

General Plan Area

#### 2040 Noise Contours

- 60 dbA
- 65 dbA
- 70 dbA
- 75dbA
- 80 dbA

0      0.3      0.6  
Miles



Figure PHS -5 : 2040 Noise Contours

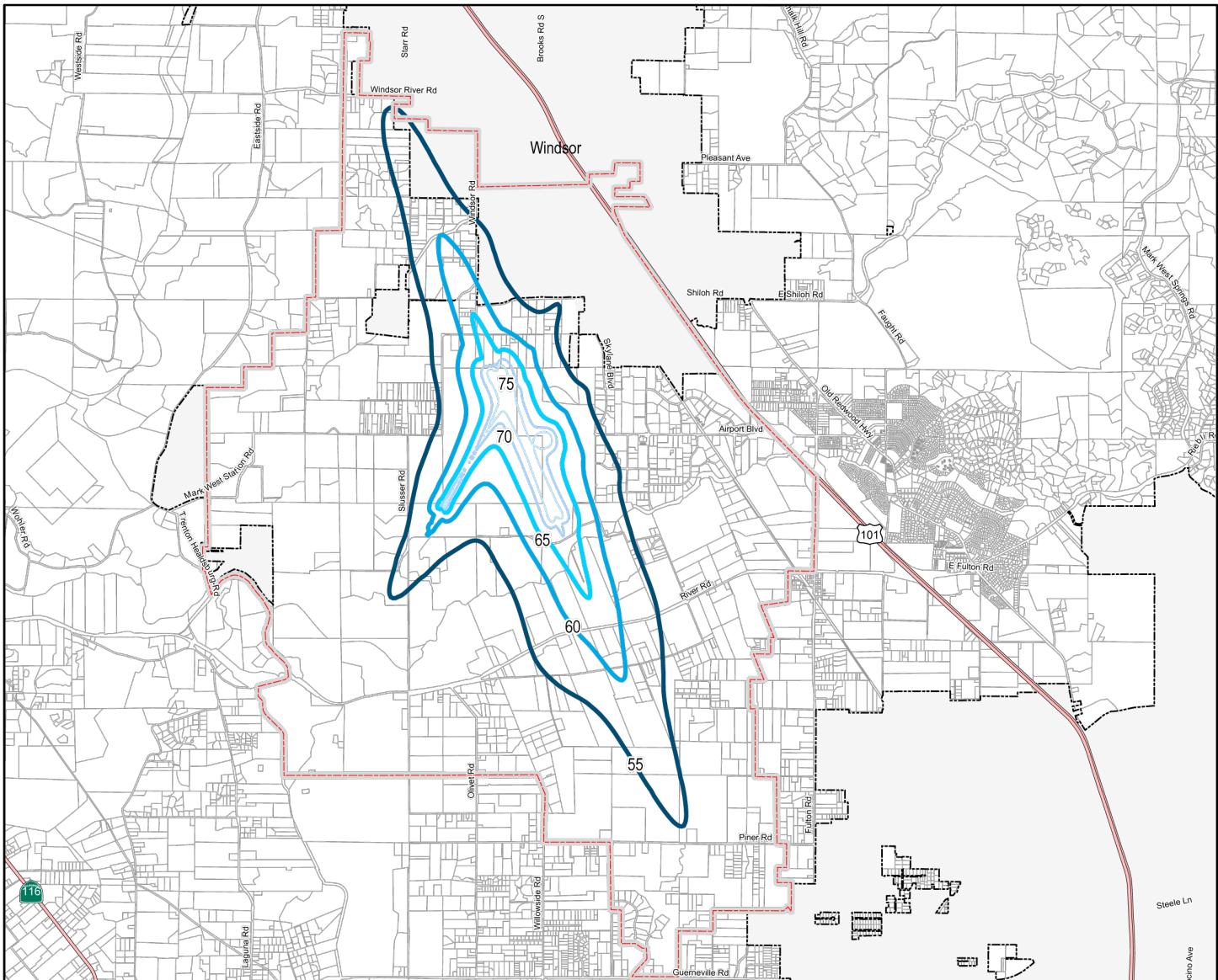


TOWN OF WINDSOR

2040 General Plan

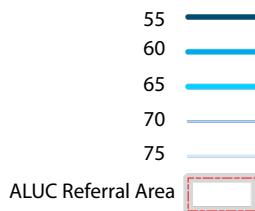
Data Sources: Google, ESRI, and their licensors, 2017

Fig X 2040 Noise Contours



### 2030 Projected Noise Contours

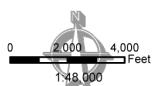
Community Noise Equivalent (CNEL)  
measured in decibels (dB)



**Figure PHS-6: Airport Noise Contours**

### Base Map Data

- Highways
- Town Limits



Note: Map scale and reproduction methods limit precision.  
For illustrative purposes only.  
Source: Sonoma County General Plan 2020 Air Transportation Element  
Permit and Resource Management Department



**Figure PHS-7**  
Acceptable Exposure Levels for Community Noise Environments

Land Use Category	Community Noise Exposure Ldn/CNEL, dB						
	50-55	55-60	60-65	65-70	70-75	75-80	80-85
Residential – Low Density Single Family, Duplex, Mobile Homes							
Residential – Multifamily							
Transient Lodging – Motels, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Course, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing Utilities, Agriculture							

**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 a detailed analysis of the 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 construction or development 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.

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# Housing

The Town of Windsor places a high value on ensuring that all residents have access to adequate housing by addressing housing needs for all income levels. Housing availability and affordability is more important now than ever with the ongoing housing crisis in California. This Element addresses housing demand, identifies sites for residential development, and evaluates methods to provide housing for a diverse population through policies and programs that aim to achieve local housing goals. The complete Housing Element is a stand-alone document and contains a detailed background report.

## New Housing Development

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### Goal H-1: New Housing Development

*To provide adequate housing sites and encourage the availability of housing types for all economic segments of the community.*

#### Policies

- H-1.1** The Town shall ensure that sufficient land is available to accommodate Windsor's share of regional housing needs, including land needed to accommodate extremely low-, very low-, low-, and moderate-income housing.
- H-1.2** The Town shall encourage development of a range of housing types affordable to various income groups, including single family and multifamily dwellings, "move-up" housing, senior housing, secondary and other smaller units, and special needs housing.
- H-1.3** The Town shall facilitate the construction of units affordable to extremely low-, very low-, low-, and moderate-income households.
- H-1.4** The Town shall strive to ensure new housing is provided to meet the needs of the local workforce that work and serve the community (e.g., teachers, police officers, fire fighters, nurses and hospital workers, retail and service workers).

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*For Policy H-1.1 see Implementation Program H-3: Residential Land Supply and H-4: Annual Housing Report*

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*For Policy H-1.2 and H-1.3 see Implementation Program H-6: Support the Development of Rental Housing and Housing Affordable to Extremely Low-Income Households and H-5: Encourage Affordable Housing Development at Shiloh Road Village*

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*For Policy H-1.5 see Implementation Program H-9: Zoning Ordinance Consistency*

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*For Policy H-1.6 and H-1.7 see Implementation Program H-1: Inclusionary Housing Ordinance and H-8: Station Area/Downtown Inclusionary Housing Ordinance*

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*For Policy H-1.8 see Implementation Program H-9: Zoning Ordinance Consistency*

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*For Policy H-1.9 see Implementation Program H-7: Accessory Dwelling Unit Ordinance and H-9: Zoning Ordinance Consistency*

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*Implementation Program H-9: Zoning Ordinance Consistency*

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*For Policy H-1.11 and H-1.12 see Implementation Program H-2: Assistance to affordable Housing and Special Needs Housing Developers*

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*For Policy H-1.13 see Implementation Program H-1: Inclusionary Housing Ordinance*

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*For Policy H-2.1 see Implementation Program H-10: Pursue Funding for Homebuyer Assistance, H-11: Mortgage Credit Certification Program, and H-12: Section 8 Rental Housing Subsidies*

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**H-1.5** Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, the Town shall consider the potential impact on the Town’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.

**H-1.6** The Town shall continue to require the provision of very low-, low-, and moderate-income housing within residential development projects that are subject to the Inclusionary Housing Ordinance and continue to provide flexibility to allow developers to satisfy inclusionary housing requirements through methods that may include payment of an in-lieu fee, land donation, or off-site construction.

**H-1.7** The Town shall continue to require inclusionary housing units to be dispersed throughout the development, constructed simultaneous with market-rate housing, and designed to be similar to market-rate units to achieve a balance of housing in neighborhoods and minimize opposition to affordable housing.

**H-1.8** The Town shall continue to implement its Housing Density Bonus Ordinance consistent with State law.

**H-1.9** The Town shall continue to permit accessory dwelling units on single family residential lots and encourage the development of accessory dwelling units.

**H-1.10** The Town shall continue to permit manufactured housing in the residentially-zoned districts of the town.

**H-1.11** The Town shall explore new and innovative approaches to funding affordable housing.

**H-1.12** The Town shall continue to allocate staff resources to pursuing partnerships that result in the development of affordable housing.

**H-1.13** The Town shall support the Community Land Trust model of providing affordable homeownership for the local workforce.

## Assistance to Households

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### Goal H-2: Assistance to Households

*To increase rental and homeownership opportunities for lower- and moderate-income households through direct housing assistance.*

#### Policies

**H-2.1** The Town shall assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Windsor.



## Maintenance and Improvement of Housing Stock

### Goal H-3: Maintenance and Improvement of Housing Stock

*To maintain and improve the existing housing stock.*

#### Policies

- H-3.1 The Town shall encourage property owners to rehabilitate housing units in deteriorating or critical condition by marketing and offering grants, loans, and other funds for this purpose.
- H-3.2 The Town shall provide financial assistance to encourage low- and moderate-income property owners to maintain and rehabilitate their property.

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*For Policy H-3.1 see Implementation Program H-13: CDBG Housing and Mobile Home Rehabilitation Program and H-15: Coordinate with Fire Inspection Programs*

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*For Policy H-3. see Implementation Program H-14: Additional State, Federal, and Other Funds for Rehabilitation*

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## Preservation of Affordable Housing Units At-Risk of Conversion

### Goal H-4: Preservation of Affordable Housing Units At-Risk of Conversion

*To preserve the existing supply of affordable housing units.*

#### Policies

- H-4.1 The Town shall strive to preserve the Town's supply of mobile home units as sources of nonsubsidized affordable housing, and work with developers to replace these units as very low- and low-income homes should any redevelopment of the mobile home parks occur and provide priority placement to displaced residents.
- H-4.2 The Town shall assist in the preservation of housing units produced through the Inclusionary Housing Program or by affordable housing developers as affordability terms expire.

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*For Policy H-4.1 and H-4.2: see Implementation Program H-1: Inclusionary Housing Ordinance, H-16: Mobile Home Park Conversion Ordinance, H-17: Mobile Home Park Rent Stabilization, H-18: Monitoring of Rental Unit Conversion and Affordable Unit Supply, and H-19: Preservation of Assisted Housing Stock*

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## Addressing Governmental Constraints

### Goal H-5: Addressing Governmental Constraints

*To minimize governmental constraints on residential development.*

#### Policies

- H-5.1 The Town shall maintain municipal land use controls and development standards that allow for financially feasible residential development.
- H-5.2 The Town shall maintain entitlement procedures that provide the Town sufficient oversight of the development and design process while offering residential developers a fair, timely, consistent, and predictable process.

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*For Policy H-5.1: see Implementation Program H-20: Design Review Process, H-21: Tree Preservation Ordinance, H-25: Parking Requirements*

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*For Policy H-5.2: see Implementation Program H-20: Design Review Process*

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*For Policy H-5.3: see Implementation Program H-23: Infrastructure Capacity and H-24: Capital Improvement Program*

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*For Policy H-5.5 and H-5.6: see Implementation Program H-22: Development Impact Fee Review*

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- H-5.3** The Town shall ensure adequate infrastructure and public services are provided to serve existing and planned residential development.
- H-5.4** The Town shall ensure that the Town's Growth Control Ordinance does not negatively impact the production of housing affordable to lower-income households.
- H-5.5** The Town shall continue the policy of deferring payment of fees on a case-by-case basis until housing units are sold, ready for occupancy, or long-term financing is in place, as a means of assisting affordable housing projects.
- H-5.6** The Town shall continue to allow pairs of studio apartments of 500 square feet or less to be counted as one unit for purposes of calculating densities and fees.

## Provisions of Special Housing Needs

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### Goal H-6: Provision of Special Housing Needs

*To provide a range of housing opportunities for Windsor residents with special needs, including the elderly, people with disabilities, single parent-households, large households, farmworkers, extremely low-income residents, and the homeless.*

#### Policies

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*For Policy H-6.3: see Implementation Program H-28: Homeless Services and H-29: Transitional Housing, Supportive Housing, and Residential Care Homes*

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*For Policy H-6.6: see Implementation Program H-26: Agricultural Worker Housing and H-27: Zoning for Agricultural Worker Housing*

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- H-6.1** The Town shall facilitate and encourage the construction of a variety of housing types to provide alternatives to single family detached housing and to address special housing needs.
- H-6.2** The Town shall encourage the development, rehabilitation, and preservation of senior housing, particularly in areas that are accessible to public transit, commercial services, and health and community facilities.
- H-6.3** The Town shall ensure that locations are available within the town to accommodate any future need for emergency shelters, supportive housing, or transitional housing.
- H-6.4** The Town shall continue to allow for emergency shelters as a permitted use in the CC (Community Commercial) District.
- H-6.5** The Town shall require projects that contain 20 or more dwelling units and are located within ½ mile of the Station to design and build 10 percent of the units to be habitable by persons with disabilities.
- H-6.6** The Town shall continue to allow farmworker housing by right in IH (Heavy Industrial) and LH (Light Industrial) districts.
- H-6.7** To help address the needs of single-parent households, the Town shall continue to provide an additional density bonus or other incentive for residential projects that include a child day care center.



- H-6.8 The Town shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use and zoning regulations when necessary to eliminate barriers to housing opportunities.
- H-6.9 The Town, in its discussions with developers producing affordable housing units under the Inclusionary Housing Program or development agreements, shall encourage the provision of larger units.

