWW.MTOWLAW.COM

Kathryn A. Ogas kogas@mtowlaw.com
Brenda L. Tomaras btomaras@mtowlaw.com

February 11, 2008

VIA E-MAIL

Heidi Koenig
ESA
1425 N. McDowell Boulevard, Suite 105
Petaluma, CA 94954

Re: Keiser Park, Windsor, Sonoma County

Dear Ms. Koenig:

Our firm represents the Lytton Band with respect to cultural resources matters. Thank you for the letter regarding the above-referenced project, as well as the additional information provided via telephone. While the Tribe has no specific information which it could provide to you for inclusion in your report, it believes that the project land falls within traditional Pomo territory. The Lytton Band is interested in the protection and preservation of Pomo artifacts and sites and believes that, given the size of the project area, such cultural resources may be encountered during the project development. The Band would therefore request special care be taken to assure the protection of any such previously undiscovered resources. Further, if any Pomo sites or human remains are encountered during your cultural survey, we would request that the Tribe be contacted immediately.

The Tribe further feels it is important to note that these initial letters from your office, without provision of any more specific information regarding the project are merely tools for your use as an archaeologist and can in no way be considered adequate communication or consultation with the Tribe for any legal purposes or requirements. We would therefore request that you notify your client that adequate and appropriate consultation with the Tribe is still required for any projects which require any kind of entitlements.

We would also request that you forward a copy of the cultural survey for comment if granted permission to do so by your client(s). Please do not hesitate to contact me with any questions or corrections at (858) 554-0550.

Very Truly Yours,

TOMARAS & OGAS, LLP

Brenda Tomaras

Brenda L. Tomaras
Attorneys for the Lytton Band



APPENDIX F

CEQA MEMO

M-GROUP *a new design on urban planning*

policy planning • urban design • environmental review • historic preservation • community engagement • staffing solutions

MEMORANDUM

Date: September 22, 2023

To: Olivia Lemen
Parks & Recreation Director

From: Olivia Ervin, M-Group
Principal-in-charge

Krystle Rizzi, M-Group
Project Manager

Subject: CEQA Advisory Memo– Keiser Park Master Plan Update

This memorandum has been prepared to advise Town staff and the project team on the anticipated California Environmental Quality Act (CEQA) review process and documentation necessary for the Town to make a discretionary decision on the proposed Keiser Park Master Plan Update.

Background

The Town of Windsor adopted the Keiser Park Master Plan in 2007 for the 27-acre community park located at 700 Windsor River Road. In 2011, the Town completed the Phase One portion of the Master Plan's development and improvements. The following summarizes the 2008 Keiser Park Master Plan the existing conditions of the Park, and the regulatory context including the certified Environmental Impact Report.

2008 Keiser Park Master Plan + Existing Conditions

The Town of Windsor prepared and adopted the Keiser Park Master Plan in 2008, which anticipated incremental buildout over several phases of the facilities and recreational amenities to be developed. Subsequently, improvements to construct the Keiser Park was initiated and generally correspond to Phase One, although the Master Plan anticipated development of over 3 phases to achieve full buildout. The following discussion summarizes the intended phases of development as identified in the Master Plan and concludes with a summary of what improvements to Keiser Park have occurred to date (September 2023).

Phase One

The 2008 Keiser Park Master Plan Phase identified a recreational play area located east of the Windsor River Road access driveway. The play area consisted of two half-basketball courts, picnic facilities, and a small playground. Within the oak grove area, which is in the southeast corner of the park, a new trail system was identified and improvements in that area were limited to renovation of an existing picnic area.

Phase One was also to include the construction of two small ball fields (approximately 200-foot outfields) with soccer overlays (120-foot x 190 foot), located in the northeast area of the park. Additionally, a structure for restrooms, concessions, and storage was planned adjacent to the small ball fields. A large ball field (approximately 300-foot outfield) was identified for construction in the northwest area of the park.

Additionally, Phase One plans included the realignment of the Keiser Park access point, which was planned to be relocated approximately 50 feet to the east and align with Oak Park Street. The

realignment was to include street improvements (i.e., sidewalk, crosswalk, curb, and gutter) and require the demolition and removal of a single-family house.

Phase One was planned to add a total of 37 new parking spaces, which would include the addition of 22 spaces east of the oak grove, 4 spaces along the park driveway, and 11 spaces adjacent to the entrance of the park. Figure 1 below shows the Phase One improvements as planned for in the 2008 Keiser Park Master Plan.

Phase Two

Phase Two of the project anticipated the construction of an aquatic center located in the southern portion of the park. The 9,000 square foot aquatic center was planned to include a 75 foot by 150-foot competition pool and a 6,000 square foot recreational pool. Phase Two anticipated the introduction of an additional 207 additional parking spaces. A newly constructed parking lot, located adjacent to the aquatic center, would further provide for an additional 152 parking spaces. A 55-space parking lot was also planned to be installed south of the large ball field. Additionally, new access would be provided from a planned extension of Jaguar Way and a connecting bridge between the proposed aquatic center parking lot and the large ball field located on the eastern side of the park.

