

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

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

Note: The Housing Element Implementation Programs are currently contained in a separate document and will be integrated into the General Plan prior to adoption.

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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
<p>LU-1. Zoning Ordinance Update The Town shall review and update its Zoning Ordinance, <u>including regulations for mixed-use development</u>, and Zoning Map to be consistent with the Land Use Diagram and related policies of the General Plan. In particular, specific revisions shall include: revised residential zoning districts consistent with the General Plan designations; and revised mixed use district regulations to expand the allowance of horizontal mixed use. (Source: New Program, Town Staff and Consultants)</p>	X					
<p>Implements Policy: Land Use Designations, LU-4.1, LU-4.6</p>						
<p>Responsible Department: Community Development</p>						
<p>LU-2. Design Standards Update 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. (Source: New Program, Town Staff and Consultants)</p>		X				
<p>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</p>						
<p>Responsible Department: Community Development</p>						

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

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>LU-3. Monitor Industrial Land 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. (Source: Existing General Plan, Policy B.7.22)</p>		X			X	
<p>Implements Policy: LU-5.3</p>						
<p>Responsible Department: Town Manager’s Office, Economic Development</p>						
<p>LU-4. Urban Growth Boundary Ballot Measure 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. (Source: New Program)</p>	X					
<p>Implements Policy: LU-7.1</p>						
<p>Responsible Department: Town Manager’s Office, Community Development</p>						

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

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>LU-5. Streamline Merit Process</p> <p>The Town shall periodically review and revise the Merit process in an effort to streamline the process. The Town shall reach out to the development community and the community at-large for input into the Merit process. The goal is to modify the process in a way that reduces the time and cost of the development review, while still encouraging innovative projects that provide community benefits. In reviewing and revising the Merit process, the Town shall consider the relationship between the Design Standards and the Merit process and encourage the Merit process to focus less on the design and more on the broader community benefits provided by the projects. (Source: New Program, Town Staff and Consultants)</p>						X
<p>Implements Policy: LU-7.14</p>						
<p>Responsible Department: Community Development</p>						
<p>LU-6. Interjurisdictional Coordination</p> <p>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. (Source: Existing General Plan, Program B.8)</p>						X
<p>Implements Policy: LU-9.1, LU-9.6</p>						
<p>Responsible Department: Town Manager’s Office, Community Development</p>						

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

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>LU-7. Old Redwood Highway Boulevard Design Plan 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. (Source: New Program, Town Staff and Consultants)</p>		X				
<p>Implements Policy: LU-112.1, LU-112.2, LU-112.3, LU-112.4, LU-112.5, LU112.6</p>						
<p>Responsible Department: Community Development</p>						
<p>LU-8. Shiloh Road Village Vision Plan Update 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 <u>confirm the existing vision or define a new vision for the area, and to</u> develop a strategy for overcoming challenges related to parcel ownership patterns and parcel configuration and to develop a feasible development plan that can achieve the community's vision for the Shiloh Road area. (Source: New Program, Town Staff and Consultants)</p>	X					
<p>Implements Policy: LU-123.8</p>						
<p>Responsible Department: Community Development</p>						

Table 3-2: Economic Development Implementation Programs

Table 3-2: Economic Development Implementation Programs	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>ED-1. Economic Development Strategic Plan The Town shall review and update the Economic Development Strategic Plan in 2018 and every 10 years thereafter. (Source: New Program and Town Staff)</p>	X					X
<p>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</p>						
<p>Responsible Department: Economic Development, Town Manager’s Office, Chamber of Commerce</p>						
<p>ED-2. Entitlement Streamlining The Town shall periodically assess the entitlement review process to identify permit streamlining opportunities that will enhance economic development. (Source: New Program Town Staff and Consultants)</p>		X				X
<p>Implements Policy: ED 1.10</p>						
<p>Responsible Department: Community Development</p>						

Table 3-2: Economic Development Implementation Programs

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

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
<p>M-1. Multimodal Level of Service Study 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. (New Program, Town Staff and Consultants)</p> <hr/> <p>Implements Policy: M-2.9</p> <hr/> <p>Responsible Department: Public Works</p>		X				
<p>M-2. Vehicle Miles Traveled (VMT) Program 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. (New Program, Town Staff and Consultants)</p> <hr/> <p>Implements Policy: M-3.18</p> <hr/> <p>Responsible Department: Public Works</p>	X					