## Equal Housing Opportunities

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### Goal H-7: Equal Housing Opportunities

*To ensure equal housing opportunities for all Windsor residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.*

#### Policies

- H-7.1 The Town shall discourage discriminatory housing practices.
- H-7.2 The Town shall provide guidance to the public about fair housing practices.

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*For Policy H-7.1 and H-7.2: see  
Implementation Program H-31:  
Promote Equal Housing  
Opportunities*

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## Opportunities for Water and Energy Conservation

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### Goal H-8: Opportunities for Water and Energy Conservation

*To promote water and energy conservation in residential development and reduce greenhouse gas emissions.*

#### Policies

- H-8.1 The Town shall ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) and the Town's Green Building Ordinance, and encourage the retrofitting of existing development to improve energy and conservation.
- H-8.2 The Town shall establish a development pattern that helps reduce vehicle miles traveled and promotes transit ridership, and pedestrian and bicycle access.
- H-8.3 The Town shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures.
- H-8.4 Wherever appropriate, the Town shall grant flexibility during the Design Review procedures to allow development on infill parcels where adopted development standards would preclude development feasibility.

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*For Policy H-8.2: see Implementation Program H-34: Infill Design Standard*

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*For Policy H-8.3: see Implementation Program H-32: Windsor Efficiency Pays and H-33: Water Smart Home Program*

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*For Policy H-8.4 and H-8.5: see  
Implementation Program H-34: Infill  
Design Standard*

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- H-8.5** The Town shall encourage residential development in proximity to the SMART Station, consistent with the Windsor Station/Downtown Specific Plan, to reduce vehicle miles traveled and promote transit ridership.

# Part 3: General Plan Administration and Implementation

In order for the Town's General Plan to serve its purpose effectively, the Town must review, maintain, and implement the Plan in a systematic and consistent manner. This section begins with an outline of the process for administering and updating the Windsor 2040 General Plan and a program for monitoring its implementation. The section also outlines requirements for implementing the Town's General Plan consistent with its goals, policies, and programs, and provides an overview of the types of actions and tools the Town will use to implement the Plan's policies. It concludes with tables that list specific implementation programs for each General Plan Element.

## Administering the General Plan

The Town will implement the General Plan through policy decisions, ordinances and regulations, and future action plans consistent with General Plan. The General Plan is a dynamic document that should be revised to reflect changing circumstances and priorities in the town. State law requires the Town to report annually on "the status of the plan and progress in its implementation" (Government Code Section 65400). The Town must file annual progress reports on the implementation of the General Plan with the local legislative body, Governor's Office of Research and Planning (OPR), and the Department of Housing and Community Development.

### **General Plan Maintenance and Monitoring**

The Town is committed to annually reviewing its progress in implementing the goals and policies of the General Plan. Since many of the factors and issues that the General Plan addresses change from year-to-year, an annual review and reporting of implementation will help ensure the Town is moving forward to achieve the Plan's vision. This review will report on the status of each specific implementation program in the General Plan and take into account the availability of new implementation tools, changes in funding sources, and feedback from monitoring activities.

### **Periodic Review and Update**

The Town will periodically review the General Plan and revise and update it as necessary. This review and update process may encompass the entire General Plan, individual elements, and/or specific implementation programs.

## General Plan Amendments

As conditions and needs change, the Town will need to consider proposed amendments to the General Plan. Like the adoption of the General Plan itself, general plan amendments are subject to environmental review, public notice, and hearing requirements and must not create inconsistencies with other parts of the plan. Some of these will be policy changes, while many will likely be changes to the Land Use Diagram. Each of the changes will need to be carefully evaluated not only for merit and potential impact, but also for consistency with the rest of the General Plan. State law requires that the general plan be an integrated and internally consistent set of goals, policies, standards, programs, and diagrams.

## General Plan Consistency in Implementation

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s has increasingly required that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law.

The General Plan serves as a tool to align Town decisions and actions with the community's vision. The General Plan will be implemented through municipal policy decisions, ordinances and regulations, and future actions that are consistent with the General Plan. The following is a list of the Town's plans and actions that must be consistent with the General Plan:

- Master Plans
- Specific Plans
- Capital Projects
- Development Agreements
- Subdivision Approvals
- Zoning Approvals
- Development Projects

## Categories of Implementation Actions/Tools

The Town will implement the policies of the General Plan through many actions and tools that can be grouped according to the eight categories listed below.

### Regulation and Development Review

Many General Plan policies are implemented through regulations adopted by the Town based on the Town's police power to protect the public health, safety, and welfare. Town ordinances also create a development review process that provides for Town review of individual project proposals and authorizes the Town to approve, condition, or deny projects based on their consistency with the General Plan. The following is a list of regulatory procedures, plans, and ordinances commonly used to implement the General Plan:

- Master Plans
- Specific Plans

- Zoning Ordinance
- Subdivision Ordinance
- Building and other codes
- Habitat Conservation Plans
- California Environmental Quality Act (CEQA)
- Development Review

## Town Master Plans, Strategies, and Programs

The Town has adopted many master plans, specific plans, strategies, and programs focusing on various types of services and facilities, types of development, or geographic areas. These are prepared to provide more specific direction for Town decision-makers, staff, property owners, developers, and the public on how the General Plan will be implemented. They are not elements or components of the General Plan. The following is a list of master plans, specific plans, strategies, and programs that the Town has adopted or plans to adopt. Specific implementation programs in the General Plan call for the annual or periodic review of many of these plans, strategies, and programs in addition to adoption of some new plans and strategies:

- Station Area/Downtown Specific Plan
- Civic Center Visioning Study
- Old Redwood Highway Boulevard Design Plan
- Shiloh Road Village Vision Plan Update
- Bicycle and Pedestrian Master Plan
- Trails Master Plan
- Parks and Recreation Master Plan
- Economic Development Strategic Plan
- Urban Water Management Plan
- Water Master Plan
- Water Shortage Contingency Plan
- Carbon-Free Water Plan
- Recycled Water Plan
- Sanitary Sewer Management Plan
- Wastewater Treatment Master Plan
- Trunk Sewer Plan
- Stormwater Management Plan
- Storm Drainage Master Plan
- Emergency Operations Plan
- Local Hazard Mitigation Plan

## Financing and Budgeting

The development, maintenance, and operation of public facilities such as buildings, parks and drainage facilities and the provision of Town services require financial resources that are derived from various sources. Programming of Town capital projects and their funding over time is outlined in the Town's Capital Improvement Budget, which is updated biannually. The following is a list of revenue sources used by or available to the Town to support development, maintenance, or operation of public facilities and services:

- Property tax
- Sales tax

- User fees
- Development impact fees
- Quimby Act (Park) dedications
- Business improvement districts
- Community facilities and special assessment districts
- Municipal bonds
- Special taxes
- County, state, and federal funding

## Planning Studies and Reports

The Town conducts studies and produces reports to collect and evaluate information related to specific issues. These studies and reports are undertaken at the direction of the Town Council as needed or are prepared annually to report on the status and implementation of the General Plan or other planning documents.

## Town Services and Operations

The Town provides a broad range of services to its residents, businesses, and visitors and manages and operates its facilities to meet community needs. How the Town provides services and carries out its operations makes a significant difference in how effectively the General Plan is implemented.

## Inter-governmental Coordination

The Town must coordinate with numerous local, regional, state, and federal agencies to implement the General Plan. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the General Plan. The following is a partial list of public agencies that may play a role in implementing the General Plan:

- Local agencies such as: Sonoma County; Sonoma County Local Agency Formation Commission; Windsor Unified School District; tribal governments; and other special districts.
- Regional agencies such as: Association of Bay Area Governments; Metropolitan Transportation Commission; Sonoma County Transit; and Sonoma Marin Area Rapid Transit (SMART).
- State agencies such as: Caltrans; General Services; California Community Colleges; California Environmental Protection Agency; and Native American Heritage Commission.
- Federal agencies such as: U.S. Fish and Wildlife Services; U.S. Army Corps of Engineers; and Federal Emergency Management Agency.

The Town recognizes there are unique public and private partnerships. In those instances, where there are public and private partnerships, it will involve both inter-governmental coordination and joint partnerships with the private sector, as described in more detail below.

## Joint Partnerships with the Private Sector

The Town can combine its efforts with private sector efforts to improve public service delivery, manage public sector assets, or leverage private sector investment. By expanding the role of the private sector, the Town can use its technical,

management, and financial resources in creative ways to achieve objectives of the General Plan.

## Public Information

The Town can use a wide range of tools to keep residents and businesses informed of services or other issues of current interest. Public information can be distributed through media such as brochures, pamphlets, the Town's website, social media, workshops, seminars, public access television, radio, newspapers, and public hearings.

## Specific Implementation Programs

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Specific implementation programs are listed in the following tables. Following each implementation program is a description of which policy(ies) the program implements and which Town department(s) is responsible for implementation. To the right of each program is a timeline that identifies when the implementation will be completed.

The implementation program tables are organized as follows:

- Table 3-1: Land Use and Community Design Implementation Programs
- Table 3-2: Economic Development Implementation Programs
- Table 3-3: Mobility Implementation Programs
- Table 3-4: Public Facilities and Services Implementation Programs
- Table 3-5: Environmental Resources Implementation Programs
- Table 3-6: Public Health and Safety Implementation Programs
- Table 3-7: Housing Element Implementation Programs

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**Table 3-1: Land Use and Community Design Implementation Programs**

Table 3-1: Land Use and Community Design Implementation Programs	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>LU-1. Zoning Ordinance Update</b> The Town shall review and update its Zoning Ordinance, including regulations for mixed-use development, and Zoning Map to be consistent with the Land Use Diagram and related policies of the General Plan.	X					
Implements Policy: Land Use Designations, LU-4.1, LU-4.6						
Responsible Department: Community Development						
<b>LU-2. Design Standards Update</b> The Town shall review and update the Town of Windsor Design Standards to provide clear guidance for new residential, commercial, mixed-use, and industrial development, and to remove standards that are overlapping with the Complete Streets Design Guidelines. In reviewing and updating the guidelines, the Town shall provide opportunities for public input.	X					
Implements Policy: LU-1.5, LU-1.6, LU-1.7, LU-1.8, LU-1.10, LU-1.11, LU-3.2, LU-4.2, LU-4.3, LU-4.4, LU-5.4						
Responsible Department: Community Development						
<b>LU-3. Monitor Industrial Land</b> Starting in 2020, and biennially thereafter, the Town shall monitor the absorption and availability of industrial land to ensure a balanced supply of available land for all industrial business sectors and shall assess the possible need for amending the amount of industrially designated uses.		X			X	

**Table 3-1: Land Use and Community Design Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: LU-5.3						
Responsible Department: Town Manager's Office, Economic Development						
<b>LU-4. Urban Growth Boundary Ballot Measure</b> The Town shall sponsor a ballot measure extending the existing UGB as an important growth management tool that continues to reflect community preferences on Windsor's size, pace, and location of growth and urbanization.	X					
Implements Policy: LU-7.1						
Responsible Department: Town Manager's Office, Community Development						
<b>LU-5. Interjurisdictional Coordination</b> The Town shall continue to maintain formal and informal consultations with the County and the Local Agency Formation Commission (LAFCo) regarding development and other issues of mutual concern. In order for the Urban Growth Boundary to be successful, the Town must establish a close working relationship with the County and the LAFCo to assure that County land use decisions support Windsor's goals and policies.						X
Implements Policy: LU-9.1, LU-9.6						
Responsible Department: Town Manager's Office, Community Development						

**Table 3-1: Land Use and Community Design Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>LU-6. Old Redwood Highway Boulevard Design Plan</b>  The Town shall prepare and adopt a boulevard design plan to create a guide for a cohesive urban form along Old Redwood Highway. The design plan, which may take the form, or include components of, a form-based code, shall provide standards for setbacks, lot coverage, height, parking, landscaping, sign standards, and how the buildings address the street.		X				
Implements Policy: LU-12.1, LU-12.2, LU-12.3, LU-12.4, LU-12.5, LU-12.6						
Responsible Department: Community Development						
<b>LU-7. Shiloh Road Village Vision Plan Update</b>  The Town shall review and update the Shiloh Road Village Vision Plan for consistency with the General Plan. A goal of the update will be to confirm the existing vision or define a new vision for the area, and to develop a strategy for overcoming challenges related to parcel ownership patterns and parcel configuration and to develop a feasible development plan.	X					
Implements Policy: LU-13.8						
Responsible Department: Community Development						

## Table 3-2: Economic Development Implementation Programs

**Table 3-2: Economic Development  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ED-1. Economic Development Strategic Plan</b> The Town shall review and update the Economic Development Strategic Plan in 2018 and every 10 years thereafter.	X					X
Implements Policy: ED-1.5, ED-1.6, ED-1.7, ED-2.1, ED-2.3, ED-2.4, ED-2.5, ED-2.6, ED-3.1, ED-3.5, ED-3.9, ED-4.4, ED-4.5						
Responsible Department: Economic Development, Town Manager's Office, Chamber of Commerce						
<b>ED-2. Entitlement Streamlining</b> The Town shall periodically assess the entitlement review process to identify permit streamlining opportunities that will enhance economic development.		X				X
Implements Policy: ED 1.10						
Responsible Department: Community Development						

**Table 3-2: Economic Development Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ED-3. Latino Business Outreach Strategy</b>  The Town shall create a comprehensive outreach strategy for the Latino business community that provides goals that will further growth, collaboration, and foster success.	X					
Implements Policy: ED-1.13, ED-4.5						
Responsible Department: Economic Development, Town Manager's Office, Chamber of Commerce						
<b>ED-4. Tourism Marketing Strategy</b>  The Town shall create a focused marketing strategy that highlights Windsor's proximity to area wineries and wineries within the Russian River Valley appellation, the craft beverage industry, the Airport, recreational facilities, and related commercial establishments.	X					X
Implements Policy: ED-3.1, ED-3.2, ED-3.5, ED-3.6, ED-3.7, ED-3.8, ED-3.9						
Responsible Department: Economic Development, Chamber of Commerce, Community Development						