Phase Three

The third phase of the Master Plan anticipated the construction of a two-story recreation center located adjacent to the aquatic center. The proposed recreation center was planned to be 36,000 square feet and provide space for recreational and leisure classes. The recreation center would also provide office space for administrative staff and the Town Community Services District. During this phase, 41 additional parking spaces would be provided at the aquatic center parking lot. Phase Three further contemplated that in the event that the nearby property located to the east of the park was developed at that time and Jonathan Drive is extended, then seven additional parking spaces would be provided adjacent to the oak grove.

Existing Conditions

Currently (Fall 2023), access to the park is located to the north of the park, along Windsor River Road. The northern portion of the site consists of a basketball court, a playground, and a picnic area. Additionally, a parking lot is located west of the driveway in the northern portion of the park. There is one large ball field located in the western portion of the park and two mid-sized ball fields on the eastern portion. The southern half of the park consists of an oak grove to the east, a parking lot to the west, and two small ball fields in the center. Pedestrian pathways are present throughout the park and provide access to Jaguar Way and the High School to the south.

Since the completion of Phase One of the Master Plan in 2011, Keiser Park has served as an athletic field for Windsor High School, sports leagues, and community reactional activities. Additionally, the park is well used by the community for local and regional events.

Figure 1: 2008 Keiser Park Master Plan



Keiser Park Master Plan 2008 Environmental Impact Report (EIR)

Prior to Town Council's action to adopt the Keiser Park Master Plan, an Environmental Impact Report (EIR) (SCH # 2000032102) was certified (Windsor Town Council Resolution No. 2284-08, May 21, 2008). The EIR provided information and environmental analysis on the 2008 Master Plan, inclusive of the proposed three development phases. The EIR analyzed full buildout of the Master Plan including the recreation center, an aquatic center with two swimming pools, two small ball fields with soccer field overlays, one lighted ball field, restrooms, two children's play areas, parking areas, the enhancement of existing facilities, and ancillary improvements. The EIR evaluated a General Plan amendment and zoning change from residential to recreational land uses.

2008 Keiser Park Master Plan - EIR Environmental Analysis

The following provides a summary of the potentially significant environmental impacts and measures identified in the 2008 Keiser Park Master Plan EIR to reduce impact to less than significant levels.

Aesthetics

The EIR found that implementation of the 2008 Master Plan may result in potentially significant impacts caused by visual nuisances during construction and grading activities. Additionally, the EIR determined that implementation of the Master Plan may increase the light and glare at the project site to a degree that is potentially significant. The EIR further concluded that potential impacts to Aesthetics would be reduced to a less than significant level with implementation of Mitigation Measures A-1 and A-4a through A-4c.

Air Quality and Climate

The EIR determined that construction activities associated with the buildout of the 2008 Master Plan would generate short-term emissions of criteria pollutants, including particulate matter and exhaust emissions. Though the EIR identified that operations under the Master Plan would result in an increase in operational emissions of criteria air pollutants (e.g., ROG, NOx, CO, PM10, and PM2.5) from motor vehicle traffic going to and from Keiser Park and other onsite area sources, such impacts were less than significant and thus did not require mitigation. Impacts to Air Quality and Climate from construction activities would be reduced to a less than significant level with implementation of Mitigation Measure B-1.

Biological Resources

The EIR concluded that implementation of the Master Plan could result in potentially significant impacts to wetlands under the jurisdiction of the U.S. Army Corps of Engineers and waters under the jurisdiction of the State Water Resources Control Board or Regional Water Quality Control Board. Additionally, potentially significant impacts on sensitive fish species habitats and special status plant populations and their associated habitats were identified, along with potentially significant impacts to protected trees and the loss of riparian woodland habitat. The removal of existing trees and riparian vegetation could result in the loss of nesting or roosting habitat for raptors and other bird species protected by the California Fish and Game Code 3503 and the Migratory Bird Treaty Act. The EIR further identified potentially significant impacts to roosting or breeding special-status bats in or adjacent to the project site**.** The EIR imposed Mitigation Measures C-1a through C-1d and concluded that potential impacts associated with wetlands and waters of the State would be reduced to less than significant with implementation.

The EIR identified that potentially significant impacts to special status plant populations and their associated habitats would be mitigated to a less than significant level with implementation of Mitigation Measures C-2a through C-2e. Mitigation Measures C-3a through C-3e were determined to reduce potentially significant impacts to protected trees to less than significant levels. Mitigation Measures C-4a and C-4b were identified to reduce potentially significant impacts to riparian woodland vegetation to less than significant levels. Mitigation Measures C-5a, C-5b, and C-6 were identified to reduce potentially significant impacts to nesting and roosting habitat for special-status bats and protected bird species to less than significant levels. Lastly, Mitigation Measure C-7a was identified to reduce potentially significant impacts to sensitive fish species habitats to less than significant levels.

Cultural Resources

The EIR determined that the Master Plan may pose a potentially significant impact on buried deposits, archaeological deposits, and human remains through ground-disturbing activities. Such activities could potentially unearth, expose, or disturb buried deposits present beneath or adjacent to the flat area. Additionally, such ground-disturbing activities outside of the flat area could unearth, expose, or disturb buried archaeological deposits and/or buried human remains. Further, the EIR concluded that implementation of the Master Plan would cause excavation in bedrock, where paleontological resources may be discovered and potentially impacted. Mitigation Measures D-1 through D-4 were determined to reduce potentially significant impacts to Cultural Resources to less than significant levels.