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-3. Traffic Mitigation Impact Fees 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. (Source: Existing General Plan, Consultants Implementation Program D.4)</p>	X					X
<p>Implements Policy: M-9.3, M-9.4</p>						
<p>Responsible Department: Public Works</p>						
<p>M-4. Prioritizing Complete Streets Upgrades 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. (Source: Existing Program, Implementation Program D.2)</p>		X				
<p>Implements Policy: M-2.5, M-2.7</p>						
<p>Responsible Department: Public Works</p>						
<p>M-5. Complete Street Design Guidelines The Town shall review and update the Complete Street Design Guidelines every five years (Source: New Program)</p>	X					X

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<u>Implements Policy:</u> 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						
<u>Responsible Department:</u> Public Works, Community Development						
M-5-M-6. Underused Rights-of-Way 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 recommendations to the Town Council on priorities to maximize the use of underused right-of-way for non-motorized facilities or landscaping improvements. (Source: New Program, Town Staff and Consultants)		X	X			
Implements Policy: M-2.4, M-4.2						
Responsible Department: Planning Community Development, Public Works						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-6-M-7. Traffic Reduction Targets</p> <p>The Town shall implement a series of traffic reduction measures to discourage fast, through-traffic across neighborhoods; including:</p> <ul style="list-style-type: none"> 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, at shall be considered to reduce conflicts. <p>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. (Source: Existing Program, D.3)</p>						X
<p>Implements Policy: M-3.20</p>						
<p>Responsible Department: <u>PlanningCommunity Development</u>, Public Works</p>						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-7.M-8. School Traffic Congestion Plan</p> <p>The Town shall work with the Windsor Unified School District to develop a plan to reduce congestion around schools through means such as:</p> <ul style="list-style-type: none"> 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 f.g. <u>creative use of technology to encourage rideshare, "walking school bus", and other alternative travel methods</u> <p>These methods can reduce congestion surrounding schools and decrease peak hour trips. (New Program, Town Staff and Consultants)</p>	X					X
<p>Implements Policy: M-3.22</p>						
<p>Responsible Department: <u>PlanningCommunity Development</u>, Public Works</p>						
<p>M-8.M-9. Grant Funding</p> <p>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. (New Program, Town Staff and Consultants)</p>	X					X

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: M-3.23						
Responsible Department: Public Works						
M-9. Program Prioritization The Town Council shall provide input on the prioritization of projects in the traffic impact fee program every two years. (New Program, Town Staff and Consultants)					X	
Implements Policy: M-3.23						
Responsible Department: Public Works						
M-10. Sidewalk Maintenance and Repair Program The Town shall adopt and implement a Sidewalk Maintenance and Repair Program to ensure adequate and safe pedestrian travel. (New Program, Town Staff and Consultants)	X					
Implements Policy: M-4.4						
Responsible Department: Public Works						
M-11. Windsor Bicycle and Pedestrian Master Plan The Town shall review and update the Windsor Bicycle and Pedestrian Master Plan every five years to ensure adequate facilities are meeting demand. (New Program, Town Staff and Consultants)		X	X			X
Implements Policy: M-4.1						
Responsible Department: Planning <u>Community Development</u> , Public Works						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-12. Windsor Safe Routes to School 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. (New Program, Town Staff and Consultants)</p>	X					
<p>Implements Policy: M-4.12</p>						
<p>Responsible Department: <u>PlanningCommunity Development</u>, Public Works</p>						
<p>M-13. Bicycle and Pedestrian Transportation Education 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. (New Program, Town Staff and Consultants)</p>	X					X
<p>Implements Policy: M-4.14</p>						
<p>Responsible Department: <u>PlanningCommunity Development</u>, Public Works</p>						
<p>M-14. Pavement Management Program 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. (New Program, Town Staff and Consultants)</p>					X	
<p>Implements Policy: M-3.9</p>						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Responsible Department: Public Works						
<p>M-15. Transportation Capital Improvement Program 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 on a 10 and 20-year timeframe. (New Program, Town Staff and Consultants)</p>					X	
Implements Policy: M-3.8, M-3.9						
Responsible Department: Public Works						
<p>M-16. Bridge Assessment The Town shall conduct a conditions assessment of all Town bridges every 5 to 10 years as part of the CIP. (New Program, Town Staff and Consultants)</p>		X				X
Implements Policy: M-3.10, M-3.11						
Responsible Department: Public Works						
<p>M-17. Truck Route Review 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. (New Program, Town Staff and Consultants)</p>		X				X
Implements Policy: M-8.1, M-8.2, M-8.3						
Responsible Department: Public Works						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-18. Downtown Parking Strategy 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 <u>and flexible</u> solutions to solve parking issues, such as inadequate supply or inconvenient locations, as identified through a parking study. (New Program, Town Staff and Consultants)</p>	X					
<p>Implements Policy: M-6.6</p>						
<p>Responsible Department: Public Works, <u>PlanningCommunity Development</u></p>						
<p>M-19. Review Parking Standards 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. (New Program, Town Staff and Consultants)</p>	X					X
<p>Implements Policy: M-6.2 – M-6.5</p>						
<p>Responsible Department: <u>PlanningCommunity Development</u>, Public Works</p>						