## Table 3-3: Transportation and Mobility Implementation Programs

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-1. Multimodal Level of Service Study</b>  The Town shall study the suitability of adopting a multimodal Level of Service (LOS) standard in Windsor. If deemed suitable, the Town shall consider amending the LOS standards described in Policy M-3.18 to include pedestrian, bicycle, and transit modes where deemed applicable.		X				
<b>Implements Policy:</b> M-2.9						
<b>Responsible Department:</b> Public Works						
<b>M-2. Vehicle Miles Traveled (VMT) Program</b>  The Town shall review, and update if needed, the General Plan Level of Service standards and policies to be consistent with the California Environmental Quality Act (CEQA) guideline amendments adopted for the implementation of SB 743 (Steinberg, 2013) or other future state legislation.	X					
<b>Implements Policy:</b> M-3.18						
<b>Responsible Department:</b> Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-3. Traffic Mitigation Impact Fees</b>  The Town shall continue implementing a Townwide traffic mitigation impact fee program to ensure new development pays its fair share of needed transportation infrastructure improvements that support the development of all travel modes, including: pedestrian, bicycle, and transit facilities; roadway improvements; and emergency response needs (e.g., traffic signal pre-emption). The existing program shall be updated every 5 years or as appropriate to reflect changes in land use and other factors affecting capacity needs.	X					X
<b>Implements Policy:</b> M-9.3, M-9.4						
<b>Responsible Department:</b> Public Works						
<b>M-4. Prioritizing Complete Street Upgrades</b>  The Town shall conduct a study of the existing street network to identify streets that would benefit from multimodal improvements, including identification of gaps and barriers in the transportation and transit networks. Based on findings from the study, the Town shall prepare and submit recommendations to the Town Council on a priority list of complete streets improvements.		X				
<b>Implements Policy:</b> M-2.5, M-2.7						
<b>Responsible Department:</b> Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-5. Complete Street Design Guidelines</b> The Town shall review and update the Complete Street Design Guidelines every five years	X					X
<b>Implements Policy:</b> M-1.3, M-1.4, M-2.1, M-2.2, M-2.3, M-2.4, M-2.6, M-2.8, M-2.10, M-3.4, M-3.5						
<b>Responsible Department:</b> Public Works, Community Development						
<b>M-6. Underused Rights-of-Way</b> The Town shall conduct a study to identify underused rights-of-way, such as street lanes, open drainage facilities, and railroad corridors, to convert to bikeways, sidewalks, trails, and/or landscaping improvements. Based on findings from the study, the Town shall prepare and submit to the Town Council recommended priorities to maximize the use of underused right-of-way for non-motorized facilities or landscaping improvements.		X	X			
<b>Implements Policy:</b> M-2.4, M-4.2						
<b>Responsible Department:</b> Community Development, Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-7. Traffic Reduction Targets</b>  The Town shall implement a series of traffic reduction measures to discourage fast, through-traffic across neighborhoods; including:  a. Street widths shall be designed to reflect the traffic volumes they are projected to carry, in order to avoid constructing undersized or oversized roads.  b. Curb radii shall be minimized at intersections to reduce pedestrian crossing time and reduce turning speeds.  c. Curb extensions at existing intersections as well as landscaping into parking lanes shall be encouraged.  d. Roundabouts or traffic circles shall be considered to reduce conflicts.  In all of the above techniques, the intersections should be designed so that vehicles can turn safely without encroaching into the opposing traffic lane(s). Curb returns must also be designed to comply with Americans with Disabilities Act standards for ramps.						X
<b>Implements Policy:</b> M-3.20						
<b>Responsible Department:</b> Community Development, Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-8. School Traffic Congestion Plan</b>  The Town shall work with the Windsor Unified School District to develop a plan to reduce congestion around schools through means such as:  a. provide planned street connections b. capacity and on-site circulation enhancements c. adequate loading/unloading zones d. student pickup and drop-off areas e. enhance connections between school and parks f. increase accessibility to pedestrian and bicycling paths to and from school g. creative use of technology to encourage rideshare, "walking school bus", and other alternative travel methods  These methods can reduce congestion surrounding schools and decrease peak hour trips.	X					X
<b>Implements Policy:</b> M-3.22						
<b>Responsible Department:</b> Community Development, Public Works						
<b>M-9. Grant Funding</b>  The Town shall actively pursue grant funding as part of the Town's Capital Improvement Program to obtain funding to supplement traffic impact fees as collected to construct improvements identified in the Town's Traffic Impact Fee program.						X
<b>Implements Policy:</b> M-3.23						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>Responsible Department:</b> Public Works						
<b>M-10. Sidewalk Maintenance and Repair Program</b> The Town shall adopt and implement a Sidewalk Maintenance and Repair Program to ensure adequate and safe pedestrian travel.	X					
<b>Implements Policy:</b> M-4.4						
<b>Responsible Department:</b> Public Works						
<b>M-11. Windsor Bicycle and Pedestrian Master Plan</b> The Town shall review and update the Windsor Bicycle and Pedestrian Master Plan every five years to ensure adequate facilities that are meeting demand.		X	X			X
<b>Implements Policy:</b> M-4.1						
<b>Responsible Department:</b> Community Development, Public Works						
<b>M-12. Windsor Safe Routes to School</b> The Town shall work with staff at all schools within the town to implement the suggested strategies and improvements identified in the Windsor Safe Routes to School Program.	X					
<b>Implements Policy:</b> M-4.13						
<b>Responsible Department:</b> Community Development, Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-13. Bicycle and Pedestrian Transportation Education</b>  The Town shall continue to work with the Bicycle and Pedestrian Advisory Committee (BPAC) to fund bicycle and pedestrian education programs to promote bicycling and walking as alternate modes of transportation.	X					X
<b>Implements Policy:</b> M-4.16						
<b>Responsible Department:</b> Community Development, Public Works						
<b>M-14. Pavement Management Program</b>  The Town shall review and update the Pavement Management Program every two years to ensure the ability to apply for grant funding through the Metropolitan Transportation Commission (MTC) to rehabilitate and provide the necessary ongoing maintenance of the Town's street network.					X	
<b>Implements Policy:</b> M-3.9						
<b>Responsible Department:</b> Public Works						
<b>M-15. Transportation Capital Improvement Program</b>  The Town shall reassess the Transportation Capital Improvement Program (CIP) for transportation infrastructure projects on a biennial basis. In addition to the 5-year timeframe, the Town shall identify long range transportation improvement needs for 10- and 20-year timeframes.					X	
<b>Implements Policy:</b> M-3.8, M-3.9						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>Responsible Department:</b> Public Works						
<b>M-16. Bridge Assessment</b> The Town shall assess conditions of all Town bridges every 5 to 10 years as part of the CIP.		X				X
<b>Implements Policy:</b> M-3.10, M-3.11						
<b>Responsible Department:</b> Public Works						
<b>M-17. Truck Route Review</b> The Town shall review and update its commercial truck routes as necessary to minimize the impacts of truck traffic, deliveries, and staging in residential and mixed-use areas while recognizing the needs of commerce.		X				X
<b>Implements Policy:</b> M-8.1, M-8.2, M-8.3						
<b>Responsible Department:</b> Public Works						
<b>M-18. Downtown Parking Strategy</b> The Town shall develop and implement a Downtown Parking Strategy that addresses the parking supply and demand in Downtown, including parking demand created by SMART, proposing creative and flexible solutions to solve parking issues, such as inadequate supply or inconvenient locations, as identified through a parking study.	X					
<b>Implements Policy:</b> M-6.6						
<b>Responsible Department:</b> Public Works, Community Development						

**Table 3-3: Transportation and Mobility  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-19. Review Parking Standards</b>  The Town shall review and update its parking standards as necessary to reduce the amount of land devoted to parking and encourage shared parking and alternative modes of transportation while maintaining an adequate supply to serve adjacent land uses.	X					X
<b>Implements Policy:</b> M-6.2 – M-6.5						
<b>Responsible Department:</b> Community Development, Public Works						
<b>M-20. School On-Site Parking</b>  The Town shall work with the Windsor Unified School District (WUSD) to increase on-site parking where necessary and feasible. Where school parking cannot be sufficiently accommodated on-site, the Town shall work with WUSD to establish programs to reduce demand and monitor use of off-site parking to minimize negative impacts on nearby property owners. Such programs may include education of parents and student drivers, ambassador programs to monitor off-site parking areas, a monitoring program for vehicles that are parked illegally, or other undesirable or illegal activities associated with such parking.	X					X
<b>Implements Policy:</b> M-6.8						
<b>Responsible Department:</b> Community Development, Public Works						

**Table 3-3: Transportation and Mobility Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>M-21. SMART Commuter Rail Coordination</b>  The Town shall actively pursue the extension of SMART commuter rail service to Downtown Windsor. The Town shall coordinate with SMART on the right-of-way easements necessary for the SMART trail.		X				X
<b>Implements Policy:</b> M-4.15, M-5.6, M-10.4						
<b>Responsible Department:</b> Public Works						

## Table 3-4: Public Facilities and Services Element Implementation Programs

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PFS-1. Capital Improvement Program</b> The Town shall review its Capital Improvement Program and ensure that it reflects the assumptions, priorities, goals, and objectives adopted in this General Plan.	X					X
Implements Policy: PFS-1.1, PFS-2.3, PFS-3.1, PFS-3.4, PFS-3.7, PFS-3.9, PFS-9.1, PFS-9.3, PFS-9.17						
Responsible Department: Town Manager, Administrative Services, Public Works, Parks and Recreation						
<b>PFS-2. Water Master Plan</b> The Town shall review and update the Water Master Plan at least every five years to remain consistent with the General Plan.		X	X			
Implements Policy: PFS-2.1						
Responsible Department: Public Works						
<b>PFS-3. Urban Water Management Plan</b> The Town shall review and update the Urban Water Management Plan at least every five years as required by the Urban Water Management Planning Act.		X	X			
Implements Policy: PFS-2.2						
Responsible Department: Public Works						

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PFS-4. Water Shortage Contingency Plan</b> The Town shall create and implement a water shortage contingency plan in order to address the concerns regarding water supply interruption due to drought or other causes.	X					
Implements Policy: PFS-2.12						
Responsible Department: Public Works						
<b>PFS-5. Carbon-Free Water Plan</b> The Town shall create and implement a work plan to achieve a carbon-free water system by 2030.		X				
Implements Policy: PFS-2.13						
Responsible Department: Public Works						
<b>PFS-6. Wastewater Treatment Master Plan</b> The Town shall review and update the Wastewater Treatment Master Plan at least every five years to ensure adequate treatment for projected development.		X	X			
Implements Policy: PFS-3.1, PFS-3.2, PFS-3.3, PFS-3.4, PFS-3.5, PFS-3.6						
Responsible Department: Public Works						
<b>PFS-7. Sanitary Sewer Management Plan</b> The Town shall review the Sanitary Sewer Management Plan every two years and complete a comprehensive update every five year to ensure management practices align with current code standards and regulations.	X	X	X			X

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: PFS-3.8						
Responsible Department: Public Works						
<b>PFS-8. Collection System Management Goals</b> The Town shall monitor, review, and update the Collection System Management Goals annually, as part of the Performance Measures in the Sewer System Management Plan.				X		
Implements Policy: PFS-3.3						
Responsible Department: Public Works						
<b>PFS-9. Trunk Sewer Plan</b> The Town shall implement and review the Trunk Sewer Plan at least every five years to ensure adequate treatment for the projected development.		X	X			
Implements Policy: PFS-3.7						
Implements Policy: PFS-3.7						
<b>PFS-10. Recycled Water Plan</b> The Town shall create and implement a Recycled Water Plan that provides principles, policies, educational components, and actions, that promote the use of recycled water through conservation efforts. The Town shall pursue grant opportunities as a funding mechanism for the Plan.	X					
Implements Policy: PFS-2.5, PFS-3.10						
Responsible Department: Public Works						

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PFS-11. Stormwater Management Plan</b> The Town shall implement and review the Stormwater Management Plan at least every five years to ensure adequate water quality through best management practices.		X	X	X		X
Implements Policy: PFS-4.1						
Responsible Department: Public Works						
<b>PFS-12.Best Management Practices (BMP)</b> The Town shall review and update the Best Management Practices (BMP), as needed, to remain current with new technology, regulations, and standards.						X
Implements Policy: PFS-4.1						
Responsible Department: Public Works						
<b>PFS-13.Storm Drain Master Plan</b> The Town shall develop and implement a Storm Drain Master Plan to ensure sufficient capacity for stormwater runoff from development and to reduce the potential for flooding in low-lying areas.	X					
Implements Policy: PFS-4.2						
Responsible Department: Public Works						
<b>PFS-14.Construction Activities and Grading Guidelines</b> The Town shall develop Construction Activities and Grading Guidelines that will provide policies that focus on the reduction of water quality impacts from grading and similar construction related activities.	X					

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: PFS-4.5						
Responsible Department: Public Works						
<b>PFS-15. Guidelines for Crime Prevention Through Environmental Design</b>  The Town shall develop guidelines for incorporating components of Crime Prevention Through Environmental Design during review of new development applications.		X				
Implements Policy: PFS-6.3						
Responsible Department: Community Development						
<b>PFS-16. Parks and Recreation Master Plan</b>  The Town shall review and update the Parks and Recreation Master Plan every five years to ensure there are adequate facilities and park space that meet the Town's regulations and standards.		X	X			X
Implements Policy: PFS-9.1						
Responsible Department: Parks and Recreation, Community Development						