Geology, Soils and Seismicity

The EIR concluded that the Master Plan would expose people and structures to seismic hazards such as ground shaking and liquefaction, which would be a potentially significant impact. Additionally, structures, buildings, or other improvements could be subject to soil hazards, such as expansive soils and differential settlement. Grading, excavation, and construction activities could increase soil erosion and have a potentially significant impact on the environment. The EIR concluded that with implementation of Mitigation Measures E-1 through E-3 would reduce impacts associated with Geology, Soils, and Seismicity to less than significant levels.

Hazards and Hazardous Materials

The EIR determined that construction activities under the Master Plan, could exposed construction workers to unidentified chemicals or contaminated soils. Additionally, the use of hazardous materials during construction could adversely impact soil, surface water, and groundwater. Demolition of existing residential buildings could disturb and release hazardous building components such as asbestos, and lead-based paint. The transport of such building materials could expose construction workers, the public, or the environment to adverse conditions related to the handling of hazardous materials. The EIR concluded that potentially significant impacts related to Hazards and Hazardous Materials would be reduced to less than significant levels with implementation of Mitigation Measures F-1 through F-2 and F-3a through F-3b.

Hydrology and Water Quality

The EIR identified that the implementation of the Master Plan Update could result in construction-related erosion, which could result in increased sedimentation in nearby surface waters and contribute to an increase of Nonpoint Source Pollution (NPS). The EIR identified that the implementation of the Master Plan Update would result in the increase of impervious surface area

and as a result increase runoff from the project site. The EIR concluded that potentially significant impacts related to Hydrology and Water Quality would be reduced to less than significant levels with implementation of Mitigation Measures G-1through G-3.

Noise

The EIR determined that construction activities would temporarily and intermittently increase noise levels at nearby sensitive receptors. Increased traffic on nearby roadways would result in an increase in ambient noise levels. At operation, athletic facility noise could disturb existing residential uses adjacent to the park. The EIR determined that the increase in traffic noise from implementation of the Master Plan in combination with other development would result in cumulative noise increases. The EIR concluded that potentially significant impacts related to Noise would be reduced to less than significant levels with implementation of Mitigation Measures I-1 through I-3 and I-5.

Public Services

The EIR determined that implementation of the Master Plan would result in the increased demand for fire protection and emergency medical services but would not result in the need for the provision of new or physically altered facilities. Additionally, under implementation of the Master Plan, the demand for police protection services would increase but would not result in the need for the provision of new or physically altered facilities. The EIR concluded that potentially significant impacts related to Public Services would be reduced to less than significant levels with implementation of Mitigation Measures J-1 and J-2.

Transportation

Construction under implementation of the Master Plan would result in temporary increases in truck traffic and construction worker traffic. The buildout of the Master Plan would result in event activities that would increase traffic on local and regional roadways in the vicinity and increase parking demand within the project area. Implementation of the Master Plan would increase the demand for transit service. Additionally, implementation could result in inadequate site access and circulation. The EIR concluded that potentially significant impacts related to Transportation would be reduced to less than significant levels with implementation of Mitigation Measures K-1 and K-3 through K-5.

Utilities and Service Systems

The EIR identified that the implementation of the Master Plan would result in the increased demand for water, which could result in a potentially significant impact. The EIR identified that the impact associated with the increased demand for water would be reduced to less than significant level with implementation of Mitigation Measure L-1.

Proposed Keiser Park Master Plan Update

In 2021, the Town initiated the preparation of the Keiser Park Master Plan Update. To date the multi-year effort has involved two rounds of community outreach through pop-ups at community events, community surveys, a design charette, and other community outreach and opportunities for public participation and involvement. Some key priorities identified by community feedback include pedestrian and vehicle flow improvement, accommodation for athletic and social events, and multi-use spaces. The Town has taken community outreach feedback and incorporated it into the preferred concept design alternative, as depicted in Figure 2. On June 26, 2023, the preferred concept was

presented to the Town Council and the Council provided feedback and direction for the preparation of the Master Plan Update.

The proposed Keiser Park Master Plan Update would establish a plan for the development of Phase Two and Phase Three in a manner that reflects the current recreational demands of the community. The Master Plan Update would incorporate a total of five additional parcels, not previously included in the 2008 Master Plan for expanded recreational facilities and site improvements. Additionally, the Master Plan Update would identify specific facilities to be constructed and associated costs. Lastly, the Master Plan Update would identify funding sources and potential project partners.

Figure 2: Keiser Park Master Plan Update Preferred Concept Design Alternative



Source: Special Joint Windsor Town Council, Windsor Redevelopment Successor Agency Windsor Water District and Windsor Unified School District Board of Trustees Meeting (June 26, 2023)

Advisory CEQA Approach

Based on review of the identified Preferred Concept, review of the 2008 EIR certified for the Keiser Park Master Plan, and in consideration of CEQA practices and defensibility of various environmental documentation options, the following approaches are offered for the Town's consideration in determining the appropriate CEQA path.

Categorical and Statutory Exemptions

CEQA Guidelines Sections 15300-15332 and Sections 15260-15285 were reviewed for potentially eligible exemptions. Given the proposed scope of improvements identified in the Preferred Concept the Master Plan Update would not qualify for any of the categorical or statutory exemptions.