Table 3-3: Transportation and Mobility Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>M-20. School On-Site Parking 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 adjacent property owners. Such programs may include education of parents and student drivers, ambassador programs to monitor off-site parking areas, monitoring program for vehicles that are parked illegally or other undesirable or illegal activities associated with such parking. (New Program, Town Staff and Consultants)</p>	X					X
Implements Policy: M-6.8						
Responsible Department: <u>PlanningCommunity Development</u> , Public Works						
<p>M-21. SMART Commuter Rail Coordination The Town shall coordinate actively pursue the extension of with SMART on the Phase 2 planned extension commuter rail service to the station in Downtown Windsor by 2018 to serve the station in Downtown Windsor and <u>The Town shall coordinate with SMART</u> on the right-of-way easements necessary for the SMART trail. (New Program, Town Staff and Consultants)</p>	X	X				X
Implements Policy: M-4.13, M-5.7, M-10.4						
Responsible Department: 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
<p>PFS-1. Capital Improvement Program The Town shall review its Capital Improvement Program and ensure that it reflects the assumptions, priorities, goals, and objectives adopted in this General Plan. (Source: Existing General Plan, Implementation Program E.3)</p> <hr/> <p>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</p> <hr/> <p>Responsible Department: Town Manager, Administrative Services, Public Works, Parks and Recreation</p>	X					X
<p>PFS-2. Water Master Plan The Town shall review and update the Water Master Plan at least every five years to remain consistent with the General Plan. (Source: New Program, Consultants)</p> <hr/> <p>Implements Policy: PFS-2.1</p> <hr/> <p>Responsible Department: Public Works</p>		X	X			
<p>PFS-3. Urban Water Management Plan 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. (Source: New Program, Consultants)</p> <hr/> <p>Implements Policy: PFS-2.2</p> <hr/> <p>Responsible Department: Public Works</p>		X	X			

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PFS-4. <u>Wastewater Treatment Master Plan</u> <u>Water Shortage Contingency Plan</u> The Town shall review and update the Wastewater Treatment Master Plan at least every five years to ensure adequate treatment for projected development 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. (Source: New Program, Consultants)</p>	X	X	X			
<p>Implements Policy: PFS-3.1, PFS-3.2, PFS-3.3, PFS-3.4, PFS-3.5, PFS-3.6<u>2,12</u></p>						
<p>Responsible Department: Public Works</p>						
<p>PFS-5. <u>Carbon-Free Water Plan</u> The Town shall create and implement a work plan to achieve a carbon-free water system by 2030. (Source: New Program, Consultants)</p>		X				
<p>Implements Policy: PFS-2.13</p>						
<p>Responsible Department: Public Works</p>						
<p>PFS-6. <u>Wastewater Treatment Master Plan</u> The Town shall review and update the Wastewater Treatment Master Plan at least every five years to ensure adequate treatment for projected development. (Source: New Program, Consultants)</p>		X	X			
<p>Implements Policy: PFS-3.1, PFS-3.2, PFS-3.3, PFS-3.4, PFS-3.5, PFS-<u>3.6</u></p>						
<p>Responsible Department: Public Works</p>						

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PFS-5.PFS-7. Sanitary Sewer Management Plan</p> <p>The Town shall review the Sanitary Sewer Management Plan every two years, and complete a comprehensive update every five years to ensure management practices align with current code standards and regulations. (Source: New Program, Consultants)</p>	X	X	X			X
<p>Implements Policy: PFS-3.8</p>						
<p>Responsible Department: Public Works</p>						
<p>PFS-6.PFS-8. Collection System Management Goals</p> <p>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. (Source: New Program, Consultants)</p>				X		
<p>Implements Policy: PFS-3.3</p>						
<p>Responsible Department: Public Works</p>						
<p>PFS-7.PFS-9. Trunk Sewer Plan</p> <p>The Town shall implement and review the Trunk Sewer Plan at least every five years to ensure adequate treatment for the projected development. (Source: New Program, Consultants)</p>		X	X			
<p>Implements Policy: PFS-3.7</p>						
<p>Implements Policy: PFS-3.7Responsible Department: Public Works</p>						