**Table 3-4: Public Facilities and Services Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PFS-17.State Grants for Parkland Acquisition</b>  The Town shall pursue funds available from the State and the Sonoma County Agricultural and Open Space District, Windsor Parks and Recreation Foundation for acquisition of lands for outdoor parks, recreation, wetlands, and open space. In addition, the Town shall seek to leverage any grant monies with funding from other public and private sector sources, donations, non-profits and special fundraising events. When pursuing funding for park acquisition, the Town shall identify sources of funding for the ongoing maintenance of new parks.						X
Implements Policy: PFS-9.1, PFS-9.2, PFS-9.6, PFS-9.9, PFS-9.10, PFS-9.11						
Responsible Department: Town Manager, Parks and Recreation, Administrative Services						
<b>PFS-18.Childcare Facilities</b>  The Town shall support provisions of childcare facilities by:  a. Establishing incentives for business that provide onsite childcare facilities; and  b. Excluding onsite childcare facilities in industrial and commercial developments from floor area ratio calculations.						X
Implements Policy: PFS-12.2, PFS-12.3						
Responsible Department: Community Development, Community Services						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-1. Interjurisdictional Coordination</b>  The Town shall coordinate with Sonoma County, the Sonoma County Agricultural and Open Space District, and various nonprofit organizations to protect open space resources along the edge of Windsor's Urban Growth Boundary.						X
Implements Policy: ER-1.3, ER-1.4, ER-1.5, ER-1.8						
Responsible Department: Community Development, Public Works						
<b>ER-2. CEQA Guidelines</b>  The Town shall update its CEQA Guidelines every five years to ensure consistency with changes in statutory and case law and the CEQA Guidelines.				X	X	
Implements Policy: TBD						
Responsible Department: Community Development, Public Works						
<b>ER-3. Right to Farm Disclosure</b>  The Town shall consider revising the notification provisions of Chapter 27.24-Agricultural Preservation to expand the disclosure provisions to include buyers of real property within a specified distance of agricultural land to remain consistent with the California Right to Farm Act.				X		
Implements Policy: ER-2.3						
Responsible Department: Town Manager's Office, Community Development						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-4. Energy Information Program</b>  The Town shall provide energy conservation information to the library and schools on renewable energy programs and development techniques that reduce energy consumption and emissions of greenhouse gases.	X					
Implements Policy: ER-5.8						
Responsible Department: Town Manager's Office, Building						
<b>ER-5. Energy Conservation Performance Standards</b>  The Town shall establish a program of mandatory energy conservation performance standards for all new development to increase energy efficiency and use of renewable resources. The program will include a rating system for determining compliance with the performance standards. The program shall provide a menu of options available for meeting and overall minimum performance for a building or development project. This program shall be updated annually.	X	X	X			
Implements Policy: ER-5.10, ER-5.11						
Responsible Department: Public Works						
<b>ER-6. Review of Town GHG Emissions Inventory</b>  The Town shall review and update the Town's GHG emissions inventory for communitywide GHG emissions every five years at a minimum.	X	X	X			
Implements Policy: ER-5.1						
Responsible Department: Town Manager's Office						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-7. Energy Efficient Retrofit Program</b>  The Town shall develop a program that encourages individuals and businesses to complete efficient building retrofits through incentives such as tax credits, financing opportunities, or other means.	X					
Implements Policy: ER-5.12, ER-5.19						
Responsible Department: Town Manager's Office, Community Development						
<b>ER-8. Review of Town Energy Consumption</b>  The Town shall review and update the Municipal GHG Emission Reduction Action Plan every two years to track the Town's progress in meeting its municipal GHG reduction targets and establish new actions, as necessary, to reach future targets.					X	
Implements Policy: ER-5.7						
Responsible Department: Public Works						
<b>ER-9. Vernal Pool Mitigation</b>  The Town shall continue to participate with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, Sonoma County, and other interested parties in the mitigation planning for vernal pools in the Santa Rosa Plain.						X
Implements Policy: ER-6.1						
Responsible Department: Public Works, Planning						

**Table 3-5: Environmental Resources Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-10. Cultural Resources Information Program</b>  The Town shall establish an educational program to acquaint the Town's population with possible landmark programs and preservation issues. As part of this program, the Town will inform owners of eligible historic properties of State and Federal preservation programs and ways to participate in tax incentives for historic restoration.		X				
Implements Policy: ER-7.8						
Responsible Department: Town Manager's Office						
<b>ER-11. Mills Act</b>  The Town shall consider implementing the Mills Act as part of an effort to provide incentives to property owners to register and preserve historic and significant structures in the community.	X					
Implements Policy: ER-7.1						
Responsible Department: Town Manager's Office, Community Development						
<b>ER-12. Significant Cultural Resources Inventory</b>  The Town shall continue to identify and update an inventory of significant prehistoric and historic architectural and heritage resources in collaboration with local historic societies, associations, and appropriate Native American tribe(s) using the criteria for inclusion in the National Register of Historic Places or other similar databases.						X
Implements Policy: ER-7.1, ER-7.6						
Responsible Department: Community Development						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-13. Preservation of Resources and Artifact and Data Recovery</b>  The Town shall establish policies and procedures which would support preservation in place/avoidance as the preferred method of mitigation for impacted cultural resources. Where such preservation and avoidance is not possible, the Town shall require that any artifacts collected or recovered as a result of cultural resources investigations be catalogued, that the Native American tribe with which the artifact is associated be consulted, and that the artifact be preserved at the direction of both the Native American tribe and the lead agency heading the investigation per Senate Bill 18 (SB18) and Assembly Bill 52 (AB52).						X
Implements Policy: ER-7.2, ER-7.3, ER-7.5, ER-7.8, ER-7.9, ER-7.10						
Responsible Department: Community Development						

**Table 3-5: Environmental Resources Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-14. Cultural Resources Study</b>  If the preliminary reconnaissance required under Policy ER-7.10 suggests that significant historic resources, cultural resources, or tribal cultural resources may exist, the applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources.						X
Implements Policy: ER-7.2, ER-7.3, ER-7.5, ER-7.8, ER-7.9, ER-7.10						
Responsible Department: Community Development						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>ER-15. Paleontological Resources Studies</b>  The Town shall require a paleontological assessment, and avoidance and/or mitigation for potential impacts to paleontological resources for any development in Windsor that occurs within high sensitivity geologic units, whether they are mapped at the surface or hypothesized to occur in the subsurface, The Town shall require the following specific requirements for projects that could disturb geologic units with high paleontological sensitivity, whether they are mapped at the surface or hypothesized to occur in the subsurface.  1. Retain a Qualified Paleontologist. Prior to initial ground disturbance that occurs within highly sensitive geologic units, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the SVP (2010) standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources. A qualified paleontologist (Principal Paleontologist) is defined by the SVP standards as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year.  2. Paleontological Mitigation and Monitoring Program. Prior to construction activity a qualified paleontologist should prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the proposed project. This program should outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.						X

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
(ER-15 continued)						X
3. Paleontological Worker Environmental Awareness Program (WEAP). Prior to the start of construction, the project paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting at which a qualified paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is(are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.						
4. Paleontological Monitoring. Ground disturbing construction activities (including grading, trenching, foundation work and other excavations) at the surface in areas mapped as high paleontological sensitivity and exceeding 5 feet in depth in areas overlying potentially high paleontological sensitivity units should be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. The Paleontological Mitigation and Monitoring Program shall be supervised by the project paleontologist. Monitoring should be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring will be determined by the project paleontologist.						

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
(ER-15 continued)						X
<p>4. Paleontological Monitoring (Continued). If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Supervising Paleontologist. Ground disturbing activity that does not occur in areas mapped as high sensitivity or that do not exceed 5 feet in depth in areas overlying potentially high sensitivity units would not require paleontological monitoring.</p> <p>5. Salvage of Fossils. If significant fossils are discovered, the project paleontologist or paleontological monitor should recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Work may continue outside of a buffer zone around the fossil, usually 50-100 feet (specific distance may be determined by the project paleontologist).</p>						

**Table 3-5: Environmental Resources Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
(ER-15 continued)						X
6. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils should be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist.						
7. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.						
Implements Policy: ER-7.2, ER-7.9						
Responsible Department: Community Development						
<b>ER-16. Scenic Corridor Design Standards</b> The Town shall develop more specific design guidelines to assist with the review of development proposals along scenic corridors and within the public viewshed of these routes. As part of this program, the Town should distinguish between skyline ridges and intermediate ridges and may also identify the critical vantage points from which the scenic resources and corridor policies should apply.	X					

**Table 3-5: Environmental Resources  
Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: ER-9.1, ER-9.2						
Responsible Department: Administrative Services						
<b>ER-17. Scenic Corridor Enhancement</b>  The Town shall initiate a program to enhance its scenic corridors by litter removal programs, route identification signs, and provision of parking at desirable viewpoints.	X					
Implements Policy: ER-9.1						
Responsible Department: Town Manager's Office, Community Development						

## Table 3-6: Public Health and Safety Implementation Programs

**Table 3-6: Public Health and Safety Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PHS-1. Local Hazard Mitigation Plan</b>  The Town shall maintain and update its Local Hazard Mitigation Plan that identifies risks and associated with natural disasters and develop strategies for reducing loss of life and property damage from natural disasters every five years, or as required by compliance agencies (i.e., FEMA, California Office of Emergency Services).	X	X	X			X
Implements Policy: PHS-1.1, PHS-7.5						
Responsible Department: Community Development, Public Works						
<b>PHS-2. Emergency Operations Plan</b>  The Town shall coordinate with the Fire District and the County to maintain an up-to-date Emergency Operations Plan to provide emergency planning, mitigation, response, and recovery activities. The Plan shall be in compliance with and implement the statewide Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS). This plan shall be reviewed annually and updated as necessary.						X
Implements Policy: PHS-1.7						
Responsible Department: Town Manager's Office, Police Department, Fire District, Public Works						

**Table 3-6: Public Health and Safety Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PHS-3. Emergency Readiness</b>  The Town shall conduct periodic emergency drills to test and improve response and communications locally, as well as participate in county and regional exercises. These drills shall:  a. Review response times of emergency vehicles and take appropriate measures to reduce them; b. Review and amend as necessary the Water Master Plan provision for emergency storage and water pressure; c. Test and improve the communications network and method for alerting the general public				X		
Implements Policy: PHS-1.1						
Responsible Department: Town Manager's Office, Police Department, Fire District, Public Works						
<b>PHS-4. Preparedness Information</b>  The Town shall inform citizens of government emergency plans and encourage business, agency, and household emergency preparedness through targeted awareness campaigns.	X					
Implements Policy: PHS-1.4						
Responsible Department: Town Manager's Office, Police Department, Fire District, Public Works						

**Table 3-6: Public Health and Safety Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PHS-5. Recovery and Reconstruction</b>  The Town shall consider preparing temporary ordinances to be enforced following an emergency which requires major reconstruction efforts. Such ordinances would address granting emergency powers to the Town Manager and other local officials to make decisions during early recovery, allowable land uses, development intensities, and development standards. These provisions shall remain consistent with the General Plan.						X
Implements Policy: PHS-1.7						
Responsible Department: Community Development, Public Works, Building						
<b>PHS-6. Public Information on Earthquake Preparedness</b>  The Town shall provide public information on existing seismic hazards and shall promote awareness and preparedness in the event of an earthquake.	X					
Implements Policy: PHS-2.10						
Responsible Department: Town Manager's Office, Police Department, Fire District, Public Works						
<b>PHS-7. FEMA 100-Year Flood Map</b>  The Town shall continue to maintain flood hazard maps and revise them as necessary to reflect the FEMA 100-year floodplain.						X
Implements Policy: PHS-3.5, PHS-3.6						
Responsible Department: Community Development, Public Works						

**Table 3-6: Public Health and Safety Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PHS-8. Flood Control Management</b>  The Town shall amend its development regulations and building codes to encourage the use of natural drainageways and non-structural flood protection methods to convey stormwater and shall minimize alteration of natural drainageways as much as possible.		X				
Implements Policy: PHS-3.4						
Responsible Department: Community Development, Public Works, Building						
<b>PHS-9. Public Information on Hazardous Materials</b>  The Town shall provide educational material as part of the Phase I Phase MS4 program on the proper handling and disposing of hazardous materials, best management practices for storage, and locations of approved drop-off spots for hazardous materials. This material shall be distributed to both residential and commercial properties.	X					
Implements Policy: PHS-5.1, PHS-5.4, PHS-5.14						
Responsible Department: Town Manager's Office, Public Works						
<b>PHS-10. Airport Safety Overlay Consistency</b>  The Town shall review and update "AS" overlay District and noise and safety compatibility criteria for consistency with the Sonoma County Comprehensive Airport Land Use Plan.	X					
Implements Policy: PHS-6.1-6.3						
Responsible Department: Community Development, Public Works						

**Table 3-6: Public Health and Safety Implementation Programs**

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<b>PHS-11. Incorporating Climate Change Adaptation</b> The Town shall implement climate change adaptation policies and programs into existing and new emergency awareness and preparedness programs. These climate change adaptation additions shall be evaluated every five years.		X	X			X
Implements Policy: PHS-7.2						
Responsible Department: Town Manager's Office, Community Development, Public Works						
<b>PHS-12. Building Code Amendments</b> The Town shall periodically review the building code in conjunction with the local fire protection districts to assess whether proposed construction in higher fire hazard areas should be subject to more stringent standards such as higher fire rating roofs, restrictive building methods, and greater fire protection through landscape maintenance and approved plant lists.						X
Implements Policy: PHS-2.3						
Responsible Department: Building, Public Works						
<b>PHS-13. Truck Route Evaluation</b> The Town shall evaluate its designated truck routes to minimize noise impacts and potential hazardous materials transport impacts for sensitive land uses and modify them as necessary.	X					X
Implements Policy: PHS-5.7, PHS-8.9						
Responsible Department: Community Development, Public Works						

## Table 3-7: Housing Implementation Programs

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### Table 3-7: Housing Implementation Programs

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#### H-1. Inclusionary Housing Ordinance

The Town shall continue to implement the Inclusionary Housing Ordinance and require new residential developments of 10 or more units to set aside either:

- a. 10 percent of units for moderate-income households;
- b. 7.5 percent of units for low-income households; or
- c. 5 percent of units for very low-income households.

The Town shall also continue to allow developers to satisfy their inclusionary housing requirement through various options, which may include payment of an in-lieu fee, land donation, or off-site construction. The Town shall investigate the feasibility of conducting a nexus study to determine an appropriate in-lieu fee, and based on the findings of the study, the Town may adopt an updated in-lieu fee or eliminate the in-lieu fee option. The Town shall establish a dedicated fund for the inclusionary housing in-lieu fee and a program for distributing the funds for the development of affordable housing.