Mitigated Negative Declaration (MND)

Not only is this level of CEQA review subject to the fair argument standard, which is more susceptible to a legal challenge, and the precedent set by certification of the prior 2008 EIR prepared for the 2008 Master Plan suggests that sufficient information is known to conclude that project impacts may be potentially significant and that an EIR should be prepared. As such, it is not recommended that the Town pursue an MND for CEQA coverage.

Addendum to the 2008 EIR

CEQA Guidelines Section 15164 (Addendum to an EIR) provides for reliance on a prior certified EIR when there are only minor changes or clarification needed and there are no new or more substantial environmental impacts. While the 2008 Keiser Park Master Plan retains its relevance and would not require major revisions, the Preferred Concept proposes expansion of the Park onto five new parcels that were not previously evaluated. To determine if an Addendum would be appropriate, technical studies would be needed and a comparison conducted relative to the findings of the certified EIR to evaluate if there would be new impacts associated with the expansion area. An Addendum to the 2008 EIR would be recommended if provisions of 15164 can be sufficiently demonstrated and supported by documentation.

Supplemental EIR

According to Section 15163 of the CEQA Guidelines, the Town may prepare a supplement to the current 2008 Keiser Park Master Plan EIR if: (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and (2) Only minor additions or changes would be necessary to make the previous EIR adequate for the project as revised. Based on the Preferred Concept, the certified EIR remains relevant as it fully analyzed impacts associated with all three phases of development on the original Keiser Park footprint. Although modifications to the precise locations of amenities and some of the facility types differ, the changes are minor, as depicted in the Preferred Concept, and impacts under the proposed Master Plan Update would be similar to those disclosed in the certified 2008 Keiser Park Master Plan. Other than the proposed expansion area, (5 new parcels), where improvements 7, 8, and 9 are shown, the certified EIR is expected to have adequately captured environmental impacts associated with buildout. Proposed improvement to the expansion area would provide for similar types of recreational amenities and land that is understood to have similar environmental considerations as those discussed in the certified EIR. Thus, only minor revisions may be necessary to make the current EIR adequate for the proposed Master Plan Update. Accordingly, a Supplemental EIR to the 2008 certified EIR depicting refinements to phases 2 and phase 3 areas and

inclusion of improvements proposed in the expansion area, may be an acceptable CEQA pathway for the Town to fulfill lead agency obligations provided that only minor changes are proposed and that there are no substantive new environmental impacts.

Subsequent EIR

CEQA Guidelines Section 15162 provides for preparation of a Subsequent EIR when the following conditions occur: (1) substantial changes are proposed to the project, (2) substantial new impacts would occur or the severity of impacts would substantially increase, or (3) new information of substantial importance becomes known that was not previously known. Proposed improvement to the expansion area may constitute substantial changes to the project and impacts may be substantially more severe relative to the 2008 EIR. An understanding of the prior mitigation compliance for Phase One and results of technical studies prepared for the expansion area will help to inform if the project would trigger a Subsequent EIR. Accordingly, a Subsequent EIR to the 2008 certified EIR may be the appropriate CEQA pathway.

Agency Referral/Consultation

The Town of Windsor is encouraged to refer the Keiser Park Master Plan Update to Town Departments, County Agencies, Local Districts and Utilities, Native American Tribes and organizations, State Agencies, and Federal Agencies. Associated responses and input from the referral process can be incorporated into the CEQA documentation and ensures that concerns are identified early in the process and well in advance of securing necessary permits.

A list of anticipated agencies for referral are listed below:

- California Department of Fish and Wildlife
- Regional Water Quality Control Board
- Army Corps of Engineers
- Sonoma County Airport Land Use Commission
- Sonoma Water

Conservation Easement Consultation

On August 28, 2002, the Sonoma County Agriculture Preservation and Open Space District (District) and the Town of Windsor established the "Deed and Agreement By and Between The Town of Windsor and the Sonoma County Agricultural Preservation and Open District Conveying a Conservation Easement", which was recorded on August 30, 2023, as the "First Keiser Park Expansion Easement". The First Keiser Park Expansion Easement consists of 6.81 acres of "the Property" and is located on the northeast corner of Keiser Park. On September 28, 2021, the Town's Planning Commission determined that the Town's acquisition of 2.55 +/- acres of the property is consistent with the Town of Windsor's 2040 General Plan. Since then, the Town and District entered into a Matching Grant Program Agreement, which granted the Town 2.55 acres of land adjacent to Keiser Park, referred to as the "Second Keiser Park Expansion Property". In turn, the Town agreed to convey a conservation easement over the additional property.

The conservation easement, which includes the First Keiser Park Expansion Easement and the Second Keiser Park Expansion Property, intends to further the goals, objectives, and policies of locally adopted

plans including the Town of Windsor's 2030 Parks and Recreation Plan, the Town's 2040 General Plan, the Town's Keiser Park Master Plan, and the District's Vital Lands Initiative. Development on the property is constrained and the use is confined to the conservation purpose of the easement. The District allows the amendments, revisions, or updates of the 2008 Keiser Community Park Master Plan such that the Town secure District approval of any such amendments, revisions, or updates prior to implementation. Pursuant to the easement agreement between the Town and District, the Town shall consult with the District prior to implementing any updates, revisions, or amendments proposed in the Master Plan Update.