The Town shall facilitate partnerships between developers of market-rate units and affordable housing developers to assist developers in meeting inclusionary requirements, including partnerships with non-profit and for-profit developers of affordable rental housing and organizations employing the Community Land Trust model (e.g. Housing Land Trust of Sonoma County).

---

Implements Policy: H-1.6, H-1.7, H-1.13

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Responsible Department: Community Development Department

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Funding: N/A

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Schedule: 2017 (in process) In 2017 the Town issued a Notice of Funding Availability (NOFA) for up to \$1.1 million in funding from the Inclusionary Housing Fund. Funding for two projects containing a total of 47 affordable housing units was awarded in August 2017. Currently (2017) the Town is the process of updating its Inclusionary Housing Ordinance and is anticipates presenting a revised ordinance to Town Council for adoption in 2018.

---

## Table 3-7: Housing Implementation Programs

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### H-2. Assistance to Affordable Housing and Special Needs Housing Developers

The Town shall work with developers of affordable housing and housing for special needs groups to plan and develop projects that will be an asset to the community. Such work may include, but not be limited to:

- support in applications for regional, State, and Federal funding;
- design review workshops;
- site location assistance; and
- direct financial assistance.

Financial support may come in the form of inclusionary housing in-lieu fees, Community Development Block Grant (CDBG) funds, Mental Health Services Act (MHSA) funding, and other regional, State, and Federal sources that the Town shall continue to pursue in partnership with local developers.

---

Implements Policy: H-1.11, H-1.12

---

Responsible Department: Town Manager, Community Development Department

---

Funding: General Fund; Inclusionary Housing In-Lieu Fees; Regional, State, and Local Funds

---

Schedule: Annually

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### H-3. Residential Land Supply

The Town shall monitor the supply of residential land to ensure sufficient developable land is planned and zoned for single family and multifamily residential development to accommodate projected housing needs for the RHNA planning period through October 31, 2022. If, at any time, the supply of sites zoned for multifamily housing falls below the quantity of land required to accommodate the Town's remaining need for higher density multifamily housing, the Town shall initiate rezoning to provide additional land.

---

Implements Policy: H-1.1

---

Responsible Department: Planning Department

---

## Table 3-7: Housing Implementation Programs

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Funding: General Fund

---

Schedule: Ongoing

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### **H-4. Annual Housing Report**

The Town shall review and report annually on the implementation of Housing Element programs and the effectiveness in meeting the program objectives for the prior calendar year. The Town shall present the annual report to the Town Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development and the Office of Planning and Research.

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Implements Policy: H-1.1

---

Responsible Department: Community Development Department

---

Funding: General Fund

---

Schedule: Annually

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### **H-5. Encourage Affordable Housing Development at Shiloh Road Village**

The Town shall make an effort to publicize opportunities for the development of housing at the Shiloh Road Village site. This effort shall include organizing special marketing events geared toward the development community and posting the site inventory and other updates pertaining to Shiloh Road Village on the Town's website. As an objective, the Town shall aim to support the development of at least 200 affordable units at Shiloh Road over the course of this planning period.

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Implements Policy: H-1.2, H-1.3

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Responsible Department: Community Development Department

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Funding: General Fund, Inclusionary Housing In-Lieu Fees

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### **Table 3-7: Housing Implementation Programs**

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Schedule: Ongoing

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#### **H-6. Support the Development of Rental Housing and Housing Affordable to Extremely Low-Income Households**

The Town shall prioritize funding identified in Program 1.B for development of housing affordable to extremely low-income households. The Town shall encourage developers to use the density bonus incentives to encourage the development of single-room occupancy rental units. Further, the Town shall commit a portion of the in-lieu fees from Program 1.A to partner with non-profit housing development organizations to build high-density residential and mixed-use housing that includes units affordable to extremely low-income households.

---

Implements Policy: H-1.2, H-1.3

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Responsible Department: Community Development Department

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Funding: General Fund, Inclusionary Housing In-Lieu Fees

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Schedule: Research and seek funding opportunities biannually

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#### **H-7. Accessory Dwelling Unit Ordinance.**

The Town shall prepare and adopt an updated Accessory Dwelling Unit Ordinance that complies with State law. The City shall also reduce fees for accessory dwelling units, as described in Program 5C.

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Implements Policy: H-1.9

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Responsible Department: Community Development Department, Town Manager, Town Council

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Funding: General Fund

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Schedule: 2017

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## Table 3-7: Housing Implementation Programs

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### H-8. Station Area/Downtown Inclusionary Housing Ordinance

The Town shall explore the feasibility of amending the Inclusionary Housing Ordinance to include a higher affordability requirement for projects within the Station Area/Downtown Specific Plan planning boundary.

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Implements Policy: H-1.6, H-1.7

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Responsible Department: Community Development Department

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Funding: General Fund

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Schedule: 2018 (in process)

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### H-9. Zoning Ordinance Consistency

The Town shall amend the Zoning Ordinance for consistency with the General Plan. In the interim, when the development is proposed, the Town shall support housing densities consistent with the 2040 General Plan. As part of the Zoning Ordinance Update, the Town shall amend its Density Bonus Ordinance for consistency with State law.

---

Implements Policy: H-1.5, H-1.8, H-1.9, H-1.10

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Responsible Department: Community Development Department

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Funding: General Fund

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Schedule: 2018

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### H-10. Pursue Funding for Homebuyer Assistance

As opportunities arise, the Town shall pursue funding from State agencies for homebuyer assistance, particularly in partnership with the sponsors of affordable housing projects.

---

Implements Policy: H-2.1

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### **Table 3-7: Housing Implementation Programs**

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Responsible Department: Planning Department

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Funding: General Fund

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Schedule: As State funding programs become available

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#### **H-11. Mortgage Credit Certification Program**

The Town shall continue to participate in the Mortgage Credit Certificate (MCC) Program, administered by the County of Sonoma and is part of a Joint Powers Agreement, to provide assistance to first-time lower- and moderate-income homebuyers. The Town shall continue to publicize the program through the distribution of brochures and information on the Town website.

---

Implements Policy: H-2.1

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Responsible Department: Planning Department, Sonoma County Community Development Commission

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Funding: General Fund

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Schedule: Ongoing

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#### **H-12. Section 8 Rental Housing Subsidies**

The Town shall continue agreements with the Sonoma County Housing Authority to make Section 8 rental housing subsidies available to qualified Windsor residents whenever available.

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Implements Policy: H-2.1

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Responsible Department: Town Manager, Sonoma County Housing Authority

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Funding: N/A

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Schedule: Ongoing

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## Table 3-7: Housing Implementation Programs

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### H-13. CDBG Housing and Mobile Home Rehabilitation Program

The Town shall continue to encourage residents to participate in the Sonoma County Community Development Commission Housing Rehabilitation Program funded by Community Development Block Grant (CDBG) funding. The Town shall publicize the availability of funding for rehabilitation via the Town website and encourage residents to consider applying for funds through code enforcement cases.

---

Implements Policy: H-3.1

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Responsible Department: Town Manager, Sonoma County Housing Authority

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Funding: General Fund

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Schedule: Ongoing

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### H-14. Additional State, Federal, and Other Funds for Rehabilitation

The Town shall continue to apply for CDBG funds from the County Community Development Committee on an annual basis, in partnership with sponsors of affordable housing projects in Windsor, and shall continue to seek funds from State and Federal sources to augment local funds for housing rehabilitation. This effort may include partnerships with affordable housing developers to access funds. In addition, the Town shall secure mortgage revenue bonds through the California Housing Finance Agency at the request of developers.

---

Implements Policy: H-3.2

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Responsible Department: Town Manager, Planning Department

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Funding: CDBG, Mortgage Revenue Bonds, and other State and Federal funds

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Schedule: Annual

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**Table 3-7: Housing  
Implementation Programs****H-15. Coordination with Fire Inspection Programs**

The Town shall continue to support the Windsor Fire Protection District's apartment inspection program to identify and abate unsafe conditions in rental housing. The Town shall cooperate with the Fire District to ensure inspections are conducted for all rental housing on an annual basis.

---

Implements Policy: H-3.1

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Responsible Department: Building Department

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Funding: General Fund

---

Schedule: Annual

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**H-16. Mobile Home Park Conversion Ordinance**

The Town shall continue to contract with the Sonoma County Community Development Commission to administer its Mobile Home Park Conversion Ordinance to provide financial assistance to occupants in the relocation process, and to discourage circumstances under which mobile home parks may be converted to other uses.

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Implements Policy: H-4.1, H-4.2

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Responsible Department: Community Development Department

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Funding: General Fund

---

Schedule: Ongoing

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**H-17. Mobile Home Park Rent Stabilization**

The Town shall continue to provide for the administration and enforcement of the Town's Mobile Home Park Rent Stabilization Ordinance.

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Implements Policy: H-4.1, H-4.2

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### **Table 3-7: Housing Implementation Programs**

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Responsible Department: Community Development Department

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Funding: General Fund

---

Schedule: Ongoing

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#### **H-18. Monitoring of Rental Unit Conversion and Affordable Unit Supply**

The Town shall monitor local trends in rental unit conversion and examine the feasibility of a condominium conversion ordinance to preserve the supply of rental units. This monitoring shall occur as part of the subdivision mapping process, which would alert the Town to a proposed condominium conversion. As part of this program, the Town shall also continue to monitor its supply of affordable units, associated affordability expiration dates, and local sales prices for homes. Monitoring shall occur in tandem with the Town's Annual Housing Report, which examines the physical condition and affordability terms of local affordable housing projects (see Program 1.D).

---

Implements Policy: H-4.1, H-4.2

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Responsible Department: Community Development Department

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Funding: General Fund

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Schedule: Ongoing

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#### **H-19. Preservation of Assisted Housing Stock**

The Town shall work with other governmental and non-profit organizations to use available resources in the preservation or replacement of existing affordable housing developments in Windsor, particularly publicly-assisted units. The Town shall strengthen relationships with other governmental and non-profit organizations to develop a strategy for preservation of the Windsor's affordable housing stock as affordability terms expire and the need arises. The Town shall also work with project owners and sponsors to ensure that once units are noticed to convert to market-rate, tenants receive proper notification. This monitoring process shall occur in tandem with the Town's Annual Housing Report.

---

Implements Policy: H-4.1, H-4.2

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## Table 3-7: Housing Implementation Programs

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Responsible Department: Community Development Department

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Funding: General Fund

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Schedule: Ongoing

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### H-20. Design Review Process

The Town shall evaluate its Design Review to assure developers a reasonable and fair approach to the application of the Town's Design Standards. The evaluation shall include a detailed analysis of the Town's current design review guidelines to identify better requirements and approval procedures and shall analyze the impacts of the guidelines and process on housing costs and approval certainty. The evaluation will result in a series of recommended actions to streamline this process, as well as an identification of responsible agencies and a timeline for implementation. As part of this process, the Town shall aim to set a maximum of two Planning Commission meetings for Design Review. The Town shall also consider fast-track permit procedures to encourage affordable housing projects including cohousing, self-help, and community housing.

---

Implements Policy: H-5.1, H-5.2

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Responsible Department: Town Attorney, Community Development Department

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Funding: General Fund

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Schedule: 2017 (in process).

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Status: In September 2017, the Town Council adopted amendments to the Growth Control Ordinance to streamline procedures, improve efficiencies, and increase flexibility. The amended ordinance suspends the "Merit Process" and now relies on a "first come, first serve" process for reserving Growth Control Allocations that would accommodate an average annual growth rate of 1.5%. Housing affordable to very-low, low and moderate-income households as well as accessory dwelling units would continue to be exempt from the Ordinance.

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## Table 3-7: Housing Implementation Programs

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### H-21. Tree Preservation and Protection Ordinance

The Town shall maintain a flexible approach towards implementation of the Tree Preservation and Protection Ordinance. The Town shall work with residential developers to craft reasonable solutions on a case-by-case basis that support financially feasible development while preserving and protecting the Town's trees.

---

Implements Policy: H-5.1

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Responsible Department: Planning Department

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Funding: General Fund

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Schedule: Ongoing

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### H-22. Development Impact Fee Review

The Town shall review its current development impact fee program to confirm the appropriate level of impact fees to charge for residential units based on the demand they create for public facilities and infrastructure. The Town shall also eliminate water and wastewater connection fees per Senate Bill 1069 (SB1069) for accessory dwelling units. As justified by this review, the Town shall reduce fees for residential units to encourage their construction.

---

Implements Policy: H-5.5, H-5.6

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Responsible Department: Public Works Department, Administrative Services Department, Community Development Department

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Funding: General Fund

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Schedule: 2017 (completed)

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Status Update: The Town completed a review of its Development Impact Fees, and lowered the required fees for residential units.

---

## Table 3-7: Housing Implementation Programs

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### H-23. Infrastructure Capacity

As part of the Town's effort to monitor its supply of residentially designated lands (described in Program 1C), the Town shall consider the capacity of the Town's infrastructure and service systems (i.e., roads, drainage, water, recycled water, parks, public safety, schools, fire protection) and outline strategies to expand these systems if needed to ensure that residentially designated lands can be developed at their intended densities.

---

Implements Policy: H-5.3

---

Responsible Department: Community Development Department

---

Funding: General Fund

---

Schedule: Ongoing

---

### H-24. Capital Improvement Program

The Town shall continue to update and implement its five-year Capital Improvement Program to guide development of public facilities required by new residential demand and to improve existing facilities in need of upgrading.

---

Implements Policy: H-5.3

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Responsible Department: Town Manager, Administrative Services Department

---

Funding: General Fund

---

Schedule: Annually

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### H-25. Parking Requirements

The Town shall evaluate its parking requirements, particularly for multifamily, affordable, homeless, and farmworker housing, to examine the feasibility of requiring fewer parking spaces per unit, thereby lowering development costs and supporting financial feasibility. This review will result in a series of recommendations for adjusting the Town's parking standards, as appropriate.

### **Table 3-7: Housing Implementation Programs**

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Implements Policy: H-5.1

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Responsible Department: Community Development Department

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Funding: General Fund

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Schedule: 2016

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#### **H-26. Agricultural Worker Housing**

The Town shall cooperate with housing developers to secure additional funding for farmworker projects from sources administered by the California Department of Housing and Community Development, including the Farmworker Housing Grant Program, the State Office of Migrant Services, and the Federal Farmers Home Administration.

---

Implements Policy: H-6.6

---

Responsible Department: Planning Department

---

Funding: General Fund

---

Schedule: Research and seek funding opportunities biannually

---

Objective: 10 units of farmworker housing

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#### **H-27. Zoning for Agricultural Worker Housing**

The Town shall amend the Zoning Ordinance to fully comply with State law requirements for agricultural worker housing (Health and Safety Code Section 17021.6), which requires agricultural worker housing of up to 12 units (or 36 beds in group housing) to be treated as an agricultural use and allowed in all zones allowing agriculture, subject to the same permitting requirements.

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Implements Policy: H-6.6

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Responsible Department: Community Services Department, Planning Department

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### **Table 3-7: Housing Implementation Programs**

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Funding: General Fund

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Schedule: 2018, as part of a comprehensive Zoning Ordinance Update

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#### **H-28. Homeless Services**

The Town shall continue to provide financial support for area homeless services, and if appropriate support a regional effort to develop homeless facilities. The Town shall partner with and support local organizations and churches that provide assistance to homeless residents.

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Implements Policy: H-6.3

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Responsible Department: Community Services Department, Planning Department

---

Funding: General Fund

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Schedule: Ongoing

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#### **H-29. Transitional Housing, Supportive Housing, and Residential Care Homes**

The Town shall support developers of transitional and supportive housing facilities through applications for State and Federal funding, design review workshops conducted in conjunction with the Annual Growth Control Report, site location assistance, and direct financial assistance, as necessary and appropriate. Through these efforts, the Town shall strive to create permanent supportive housing for its share of Sonoma County's homeless and disabled population, per the County's 10-Year Homeless Action Plan, as well as residents with developmental disabilities.

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Implements Policy: H-6.3

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Responsible Department: Planning Department

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Funding: General Fund

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Schedule: Ongoing

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## Table 3-7: Housing Implementation Programs

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### H-30. Coordinate with the North Bay Regional Center

The Town shall work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The Town shall make information available on the Town website.

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Implements Policy: H-6.8

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Responsible Department: Community Services Department

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Funding: General Fund

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Schedule: Initiate outreach by 2015

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### H-31. Promote Equal Housing Opportunities

The Town shall continue to make referrals to Fair Housing of Sonoma County (FHOSC) to assist with housing discrimination complaints and for landlord/tenant mediation services. The Town shall also make available written materials on fair housing education to tenants and landlords at community and senior centers, recreation centers, and at the Town's Community Development Counter.

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Implements Policy:

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Responsible Department: Community Services Department, Parks and Recreation Department

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Funding: General Fund

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Schedule: Ongoing

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### H-32. Windsor Efficiency PAYS®

The Town shall continue to implement the Windsor Efficiency PAYS® program to allow residents to finance efficiency updates and benefit from utility bill savings through a voluntary assessment. The Town shall perform significant outreach to market the program via its website and printed materials, and will encourage owners whose homes are subject to code enforcement to take advantage of this opportunity.

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### **Table 3-7: Housing Implementation Programs**

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Implements Policy: H-8.3

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Responsible Department: Administrative Services Department

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Funding: General Fund

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Schedule: Ongoing

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#### **H-33. Water Smart Home Program**

The Town shall continue to implement the Water Smart Home program to provide residents with free water use assessments.

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Implements Policy: H-8.3

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Responsible Department: Building Department

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Funding: General Fund

---

Schedule: Ongoing

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#### **H-34. Infill Design Standard**

The Town shall continue to implement its Residential Infill Policy, established in 2002, which allows higher densities and encourages compact development patterns that in turn promote housing affordability, maximize existing land resources, reduce pressure to convert agricultural resources, and conserve habitat and environmentally sensitive areas. The Residential Infill Policy will be largely supported through implementation of the Station Area/Downtown Specific Plan, which allows higher densities and encourages compact development in the downtown area.

---

Implements Policy: H-8.2, H-8.4, H-8.5

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Responsible Department: Building Department

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**Table 3-7: Housing  
Implementation Programs**

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Funding: General Fund

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Schedule: Ongoing

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# Appendix A: Changes in State Law Affecting General Plans

<b>Bill Number</b>	<b>Applicability</b>	<b>Reference in the 2040 General Plan</b>
SB 1241/ AB 3065	<p>SB 1241 revises the Safety Element requirement areas for state responsibility areas and very high fire hazard severity zones. SB 1241 requires the Safety Element to take into account specified considerations, including the most recent version of the Office of Planning and Research's "Fire Hazard Planning" document.</p> <p>AB 3065 requires that the Safety Element be submitted to the State Board of Forestry and Fire Protection and to local agencies that provide fire protection to territory in the city or county.</p>	<p>The Hazards and Constraints Chapter of the General Plan Background Report contains a section on fire hazards.</p> <p>The General Plan includes the following goals and policies applicable to SB 1241:</p> <ul style="list-style-type: none"> <li>• Goal PHS-4: Fire Hazards. <ul style="list-style-type: none"> <li>○ Policy PHS-4.5: State Responsibility Lands</li> <li>○ Policy PHS-4.6: Project Review for Proposals in Fire Hazard Areas</li> </ul> </li> </ul>

Bill Number	Applicability	Reference in the 2040 General Plan
AB 2140	<p>Authorizes a city or county to adopt with its Safety Element a federally specified local hazard mitigation plan, and limits the State share for projects eligible under the CA Disaster Assistance Act, unless a local jurisdiction has adopted a local hazard mitigation plan in accordance with the Federal Disaster Management Act as part of its Safety Element.</p>	<p>The Town of Windsor has prepared a Local Hazard Mitigation Plan (LHMP). The LHMP identifies mitigation measures to reduce the risks posed by potential hazards and to strengthen community resilience. The Town's Public Health and Safety Element of the General Plan is integrated with its Local Hazard Mitigation Plan, ensuring a coordinated approach to public safety and qualifying the Town for additional funding opportunities (consistent with California Government Code Section 65302.6).</p>

Bill Number	Applicability	Reference in the 2040 General Plan
AB 162	<p>Requires specific elements to address flood hazards and identify areas that may accommodate floodwater for purposes of groundwater recharge and stormwater management. AB 162 also requires the Safety Element to address flood hazards.</p>	<p>AB 162 is addressed in the Town of Windsor Background Report (Section 6.2: Wastewater/Storm Drainage and Section 9.2: Flood Hazards). Section 6.2 outlines how Windsor manages stormwater runoff and drainage. Section 9.2 describes designated flood zones in Windsor and describes the surrounding hydrology that could potentially contribute to local flood events.</p> <p>The following goals, policies, and programs also address AB 162:</p> <ul style="list-style-type: none"> <li>• Goal PHS-1: Emergency Response and Preparedness <ul style="list-style-type: none"> <li>◦ Policy PHS-1.1: Hazard Mitigation Plan</li> <li>◦ Program PHS-1: Local Hazard Mitigation Plan (LHMP)</li> </ul> </li> <li>• Goal PHS-3: Flood Hazards <ul style="list-style-type: none"> <li>◦ Policy PHS-3.1: 100 Year Flood Zone Protection</li> <li>◦ Policy PHS-3.2: Land Use Restriction in Flood Prone Areas</li> <li>◦ Policy PHS-3.3: Prohibition of Emergency Facilities in Floodplain</li> <li>◦ Policy PHS-3.4: Floodplain Management</li> <li>◦ Policy PHS-3.5: Floodplain Combining District</li> <li>◦ Policy PHS-3.6: Appropriate Development in the Flood Hazard Areas</li> <li>◦ Policy PHS-3.7: Developer Improvement Costs</li> </ul> </li> <li>• Goal PFS-4: Stormwater Management <ul style="list-style-type: none"> <li>◦ Policy PFS-4.2: Flood Control</li> </ul> </li> <li>• Program PHS-7: FEMA 100-Year Flood Map</li> <li>• Program PHS-8: Flood Control Management</li> </ul>

Bill Number	Applicability	Reference in the 2040 General Plan
AB 1358	<p>Requires a city or county, upon any substantive revision of the Circulation Element, to modify the Circulation Element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, road, and highways, in a manner that is suitable to the rural, suburban, or urban context of the General Plan.</p>	<ul style="list-style-type: none"> <li>• Goal M-1: Multimodal Circulation System <ul style="list-style-type: none"> <li>◦ Policy M-1.1: Multimodal Transportation System</li> <li>◦ Policy M-1.2: Trip Generation Reduction for Applicable Developments</li> <li>◦ Policy M-1.3: Development of Pedestrian, Bicycle, and Transit Facilities</li> <li>◦ Policy M-1.4: Multimodal System Additions</li> </ul> </li> <li>• Goal M-2: Complete Streets <ul style="list-style-type: none"> <li>◦ Policy M-2.1: Complete Streets Design Guidelines</li> <li>◦ Policy M-2.2: Complete Street Practices</li> <li>◦ Policy M-2.3: Safe and Comfortable Streets</li> <li>◦ Policy M-2.4: Managing Transportation in the Right-of-Way</li> <li>◦ Policy M-2.5: Complete Streets Infrastructure</li> <li>◦ Policy M-2.6: Complete Street Urban Design Considerations</li> <li>◦ Policy M-2.7: Complete Street Priority Areas</li> <li>◦ Policy M-2.8: Review Transportation Facilities for Development Proposals</li> <li>◦ Policy M-2.9: Multimodal Level of Service</li> <li>◦ Policy M-2.10: Bicycle and Pedestrian Connectivity</li> <li>◦ Policy M-2.11: American with Disabilities Act</li> </ul> </li> <li>• Goal M-3: Streets and Roadways <ul style="list-style-type: none"> <li>◦ Policy M-3.1: Connected Network</li> <li>◦ Policy M-3.4: Street Design</li> </ul> </li> </ul>

Bill Number	Applicability	Reference in the 2040 General Plan
AB 32	<p>Requires a city or county to reduce its GHG emissions to 1990 levels by 2020; a reduction of approximately 15 percent below emissions under a "business as usual" scenario.</p>	<p>The following goals, policies, and programs address AB 32:</p> <ul style="list-style-type: none"> <li>• Goal ER-5: Greenhouse Gas Emissions <ul style="list-style-type: none"> <li>◦ Policy ER-5.1: Community Greenhouse Gas Reduction</li> <li>◦ Policy ER-5.2: Municipal Services Greenhouse Gas Reduction</li> <li>◦ Policy ER-5.3: Greenhouse Gas Efficiency Target</li> <li>◦ Policy ER-5.4: Encourage Development Patterns that Reduce Greenhouse Gas Emissions</li> <li>◦ Policy ER-5.5: AB 32 and SB 32 Greenhouse Gas Assessment and Monitoring</li> <li>◦ Policy ER-5.6: Coordinate with BAAQMD and NSCAPCD</li> <li>◦ Policy ER-5.7: Reduced Emissions for Town Operations</li> <li>◦ Policy ER-5.8: Energy Conservation and Efficiency Programs</li> <li>◦ Policy ER-5.9: Energy Conservation through Land Use</li> <li>◦ Policy ER-5.10: Energy Performance Standards</li> <li>◦ Policy ER-5.11: Zero Net Energy Goals</li> <li>◦ Policy ER-5.12: Retrofitting Existing Buildings</li> <li>◦ Policy ER-5.13: Update Energy Policies and Programs</li> <li>◦ Policy ER-5.14: Compliance with Energy Regulations</li> <li>◦ Policy ER-5.15: Title 24 Application</li> <li>◦ Policy ER-5.16: Address Heat Island Effect in Parking Lots</li> <li>◦ Policy ER-5.17: Urban Shade Tree Planting</li> <li>◦ Policy ER-5.18: Preservation of Trees</li> <li>◦ Policy ER-5.19: Energy Conservation Measures and Education</li> <li>◦ Policy ER-5.20: Windsor Serving as the Energy Conservation Model</li> </ul> </li> <li>• Program ER-1: Interjurisdictional Coordination</li> <li>• Program ER-4: Energy Information Program</li> <li>• Program ER-5: Energy Conservation Performance Standards</li> <li>• Program ER-6: Review of Town GHG Emissions Inventory</li> <li>• Program ER-7: Energy Efficient Retrofit Program</li> <li>• Program ER-8: Review of Town Energy Consumption</li> </ul>

Bill Number	Applicability	Reference in the 2040 General Plan
SB 244/SB 1090	Requires the update of the Land Use Element to be based on specified available data and to include identification of each island or fringe community that is a disadvantaged unincorporated community (DUC).	SB 244/SB 1090 was addressed in the Town of Windsor Background Report (Section 3.10). While there is one small area within the Windsor Sphere of Influence that is consistent with both parcel density and block group income thresholds necessary to be considered a disadvantaged unincorporated community, further analysis revealed that this area should not be considered low income, and therefore, is not considered a disadvantaged unincorporated community in the context of SB 244/SB 1090.
SB 743	SB 743 creates a process to change the way that transportation impacts are analyzed under CEQA. One of the process changes includes moving away from vehicle delay and level of service analysis (LOS) toward	<p>The following goals, policies, and programs address SB 743:</p> <ul style="list-style-type: none"> <li>• Goal M-3: Streets and Roadways <ul style="list-style-type: none"> <li>◦ Policy M-3.18: Vehicle Miles Traveled (VMT) Standard</li> </ul> </li> <li>• Program M-2: Vehicle Miles Traveled (VMT) Program</li> </ul>
SB 1468	If called upon, requires that the Land Use, Open Space, and Circulation Elements in the General Plan allow for consideration of military facilities and readiness activities.	SB 1468 was addressed in the Town of Windsor Background Report (Section 3.9). Analysis of regional military installations found that there are no branches or Special Use Airspace in Sonoma County. There is an Instrument Military Training Route to the northwest of the Planning Area. However, since the Instrument Route is not located within the Planning Area, the Town is not required to notify the military of any planned development.
SB 379	Requires the General Plan address climate adaptation and resiliency strategies based on a vulnerability assessment that identifies the risks that climate change poses to the local government. This requirement can also be met through a Local Hazard Mitigation Plan or other climate adaptation plan.	<p>The following goals, policies, and programs address SB 379:</p> <ul style="list-style-type: none"> <li>• Goal PHS-1: Emergency Response and Preparedness <ul style="list-style-type: none"> <li>◦ Policy PHS-1.1: Hazard Mitigation Plan</li> </ul> </li> <li>• Goal PHS-7: Climate Change Adaptation <ul style="list-style-type: none"> <li>◦ Policy PHS-7.1: Climate Adaptation Resiliency</li> <li>◦ Policy PHS 7.2: Reduce Impacts of Climate Change</li> </ul> </li> <li>• Program PHS-1: Local Hazard Mitigation Plan (LHMP)</li> <li>• Program PHS-11: Incorporating Climate Change Adaptation.</li> </ul> <p>Climate change adaptation is also addressed in the Hazard Mitigation Plan, which is adopted by reference in the Public Health and Safety Element. The Hazard Mitigation Plan contains the required climate change vulnerability assessment.</p>

Bill Number	Applicability	Reference in the 2040 General Plan
SB 1000	Requires cities and counties to incorporate an Environmental Justice Element or policies that directly integrate environmental justice goals, policies, and programs throughout all mandated elements.	SB 1000 applies to communities that have a designated disadvantaged community within its planning area. For the purpose of SB 1000, the law defines a disadvantaged community as an area identified by CalEPA as such or an area that is low-income and disproportionately affected by environmental pollution or other hazards. CalEPA does not identify any disadvantaged communities in or around Windsor, nor are there any locally-identified disadvantaged communities.