The conservation easement allows the continued use of the property as a low intensity public outdoor recreational space. Additionally, it supports the continued use of ball fields, ball courts, community events, and picnicking. Other uses similar in nature and intensity including but not limited to camp programs, bicycling, environmental or outdoor education, educational programs, gardening, hiking, and habitat installation or restoration are also supported in approved locations. The agreement allows the continued commercial use of the property for concessions and recreation. Other commercial uses allowed on the property include education, leases, rentals, and ancillary. The Town may construct, place, repair, and maintain structures and improvements on the property as authorized by the Master Plan. All future educational or recreational uses and activities on the property shall be consistent with the conservation purpose of the easement. The construction, reconstruction, or expansion of public parking spaces and access roads are allowed such that they are required for uses or activities on the property, are the minimum necessary for such uses and activities, and are constructed and maintained to minimize erosion and sedimentation.

Assembly Bill 52

Pursuant to Assembly Bill (AB) 52, the Town is required to notify any tribes that are traditionally or culturally affiliated to the geographical area in which the project is located. Notification shall occur within 14 days of the decision to undertake a project or determination that the project application is complete. Notified tribes will have a 30-day period to request consultation. Tribal consultation must be satisfied prior to publication of the environmental document.

In accordance with AB 52, the Town is required to notify the following tribes and enter into consultation upon request:

- Cloverdale Rancheria of Pomo Indians
- Mishewal-Wappo Tribe of Alexander Valley
- Dry Creek Rancheria Band of Pomo Indians
- Lytton Rancheria of California
- Federated Indians of Graton Rancheria (FIGR)
- Kashia Band of Pomo Indians of Stewarts Point
- Middletown Rancheria

Technical Studies

Based on review of the Preferred Concept Plan, the 2008 Master Plan EIR, and CEQA standard of practice, the following Technical Studies are expected to be needed to provide substantial evidence and inform the CEQA analysis for the proposed Master Plan Update:

Air Quality Study – Pursuant to the Town's General Plan Policy ER-4.2 the Master Plan Update is required to comply with Federal and State air quality standards or make findings that the proposed project would have overriding benefits to the community that outweigh the nonattainment of standards. The project site is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). Based on Table 4-1 in the BAAQMD CEQA Guidelines, the criteria air pollutant and precursor screening level for a city park is at 10 acres for construction and 175 acres for operation. The criteria air pollutant and precursor screening level provided in Table 4-1 for a recreational swimming pool is 452 thousand square feet (KSF) for construction and 376 KSF for operation. If the construction area proposed in the Master Plan Update approaches 10 acres, it is recommended that a detailed assessment of the project's criteria air pollutant and precursor emissions is performed for construction activities.

Since operation under the proposed Keiser Park Master Plan Update would be less than 175 acres, the proposed project's operation would be screened from conducting a detailed assessment of the project's criteria air pollutant and precursor emissions.

Greenhouse Gas (GHG) Assessment – Pursuant to the Town's General Plan Policy ER-5.6, the Town shall coordinate with the BAAQMD to ensure projects incorporate feasible mitigation measures that will reduce GHG emissions and air pollution, if not already incorporated in the project design. It is recommended that the design elements of Table 3-2 titled "Climate Impact Thresholds of Significance" in the BAAQMD CEQA Guidelines be incorporated into the proposed Keiser Park Master Plan Update. Alternatively, the Town may rely upon consistency with a local GHG reduction strategy (State CEQA Guidelines Section 15183.5[b]). The Town of Windsor Climate Resilience Plan may qualify as such a plan and should be reviewed for consistency. Alternatively, a Greenhouse Gas Assessment would need to be prepared to support the CEQA Analysis and determine if there are feasible measures or Project Alternatives to reduce impacts to less than significant levels. Otherwise, a Statement of Overriding Considerations would need to be made upon adoption of the Keiser Park Master Plan.

Heath Risk Assessment – Pursuant to BAAQMD CEQA Guidelines Risk and Hazard Screening Analysis Process Flow Chart, the Town would be required to conduct a health risk assessment if the proposed Master Plan Update could affect sensitive receptors. Since the Preferred Plan includes expansion of recreational facilities adjacent to existing single-family homes it is expected that a Health Risk Assessment would be required for construction. Furthermore, given that construction activities will occur within 1,000 feet of Windsor High School, it is recommended that a student analysis be included in the health risk assessment or justification be provided to support screening out. The health risk assessment would assess potential health impacts from directly emitted toxic air contaminants (TAC) and fine particulate matter ($PM_{2.5}$) in accordance with BAAQMD Guidelines using acceptable methodology and air dispersion modeling.

Arborist Report/Tree Protection and Preservation Plan – Pursuant to the Town of Windsor Zoning Ordinance Chapter 27.36 - Tree Preservation and Protection, an arborist report is required for all development project sites that contain protected trees. Prior to implementation of the proposed Master Plan Update, a "Tree Removal Permit" shall be completed and submitted to the Planning

Department. If tree removal occurs, then tree replacement may be required, pursuant to conditions listed in Section 27.36.060(B) of the Town Zoning Code. Additionally, pursuant to Section 27.36.0.070 of the Town Zoning Code, a tree protection and preservation plan may be required if removal of protected trees is proposed. It is recommended that the Town prepare a tree protection and preservation plan as part of the Master Plan Update, which shall include but is not limited to the observations regarding the health of existing tree(s), recommendations for removal or preservation, replacement plan for trees to be removed, ongoing maintenance plan for trees, and tree preservation guidelines tailored for Keiser Park in accordance with Section 27.36.50 of the Town Zoning Code.