# Appendix B: Glossary

## A

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**Active Fault.** A fracture in the crust of the earth that has moved in the last 11,000 years.

**Active Frontage.** Street frontages where there is an active visual engagement between those in the street and those on the ground floor of buildings.

**Active Transportation.** Any form of human-powered transportation including walking, cycling, in-line skating, skateboarding, etc.

**Adaptation.** Adaptation is preparing for climate change impacts that are expected to occur, by making adjustments in natural or human systems in response to actual or expected climatic stimuli or their effects that are aimed at minimizing harm or taking advantage of beneficial opportunities.

**Affordable Housing.** Housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

**Aggregate.** Formed by the conjunction or collection of particles into a whole mass or sum.

**Agritourism.** Commercial enterprises which provide access to visitors at a working farm, ranch, or production facility which is available for the enjoyment or education of visitors. Agritourism commercial enterprises typically include farm stands, u-pick, farm stays, farm and ranch tours, on-site farm classes, pumpkin patches, and winery tours or events.

**Air Basin.** A geographic area that exhibits similar meteorological and geographic conditions. California is divided into 15 air basins.

**Airport Land Use Commission.** A commission authorized under the provisions of California Public Utilities Code, Section 21670 et seq., for the purposes of promoting compatibility between airports and the land uses surrounding them and established, with limited exceptions in each county where a public-use airport is located.

**Airport Land Use Compatibility Plan (ALUCP).** The California State Aeronautics Act (Public Utilities Code, Section 21670 et seq.) requires the preparation of an airport land use compatibility plan (ALUCP) for nearly all public-use airports in the state. The intent of the ALUCP is encourage compatibility between airports and the various land uses that surround them.

**Ambient Noise Level.** The distinctive acoustical characteristics of a given area consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

**Annexation.** The process by which land is incorporated into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

**Aquifer.** A layer of rock or sand that can absorb and hold water.

## B

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**Beneficial Use.** Use of water either directly by people or for their overall benefit as legally defined and identified. According to the California Code of Regulations (CCR) §659-672, the beneficial uses of water, pertaining to water rights include: domestic; irrigation; power; municipal; mining; industrial; fish and wildlife preservation and enhancement; aquaculture; recreational; stock watering; water quality; frost protection; and heat control.

**Best Management Practice.** Techniques or methods identified to be superior to other mitigation, management, implementation, and design practices.

**Agricultural Buffer.** An area of land between agriculture and non-agricultural uses (e.g. residences or business), typically maintained in permanent vegetation that helps minimize conflicts between these uses.

**Bulb-Out.** A traffic calming measure primarily used to extend the sidewalk, reducing the crossing distance and allowing pedestrians and approaching vehicles to see each other when vehicles parked in a parking lane would otherwise block visibility.

## C

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**California Environmental Protection Agency (CalEPA).** The California Environmental Protection Agency (CalEPA) is responsible for restoring, protecting, and enhancing the environment, to ensure public health, environmental quality and economic vitality through the development and enforcement of regulations that implement environmental laws enacted by the State.

**Carbon Dioxide (CO<sub>2</sub>):** Gas that is released into the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., cement production) and deforestation. Carbon dioxide is also removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.

**CEQA.** The California Environmental Quality Act (CEQA) requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

**Charter School.** A tax-supported school established by a charter between a granting body (i.e., school board) and an outside group (e.g., teachers and parents). Charter schools operate within the framework of California State law (Education Code §47605-47608) to create a charter that outlines the school's governing structure, mission, methods of assessment, student outcomes, and goals. Charter schools function as small independent school districts and accept students based on criteria established in the school charter.

**Climate Action Plan.** A description of the measures and actions that a local government will take to reduce GHG emissions and achieve an emissions reduction target. Most plans include a description of existing and future year emissions; a reduction target; a set of measures, including performance standards, that will collectively achieve the target; and a mechanism to monitor the plan and require amendment if it is not achieving specified levels. Interchangeable with GHG Reduction Plan.

**Climate Change.** Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from: natural factors, such as changes in the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (e.g., changes in ocean circulation); human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.).

**Clustered Residential Development.** A development tool that allows the density of development to be clustered on the more buildable portion of the property, leaving the balance of the site as open space. The resulting subdivision may have more compact areas of development, but less paving and more open space when compared to conventional subdivisions.

**Commercial Services.** Commercial services land uses are professional commercial services, such as financial institutions, credit unions, gas stations, automotive repair, and beauty salons.

**Community Choice Aggregation.** CCA is a system, adopted into California law in 2002, which allows cities and counties to aggregate the buying power of individual customers within a defined jurisdiction in order to secure alternative energy supply contracts on a community-wide basis, but allowing consumers not wishing to participate to opt out.

**Community Resilience.** A measure of the sustained ability of a community to use available resources to respond to, withstand, and recover from natural or manmade disasters and other adverse situations.

**Community Separators.** Lands that function as rural open space to separate cities and other communities, to contain urban development, and to provide city and community identity by providing visual relief from continuous urbanization.

**Complete Streets.** Streets designed and constructed to serve all users regardless of their age or ability or whether they are driving, walking, bicycling, or taking transit.

**Community Greenhouse Gas (GHG) Emissions.** Emissions from electricity generation, natural gas combustion, and vehicle emissions typically measured in mt CO<sub>2</sub>e, which stands for metric tons of carbon dioxide equivalent.

**Crime Prevention Through Environmental Design (CPTED).** A multi-disciplinary approach to deterring criminal behavior through environmental design.

**Cul-de-Sac.** A street with only one inlet/outlet.

**Cultural Resources.** An object, document, or any part of the built environment that has significance in archaeology, architecture, art, or history.

**Curb Cut.** An interruption in the street curb for a driveway.

## D

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**Day/Night Noise Level, Ldn or DNL.** The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m.

**Decibels (dB).** A dB is a sound level expressed in decibels which is the logarithmic ratio of two like pressure quantities, with one pressure quantity being a reference sound pressure.

**Delay.** The metric upon which level of service (LOS) is based and is expressed as the average number of seconds per vehicle that drivers are delayed as they move through a transportation facility (i.e., intersection or roadway segment). Delay includes the time drivers spend stopped, as well as the time effects of moving slowly in a queue of vehicles (such as that typically encountered at all-way stop-controlled intersections).

**Density (Residential).** The number of permanent residential dwelling units per acre of land. Densities specified in the general plan are expressed in units per gross acre.

**Disadvantaged Unincorporated Communities.** Unincorporated communities either within a city's sphere of influence and that have been inhabited for over 50 years or that are surrounded or substantially surrounded by one or more cities and county boundary, in which the median household income is 80 percent or less than the statewide median household income.

**Discharge.** A rate of water flow, typically expressed as a unit volume of water per unit of time (e.g., cubic feet per second (cfs)).

**Driverless Vehicle.** A driverless vehicle, also known as an autonomous vehicle, is an unmanned vehicle that can sense its environment and navigate without human input.

**Drought.** A period of below-average precipitation, resulting in prolonged shortages in the water supply including both ground water and surface water.

**Dwelling Unit/Housing Unit.** The place of permanent or customary abode of a person or family. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. It also is a dwelling that cannot be move without substantial damage or unreasonable cost.

**Dwelling, Single-Family Attached.** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-Family Detached.** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

## E

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**Easement.** An easement is a limited right to make sure use of a property owned by another; for example, a right of way across the property for an electricity or gas line.

**Endangered Species.** A species whose survival and reproduction in the wild is in immediate jeopardy from one or more causes: including loss of habitat, change in habitat, over exploration, predation, competition, disease, or other factors.

**Erosion.** Erosion is the removal of soil and/or sediment by wind, water, or glacial ice. Erosion occurs naturally but can be intensified by land clearing activities such as farming, development, road building, and timber harvesting.

**EV (Electric Vehicle).** A vehicle that is powered through a collector system by electricity from off-vehicle sources, or through a self-contained battery, solar panels, or an electric generator that converts fuel to electricity.

## F

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**Federal Emergency Management Agency.** The agency that oversees floodplain management and the national flood insurance program.

**Fire Hazard Areas.** California law requires CAL FIRE to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, or “zones,” are based on factors such as fuel (material that can burn), slope, and fire weather. There are three zones, based on increasing fire hazard—medium, high, and very high.

**Flood Insurance Rate map.** Maps prepared by FEMA for flood insurance and floodplain management Purposes.

**Flooding.** Flooding is the rising and overflowing of a body of water that submerges dry land not normally covered by water.

**Floodplain Management.** The implementation of policies and programs to protect floodplains and maintain their flood control function.

**Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. This term is synonymous with the term “regulatory floodway.”

**Floor Area Ratio (FAR).** The square footage of developed space divided by the square footage of the entire parcel or site. It provides an indication of how intensely a site is or will be developed, similar to residential densities.

**Form-Based Code.** Zoning regulations and design standards that foster predictable built results and a high-quality public realm by regulating physical form (rather than the separation of uses) as the organizing principle for the code. Form-based codes offer an alternative to conventional zoning, which primarily regulates the use of the property. Form-based codes address the relationship between facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

**Freeways.** Freeways are highways serving regional and intercity travel. Traffic movement is the primary function of freeways. Accordingly, they have controlled and limited access, and grade separated crossings and medians are used to separate conflicting traffic flows. U.S. Highway 101 is a freeway.

## G

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**General Permit.** A general permit is a permit issued under the NPDES program to cover a certain class or category of stormwater discharges. These permits reduce the administrative burden of permitting stormwater discharges.

**General Plan.** A compendium of county or city policies regarding its long-term development, in the form of goals, policies, implementation programs, and maps. The general plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by a city council or board of supervisors.

**Green Industries.** Businesses that manufacture and supply sustainable products that require minimal use of raw materials; provide production processes that minimize the use of water and excessive energy use; involve processes that reduce or eliminate the use of harmful toxins; rely on the reuse and recycling of solid waste streams; and include substantial reductions in emissions or effluents of greenhouse gases and pollutants.

**Green Tourism.** Tourism businesses that actively engage in reducing the negative environmental and social impacts of typical tourism operations. Green tourism can include, but is not limited to bicycling tours, energy efficient bus tours, and electric vehicle rentals.

**Greenhouse Gas.** Greenhouse gases (GHG) are the gases in the atmosphere which reduce the loss of heat into space and, therefore, increase global temperatures. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, ozone, and chlorofluorocarbons.

**Greenhouse Gas (GHG) Inventory.** A greenhouse gas (GHG) inventory is an accounting of the amount of greenhouse gases emitted to or removed from the atmosphere over a specific period of time (e.g., one year) for a specified area. Inventories may be global or local. A GHG inventory also provides information on the activities that cause emissions and removals, as well as background on the methods used to make the calculations. Policy makers use GHG inventories to track emission trends, develop strategies and policies, and assess progress in controlling GHG emissions.

**Gross Acreage.** The total amount of land to be developed, without subtracting the area that might be needed for public improvements such as roads, schools, or parks. In deriving the amount of gross acreage to determine a project's density, the Town may exclude contiguous, substantially constrained land that normally could not be developed.

**Groundwater.** Groundwater is water that is located beneath the land surface, specifically within pore spaces of saturated soil, sediment, or rock formations. Groundwater does not include moisture held by capillary action in the upper, unsaturated areas of aquifers.

**Groundwater Recharge.** The natural or intentional infiltration/percolation of surface water into the zone of saturation (i.e., into groundwater).

**Growth Control Ordinance.** An ordinance that is approved by the Town Council that annually establishes the number of annual growth control allocations available for new residential units based on maintaining an average annual population growth rate.

**Growth Management.** A philosophy to manage growth by taking into consideration future infrastructure capacity, public service availability, and potential fiscal impacts.

## H

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**Hazardous Material or Waste.** A specific geographic designation with associated land use or management policies and regulations.

**Heat Island Effect.** A phenomenon that occurs when developed areas are significantly warmer than surrounding undeveloped or rural areas.

**Heat Wave.** A prolonged period of excessive heat, often combined with excessive humidity. A heat wave is defined as five or more consecutive extreme heat days.

**Healthy Community.** A community that promotes a positive physical, economic, and social environment, which provides opportunities for physical activity and access to nutritious food, well-paying jobs, as well as social interaction with community members.

**Historic Property.** Any cultural resource listed in or eligible for listing in the National Register of Historic Places.