Biological Resources Analysis/Plant Survey/Wetland Delineation – Pursuant to Mitigation Measure C-1a in the EIR, a Corps-verified wetland delineation and jurisdictional determination shall be completed prior to any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages (EIR p. 4.C-32). Pursuant to Mitigation Measure C-2a in the EIR, plant surveys by a qualified botanist are required and shall be conducted in accordance with the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain*. Be advised that rare plant surveys must be conducted during appropriately timed blooming periods specific for potential species and that known population elsewhere must be verified to confirm blooming. Rare plant surveys should be done yearly for three years to verify absence and must continue until construction occurs.

The project site is within the Santa Rosa Plain Conservation Strategy Area and thus is subject to the Santa Rosa Plain Conservation Strategy Plan, Recovery Plan, and Reinitiation Plan. These plans serve as a long-term conservation program that is used to mitigate potential impacts associated with development proposed in the Santa Rosa Plain. The conservation program is intended to conserve and contribute to the recovery of listed species and the conservation of sensitive habitat, protect public and private land use interests, support the issuance of authorization for incidental take of the California tiger salamander (CTS) and any listed plant species that may occur within the Santa Rosa Plain. The two main considerations under the conservation program for the Master Plan Update include (1) the State and federally-listed CTS; and (2) the three federally-listed and state-listed vernal pools (*Blennosperma bakeri, Lasthenia burkei,* and *Limnanthes vinculans)* in the Santa Rosa Plain area. According to the Santa Rosa Plain Conservation Strategy Map, the proposed project site is identified as an area where "Presence of CTS is not likely but Mitigation for listed plants may be required".

Given the project site conditions, a comprehensive Biological Resources Analysis will need to be prepared to document wetlands and identify the potential for the occurrence of special-status plant and animal species on-site. The Biological Resources Analysis would serve as the evidence to support a determination of impacts to biological resources and include project specific recommendations to offset potential impacts of the proposed Master Plan Update.

Cultural Resources Report –Pursuant to Mitigation Measure D-2 in the EIR, the Town shall conduct a below surface archaeological investigation of cultural resources at proposed development areas to determine the presence/absence of cultural resources. Based on potential archaeological resources or human remains that may be unearthed, exposed, or disturbed during implementation of the Keiser Park Master Plan it is recommended that a Cultural Resources Report be prepared for inform the CEQA Analysis. Furthermore, one or more Native American Tribe may request consultation and require a Cultural Resource Report through the AB 52 process. It is recommended that if consultation is requested, prior to initiating the Cultural Resources Report, the Scope of Work be vetted by the Tribe.

Geotechnical Investigation – based on grading and earthwork activities onsite that could expose people and structures to seismic hazards. Additionally, proposed improvements in the Keiser Park Master Plan may be subject to soil hazards, including expansive soils and differential settlement. Pursuant to Mitigation Measure E-1 in the EIR, a site-specific design level geotechnical investigation for the proposed aquatic center and recreation center shall be required (p. 4.E-8). The investigation shall include an analysis of the expected ground motions at the proposed project site from known active faults. Pursuant to Mitigation Measure E-2 in the EIR, a design-level geotechnical investigation for all improvements such as roads and structures shall be required, prior to the commencement of any grading or earthwork (p. 4.E-8). The analysis shall consist of an evaluation of the underlying soil types and geotechnical properties.

Noise Study – Based on the proximity to sensitive receptors such as existing residences and Windsor High School, it is recommended that an acoustical study be prepared that analyzes temporary construction noise impacts and operational noise impacts on the surrounding uses. Pursuant to the noise and land use compatibility guidelines in the Town General Plan, the proposed Master Plan Update would be subject to a maximum allowable exterior noise level of 55 dB(A) from 7 a.m. – 10 p.m. and 50 dB(A) 10 p.m. – 7 a.m.

It is further recommended that the Acoustical Analysis consider Mitigation Measure I-2 as identified in the EIR, which requires that prior to modifying Jaguar Way for through access to Keiser Park, the Town shall install a solid wood fence that is between six to eight feet tall along the northern edge of Jaguar Way to block the line of site between traffic on Jaguar Way and adjacent residences (EIR p. 4.I-13).

Vehicle Miles Traveled (VMT) Analysis – As stated in the CEQA Guidelines Section 15064.3, subdivision (b)(1), land use projects within one-half mile of either an existing major transit stop or along an existing high quality transit corridor shall generally be presumed to have a less than significant transportation impact. In accordance with the Town's VMT policy guidelines, which has been guided by the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the proposed Keiser Park Master Plan Update may be screened from VMT analysis as a local serving community park within a half-mile radius from the SMART Station. However, notably, Town staff retains discretion in the decision to conduct VMT analysis.

Potential CEQA Process

Prior to the Town making a discretionary decision to adopt the Keiser Park Master Update, the Town must make a CEQA determination. The following identifies the major CEQA milestones needed for the Town adopt the proposed Master Plan Update:

- Prepare a CEQA compliant Project Description.
- Prepare technical studies to inform environmental review.
- Determine appropriate CEQA path (e.g., Addendum, Supplemental, or Subsequent.)
    - If eligible for an Addendum, then prepare Addendum documentation and include as part of the Staff Report Materials for Approval of the Keiser Park Master Plan Update. Following approval, file a Notice of Determination (providing the record of prior NOD filing receipt will avoid the required Fish and Game filing fee).
    - If Supplement or Subsequent, the following steps would apply:

- Release a Notice of Preparation (NOP) to all responsible and trustee agencies, the State Clearinghouse, Sonoma County Clerk, and interested parties identified by the Town.
- Conduct a Public Scoping Meeting.
- Prepare and publish the SDEIR.
- Provide a 45-day comment period for the public, agencies, and interested parties to review and provide input on the SDEIR.
- Assemble comments received on the SDEIR and prepare a Public Final SEIR (make available not less than 10 days prior to Project approval hearing).
- Prepare Draft Resolution to Certify the SEIR, Findings of Fact, and if warranted, a Statement of Overriding Consideration in accordance with CEQA Guidelines Sections 15091 and 15093.
- Town to consider the Master Plan Update and the adequacy of the SEIR at one or more public hearing of the Planning Commission and/or Town Council. Town Council to Certify the SEIR prior to adopting the Master Plan Update.
- File the Notice of Determination (NOD) with the County Clerk and the State Clearinghouse, within 5 days of certification of the SEIR.

Other Recommendations

- It is recommended that the Town assemble and make available the mitigation compliance records for Phase One of the 2008 Keiser Park Master Plan to inform extent of technical studies needed and scope of CEQA Analysis for the proposed Master Plan Update.
- Identify access options through Jaguar Way understanding the Town Council's past decision not to pursue vehicle access from Starr Road.

Attachments

- Keiser Park Master Plan Mitigation Monitoring and Reporting Plan

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Adopted Mitigation Measures	Summary of Measure
Aesthetics	
MM A-1	The project shall incorporate into all construction contracts and ensure implementation of the following measures: • 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.
MM A-4a	Cut-off fixtures shall be required on all night lighting to substantially reduce light and glare.
MM 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 field) to minimize light and glare spill on adjacent residential properties.
MM A-4c	A lighting plan shall be prepared that illustrates placement of exterior lighting and presents photometric results demonstrating that no more than one vertical foot candle of light spill occurs outside of the park boundary on residential property. In the event that the light plan shows that off-site light spillage occurs, measures shall be taken to eliminate that light spill over (i.e., lowering or movement of tight poles, reduced wattage, or additional cut-off fixtures). The lighting plan shall be submitted, reviewed, and approved by the Town.
Air Quality and Climate	
MM 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.
Biological Resources	
MM 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. lf the USAGE determines that the seasonal wetlands on the site are protected by Section 404 of the CWA, 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.
MM 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 C-1 d below.

MM C-1c	*Compensatory Mitigation of Permanent Impacts.* Temporary impacts to waters of the U.S. from project construction will be mitigated by the implementation of measures listed below. Construction within jurisdictional features would require permit approval from the Corps for fill in wetlands and other waters of the U.S. pursuant to Section 404 of the Clean Water Act. Water quality certification from the RWQCB will also be required pursuant to Section 401 of the CWA. 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. • 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). 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: 1. Success criteria, monitoring and reporting requirements, and site specific plans to compensate for wetland losses resulting from the project, including target plant population composition (if special status plants are being mitigated). 2. A summary of past survey results identifying the extent of the wetlands, plant species composition, and hydrology. 3. Monitoring methods. 4. An adaptive management plan for potential deficiencies in the success of the mitigation. 5. Annual report which gives the status of the mitigation, an assessment with respect to the success criteria, and contains copies of all monitoring data sheets. • The WMMP will be submitted to the appropriate regulatory agencies for approval.
MM 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 fw1. 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.
MM 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; • 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 estimate of the degree of impact of the project on the population and potential habitat, and a completed California Native Species Field Survey Form to be submitted to the California Natural Diversity Data Base. • A report summarizing the survey findings, and information collected during the surveys will be submitted to the Town of Windsor within two months of completion of the surveys. Copies of the survey forms and any notes taken during the survey will be included in the report. In the event that listed species are found, copies of the report should also be forwarded to CDFG and USFWS. • If federally listed species are found, informal consultation with CDFG and USFWS will occur to ensure that the mitigation measures listed in this document are adequate. • Additional requirements for the surveys are described in the Guidelines (Appendix F), and apply to the entire project site.
MM C-2b	*Avoidance.* If it ls 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.
MM 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 ls 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-1 c. All other aspects of Mitigation Measure C-1 d 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 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."
MM 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.
MM 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: • Mitigation for permanently impacted habitat of sensitive species where presence of sensitive plant species has been identified will be 2 units of preserved land to 1 unit of impacted land (or 2:1).
MM C-3a	*Tree inventory.* A complete updated tree inventory of the property to be developed or improved should be completed prior to finalization of the development plans.
MM C-3b	*Avoidance.* To the greatest extent possible, avoid protected tree removal.