**Household.** All those persons-related or unrelated-who occupy a single housing unit.

**Household Population.** Persons living in households, not including group homes.

## I

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**Insurance Services Office (ISO) Rating.** Rating and statistical information for the insurance industry based on a community's fire-suppression delivery system, including fire dispatch, fire department, and water supply. Insurance rates are set using this rating, which is based on a scale from Class 1 to Class 10, where Class 1 is the best score.

**Intermediate Ridges.** Ridges with visible land behind them, which create a backdrop to the ridge when viewed from within Town limits.

## J

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**Jobs/Housing Ratio.** The number of jobs divided by the number of housing units. Used as a measure of how well the local economy provides jobs for the local labor force.

**Joint Powers Agreement.** An agreement by two or more public entities, agencies, or jurisdictions to jointly exercise governmental powers common to both of them.

## K

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*There are no "K" terms to define.*

## L

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**Land Use Designation.** A specific geographic designation with associated land use or management policies and regulations, as incorporated in the General Plan. Land use designations are distinct from zoning regulations, which are more specific.

**Landfill.** A site to dispose of refuse and other waste material by burying it and covering it with soil.

**Landslide.** A landslide is any down-slope movement of soil and rock under the direct influence of gravity and often categorized by slope movement: falls, topples, slides, spread, and flows. Landslides can be further described by the type of geologic material (bedrock, debris, or earth). For instance, debris flows (commonly referred to as mudflows or mudslides) and rock falls are examples of common landslide types. Landslides can be initiated in slope already on the verge of movement by rainfall, snowmelt, changes in water level, stream erosion, changes in groundwater, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors. Landslides can move slowly (millimeters per year), or can move quickly and disastrously, as is the case with debris flows.

**Level of Protection.** The degree of protection that a drainage or flood control measure provides, typically expressed as the largest frequency flow event that can occur without flooding.

**Level of Service (LOS).** Measure used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

**Liquefaction.** Liquefaction is a seismic phenomenon in which loose, saturated granular and non-plastic fine-grained soils lose their structure or strength when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater (within the top 50 feet of the ground surface); 2) low-density non-plastic soils; and 3) high-intensity ground motion.

**Local Agency Formation Commission (LAFCO).** An agency within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county LAFCO is empowered to approve, conditionally approve, or deny such proposals.

**Low Impact Development (LID).** A design approach intended to manage stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality using bio-swales, rain barrels, and vegetative buffers.

## M

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**Maximum Containment Level.** Standards set by the USEPA that describe the maximum concentration of a chemical that is allowed in public drinking water systems.

**Metric Ton (MT).** Also known as a “tonne.” Common international measurement for the quantity of GHG emissions. A metric ton is equal to 2,205 pounds or 1.1 short tons.

**Mixed-Use.** Mixed-Use development blends residential and non-residential uses vertically within a single building or horizontally within a larger development. Mixed-Use developments feature higher residential densities and a pedestrian-friendly environment.

**Mobile Source.** A moving source of air pollution such as on road or off-road vehicles, boats, airplanes, lawn equipment, and small utility engines

**Multi-Family Dwelling Units.** A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

**Multi-Modal Transportation System.** An integrated transportation system network that allows people to move about using multiple modes of travel (e.g., walking, biking, automobiles, bus service, and passenger rail).

**Municipal Greenhouse Gas (GHG) Emissions.** Emissions produced from a city's operations, landfills, employee commutes, and wherever a city can exert policy influence. Municipal GHG Emissions are typically measured in mt CO<sub>2</sub>e, which stands for metric tons of carbon dioxide equivalent. This unit helps measures these emissions effect on climate change.

## N

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**National Ambient Air Quality Standards (NAAQS).** Standards for outdoor air pollutants established by the USEPA under authority of the Clean Air Act.

**National Register of Historic Places.** A list of cultural resources determined by the National Park Service to be of historic, cultural, architectural, archaeological, or engineering significance at the national level.

**Natural Gas.** A hydrocarbon gas mixture that is widely used as an energy source in a variety of applications including heating buildings, fueling vehicles, and generating electricity.

**Neighborhood Center.** Neighborhood Centers are a type of commercial development that incorporates social gathering spaces and areas for commerce to meet the needs of neighborhood residents.

**Neighborhood Park.** Neighborhood parks are generally less than 5 acres in size that provide multi-purpose turf areas, playgrounds, hard courts, picnic areas, craft activities, and features that express the unique identity of the neighborhood and reflect local neighborhood needs.

**Nitrogen Oxide (NO<sub>x</sub>).** Oxides of nitrogen primarily created from the fossil fuel combustion process and are major contributors to smog and acid rain formation.

## O

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**Open Space.** Open space uses are largely undeveloped and are used primarily for passive recreation, resource protection, and/or farming.

**Operational Area.** The Standard Emergency Management System (SEMS) established operational areas, which correspond with county boundaries, to coordinate mutual aid and emergency operations. The Operational Area acts as a link between local and State governments to communicate and coordinate aid during emergency events.

**Overlay District.** Overlay districts provide guidance for development in addition to the standards and regulations of the primary zoning district, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

## P

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**Paleontological Resources.** Any fossilized remains, traces, or imprints of once living organisms preserved in rock or sediment.

**Paratransit.** Door-to-door transit service provided to users whose physical limitations make traditional transit services infeasible for their use.

**Parks and Recreation.** Parks and recreation uses include developed parks and other facilities primarily used for recreation, such as swimming pools, sports fields, skate parks, and plazas. Typically, these areas are characterized by a high degree of open space, and a limited number of buildings.

**Particulate Matter.** Fine metal, smoke, soot, and dust particles suspended in the air.

**Planning Area.** The area directly addressed by a jurisdiction's general plan. The Planning Area generally encompasses all incorporated and unincorporated territory that bears a relationship to the long-term planning of the jurisdiction. Planning Areas for towns typically encompass all areas in the Town Limits and the unincorporated areas that are within the town Sphere of Influence.

**Preservation.** Identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research interpretation, conservation, and education; the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

**Private Driveway.** Private Driveways serve a minimal number of lots as the primary connection to the public street system as well as to off-street parking areas.

**Public/Quasi-Public.** This designation is intended to provide locations for public facilities, public utilities, and public gathering facilities. Typical uses include public schools, libraries, government, police, and fire facilities; corporation yards; private utilities; the wastewater treatment plant; and cemeteries.

**Public Realm.** The public realm is common space that everyone can use. The public realm includes streets, sidewalks, squares, parks, green spaces, and other outdoor public places that do not require private access or charge.

## Q

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*There are no “Q” terms to define.*

## R

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**Reactive Organic Gases (ROG).** Photochemically-reactive gases composed of non-methane hydrocarbons.

**Recession.** Downturn in the economy, generally including a decline in economic output for an extended period of time.

**Recycled Water.** Treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

**Recycling.** The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.

**Regional Park.** Parks owned and operated by Sonoma County Regional Parks Department. These parks are considered natural parks, and provide open-space recreational opportunities for picnicking, fishing, equestrian activities, and hiking.

**Resiliency.** The ability to prepare for, respond to, and rapidly recover from adverse situations.

**Response Time.** The total amount of time it takes for a fire, police, and/or emergency medical service (EMS) unit to respond to a call, from the time when the emergency call is placed to 911 to the time that the unit arrives on scene.

**Riparian.** Of, on, or pertaining to the bank of a natural course of water. For example, riparian vegetation is composed of plant species normally found near streams, lakes, and other freshwater bodies, such as lakes, ponds, and reservoirs.

**Riparian Corridors.** A corridor of riparian vegetation adjacent to perennial and intermittent streams or other freshwater bodies.

**Runoff.** Precipitation (rain or snowmelt) that is not used by plants, evaporated or infiltrated to soils, and is transported across land surfaces to streams or other surface water bodies.

## S

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**Scenic廊道.** The visible land area adjacent to a transportation corridor right of way and generally described as the "view from the road."

**Scenic Resource.** Areas valued for their scenic quality.

**Sector.** A group of related business types that constitute a broad category in the economy.

**Seniors.** Persons age 65 and older.

**Single-Family Residential.** Single-family residential land uses include detached dwelling units such as single-family homes and mobile homes.

**Skyline Ridges.** Ridges that define the horizon.

**Sonoma Marin Area Rail Transit (SMART).** A commuter rail service providing daily trips between Marin County and Sonoma County.

**Smart Growth.** A development model that favors a mix of land uses, walkable neighborhoods, compact building design, transportation choices, distinctive architecture, and a strong sense of community.

**Solid Waste.** Non-hazardous solid discarded items from households and businesses. Solid waste includes primarily waste paper and food organic waste. Other common waste items are plastic, cloth, metal cans, and yard trimmings.

**Special Service Facilities.** Facilities that serve a single recreation function, the recreational needs of a special population, and/or indoor recreation facilities.

**Special Status Species.** Rare, threatened, or endangered plant or animal species protected by Federal, State, or other agencies.

**Special Use Airspace.** An area where activities must be confined because of their nature, and/or where limitations are imposed upon aircraft flight operations that are not a part of those activities. Some of the different types of SUAs include Restricted Areas, Military Operating Areas, and controlled Firing Areas.

**Specific Plan.** A planning tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the general plan for a defined portion of a community's Planning Area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

**Sphere of Influence (SOI).** A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the town limit line) that designates the agency's probable future boundary and service area.

**State Responsibility Area (SRA).** Areas in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires.

**Stormwater.** Stormwater is precipitation that accumulates in natural and/or constructed storage and stormwater systems during and immediately following a storm event.

**Strip Commercial Development.** Commercial development that fronts major roadways so that each establishment has direct access to the road and parking areas. Strip commercial development typically includes multiple curb cuts and unconnected vehicular use areas.

**Surface Rupture.** The movement of a fault that breaks through to the surface.

**Sustainability.** The philosophy of recognizing the limits of natural resources and conserving them in a manner that allows for their enjoyment by future generations.

**Sustainable Groundwater Management Act.** A 2014 State law that calls for local and regional management of groundwater use; including requiring that a Groundwater Sustainability Plan be adopted for the most important groundwater basins in California. The goal of the Sustainable Groundwater Management Act is to have sustainable groundwater management by 2042.

## T

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**Threatened Species.** A species that is abundant in parts of its range but declining in overall numbers and likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

**Town Limits.** A political boundary that defines land that has been incorporated into a town.

**Transit Oriented Development (TOD).** A mixed-use, residential, commercial, and/or employment area designed to maximize access to public transportation and to encourage walking and transit ridership through on-site features.

**Truck.** Any motor vehicle, including tractor/semitrailer combinations but excluding privately owned recreational vehicles and publicly owned mass transportation motor vehicles, of or in excess of 45 feet in length inclusive of front and rear bumpers, or in excess of 30,000 pounds of empty weight.

**Truck Route.** Any street, highway, public way, or portion thereof designated for the operation of trucks.

## U

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**United States Army Corps of Engineers.** The U.S. Army Corps of Engineers (USACE) is authorized to issue Section 404 permits, which allow the placement of dredged or fill materials into jurisdictional waters of the United States under certain circumstances. The USACE issues two types of permits under Section 404: general permits (either nationwide permits or regional permits) and standard permits (either letters of permission or individual permits). General permits are issued by the USACE to streamline the Section 404 permitting process formation wide, statewide, or regional activities that have minimal direct or cumulative environmental impacts on the aquatic environment. Standard permits are issued for activities that do not qualify for a general permit (i.e., that may have more than a minimal adverse environmental impact)

**United States Environmental Protection Agency (EPA).** The U.S. Environmental Protection Agency (USEPA) is responsible for developing and enforcing regulations that implement environmental laws enacted by Congress. USEPA is responsible for researching and setting national standards for a variety of environmental programs, and delegates to states and tribes the responsibility for issuing permits, monitoring, and enforcing compliance.

**Urban Growth Boundary (UGB).** An Urban Growth Boundary is a planning boundary that shows the limits of future urbanization for a city or county over a given time frame. In 2017 Windsor voters approved Measure H, to renew and expand the Urban Growth Boundary through 2040. The UBG creates a development boundary that encourages a compact, cohesive pattern of urbanization with definite, identifiable boundaries.

## V

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**Vacant/Underutilized.** Vacant/underutilized land includes undeveloped and underdeveloped parcels. A majority of a parcel must be undeveloped for a parcel to be considered underutilized.

**Vehicle Miles Traveled (VMT).** The total number of vehicle miles traveled within a specific geographic area over a set period of time.

**Vernal Pools.** Seasonally flooded landscape depressions underlain by a subsurface that limits drainage. A type of ephemeral wetland, vernal pools result from an unusual combination of soil conditions, summer-dry Mediterranean climate, topography, and hydrology. Vernal pools support a specialized biota, including a relatively large number of threatened and endangered species.

## W

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**Wastewater.** Wastewater is sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources

**Wastewater Treatment Plant.** An industrial structure designed to remove biological or chemical waste products from water, thereby permitting the treated water to be used for other purposes.

**Watershed.** The land surface area from which water drains into a common downstream point.

**Wayfinding.** The use of signage and other graphical communication, including visual clues in the built environment, and audible communication to help people orient themselves and navigate from place to place.

**Wetland.** Wetlands are land with wet, spongy soil, where the water table is at or above the land surface for at least part of the year. Wetlands are characterized by a prevalence of vegetation that is adapted for life in saturated soil conditions. Examples include swamps, bogs, fens, marshes, and estuaries.

**Wildland Urban Interface.** Areas where homes or other structure are built near or among lands prone to wildland fire.

## X

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*There are no "X" terms to define.*

## Y

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*There are no "Y" terms to define.*

## Z

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**Zoning.** Local codes regulating the use and development of property. A zoning ordinance divides a county or city into districts or zones represented on zoning maps and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

**Zoning District.** A part of the community designated by the local zoning ordinance for specific land uses, such as single-family homes or neighborhood commercial uses. Only the primary permitted land uses, their accessory uses, and any special uses permitted in the zoning district may be placed on the land in that part of the community.

**Zoning Ordinance.** The adopted zoning and planning regulations of a city or county.