MM 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).
MM 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.
MM 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 valley oaks and other Heritage 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. 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 them "Town of Windsor Tree Technical Manual" sections 4.0-4.5 (Appendix E).
MM C-4a	*Riparian Setback.* Development adjacent to the unnamed tributaries to Starr Creek on the Keiser Park property will conform to the 50 ft. setback requirement given in the Sonoma County General Plan (Objective OS-5c), or to the edge of the riparian corridor, which extends out from the creek to the dripline of riparian trees.
MM 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.
MM C-5a	*Avoidance.* To the extent feasible, tree removal and grading activities shall avoid the active nesting and breeding season (from March 1 through August 15) to avoid impacts to nesting birds and raptors. If seasonal avoidance is not feasible, then Mitigation Measure C-5b shall be implemented to minimize impacts to nesting birds and raptors.
MM C-5b	*Pre-construction Surveys.* Prior to any potential nest-disturbing activities during the period from March 1 through August 15, the project proponent shall retain a qualified biologist to conduct a pre-construction survey for nesting birds. The survey shall be conducted no more than one week 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. • 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 - 1DO-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.
MM 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. lf 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. lf 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.
MM 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.
Cultural Resources	
MM D-1	Prior to construction activities, the prepared flat and sawed-off utility pole area should be evaluated for its inclusion to the California Register of Historical Resources. The resource should be more thoroughly recorded and a historic context should be developed to evaluate significance. If further research determines there was not a structure associated with the area, or there ls archival data available that clearly explains the purpose of the pad, no further work may be necessary. Additionally, the significance of most prehistoric and historical archaeological sites is usually evaluated under Criterion 4, which stresses the importance of the information contained in an archaeological site, rather than its value as a surviving example of a type or its historical association with an important person or event. lf it is determined that the resource may have significant information potential following additional research 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.

MM D-2	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.
MM 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 Native American Heritage Commission (NAHC) shall be contacted within a reasonable timeframe. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American. The MLD shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in PRC 5097.98.
MM 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.
Geology, Soils and Seismicity	
MM 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-on-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 (Le. 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.

MM 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 son 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 with imported engineered soils, dynamic compaction, or soil covers. The analyses and recommendations shall be consistent with the most recent version of the California Building Code.
MM 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.
Hazards and Hazardous Materials	
MM 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.
MM 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.

MM 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 occur prior to demolition activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the County, all ACMs shall be removed and appropriately disposed of by a state certified asbestos contractor.
MM F-3b	The project applicant shall implement a pre-demolition lead-based paint (LBP) survey by a qualified consultant, for all structures proposed for demolition at the project site. The survey shall include sampling and identification of suspected materials containing LBP. If present, the applicant shall prepare an abatement specification plan which shall be based on survey work. The (LBP) abatement plan shall include a site Health and Safety Plan, the means for the appropriate containment, abatement, segregation, profiling, and disposal of all hazardous and non-hazardous waste.
Hydrology and Water Quality	
MM G-1	The Town shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to minimize erosional hazards during project construction. The SWPPP shall include best management practices with erosion control measures which would include but not be limited to the following: • Major earthwork shall be conducted during the dry season, May through October. • Construction activities shall comply with applicable Town grading ordinances. • During construction exposed soils shall be kept moist to minimize dust erosion potential. • Stockpiled material shall be contained, either within a berm or covered, and set away from slopes or drainages. • During operation of the proposed project, erosion of soils shall be controlled by limiting areas of exposed soil through landscaping and/or revegetation.
MM 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.

MM 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.
Noise	
MM I-1	All proposed construction under the Master Plan shall comply with the following noise reduction measures: • Properly muffle and maintain all construction equipment powered by internal combustion engines. • Prohibit unnecessary idling of internal combustion engines. • Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise sensitive land uses. Such equipment shall also be acoustically shielded. • Select quiet construction equipment, particularly air compressors, whenever possible. Fit motorized equipment with proper mufflers in good working order. • Residences adjacent to Keiser Community Park and the administration of Windsor High School shall be notified by advance in writing of the proposed construction schedule before construction activities commence. • A "noise disturbance coordinator" responsible for responding to any local complaints about construction noise shall be designated. The disturbance coordinator shall determine the cause of any noise complaint (e.g., staring too early, bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.
MM 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 reduce traffic noise levels by at least eight dBA.
MM I-3	To limit disturbance to nearby residences, all activity at the ball fields shall cease by no later than 10:00 p.m.

MM I-5	Implement Mitigation Measure I-2.
Public Services	
MM 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.
MM 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.
Transportation	
MM 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. • 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.

MM K-3	Organizers of large scale special events at Keiser Park shall work with Town staff in a coordinated strategy to accommodate higher traffic levels and parking demands during major events.
MM K-4	Prior to operation of Phase 2, the Town shall work with Sonoma County Transit to establish a formal bus stop along Windsor River Road adjacent to a pedestrian connection into the park.
MM K-5	The Town shall design vehicular traffic features of project development (e.g., turning radii for service vehicles, access driveways, and circulation aisles within the parking areas) to meet or exceed the design standards set forth by the American Association of State Highway and Transportation Officials (AASHTO) in *A Policy on Geometric Design of Highways and Streets*, or other design standards deemed appropriate by the Town of Windsor.
Utilities and Service Systems	
MM 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.

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