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p><u>PFS-8:PFS-10. Recycled Water Plan</u> 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. (Source: New Program, Consultants)</p>	X	X				
<p>Implements Policy: PFS-<u>2.5</u>, PFS-3.10</p>						
<p>Responsible Department: Public Works</p>						
<p><u>PFS-11. Stormwater Management Plan</u> <u>The Town shall implement and review the Stormwater Management Plan at least every five years to ensure adequate water quality through best management practices. (Source: New Program, Consultants)</u></p>		X	X	X		X
<p><u>Implements Policy: PFS-4.1</u></p>						
<p><u>Responsible Department: Public Works</u></p>						
<p><u>PFS-9:PFS-12. Best Management Practices (BMP)</u> The Town shall review and update the Best Management Practices (BMP), as needed, to remain in current with new technology, regulations, and standards. (Source: New Program, Consultants)</p>						X
<p>Implements Policy: PFS-4.1</p>						
<p>Responsible Department: Public Works</p>						

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p><u>PFS-10.PFS-13.Storm Drain Master Plan</u> The Town shall <u>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.</u> (Source: New Program, Consultants)</p>	X	X	X			X
<p>Implements Policy: PFS-<u>9.14.2</u></p>						
<p>Responsible Department: <u>Parks and Recreation, PlanningPublic Works</u></p>						
<p><u>PFS-14.Construction Activities and Grading Guidelines</u> The Town shall <u>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.</u> (Source: New Program, Consultants)</p>	X					
<p>Implements Policy: PFS-<u>4.5</u></p>						
<p>Responsible Department: <u>Public Works</u></p>						
<p><u>PFS-15. Guidelines for Crime Prevention Through Environmental Design</u> The Town shall <u>develop guidelines for incorporating components of Crime Prevention Through Environmental Design during review of new development applications.</u> (Source: Existing General Plan, Policy E.3.24, modified)</p>		X				
<p>Implements Policy: PFS-<u>6.3</u></p>						
<p>Responsible Department: <u>Community Development</u></p>						

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PFS-11.PFS-16. Parks and Recreation Master Plan</p> <p>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. (Source: New Program, Consultants)</p>		X	X			X
<p>Implements Policy: PFS-9.1</p>						
<p>Responsible Department: Parks and Recreation, PlanningCommunity Development</p>						
<p>PFS-12.PFS-17. State Grants for Parkland Acquisition</p> <p>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. (Source: Existing General Plan, Implementation Program E.7)</p>						X
<p>Implements Policy: PFS-9.1, PFS-9.2, PFS-9.6, PFS-9.9, PFS-9.10, PFS-9.11</p>						
<p>Responsible Department: Town Manager, Parks and Recreation, Administrative Services</p>						

Table 3-4: Public Facilities and Services Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PFS-13.PFS-18. Childcare Facilities</p> <p>The Town shall support provisions of childcare facilities by:</p> <ul style="list-style-type: none"> 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. <p>(Source: Existing General Plan, Implementation Program E.20)</p>						X
<p>Implements Policy: PFS-12.2, PFS-12.3</p>						
<p>Responsible Department: Community DevelopmentPlanning, Community Services</p>						

Table 3-5: Environmental Resources Implementation Programs

Table 3-5: Environmental Resources Implementation Programs	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>ER-1. Interjurisdictional Coordination 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. (Source: Existing General Plan, Implementation Program A.2, modified)</p> <hr/> <p>Implements Policy: ER-1.3, ER-1.4, ER-1.5, ER-1.8</p> <hr/> <p>Responsible Department: <u>Community Development</u>Planning, Public Works</p>						X
<p>ER-2. CEQA Guidelines The Town shall update its CEQA Guidelines every five years to ensure consistency with changes in California environmental statutory and case law and State CEQA Guidelines. (Source: New Program, Town Staff and Consultants)</p> <hr/> <p>Implements Policy: TBD</p> <hr/> <p>Responsible Department: <u>Community Development</u>Planning, Public Works</p>		X	X			
<p>ER-3. Right to Farm Disclosure 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. (Source: New Program, Town Staff and Consultants)</p> <hr/> <p>Implements Policy: ER-2.3</p>	X					

Table 3-5: Environmental Resources Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Responsible Department: Town Administration <u>Manager's Office</u> , Community Development						
ER-4. Energy Information Program 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. (Source: Existing General Plan, Implementation Program H.2 modified)	X					
Implements Policy: ER-5.8						
Responsible Department: Town Manager's Office <u>Administration</u> , Building						
ER-5. Energy Conservation Measure<u>Design Guidelines</u>Performance Standards The Town shall establish <u>a program of mandatory energy conservation design guidelines performance standards for all new development</u> to increase the opportunity for passive energy <u>efficiency use</u> and future use of <u>energy</u> renewable resources, even when solar installation is applicable. The program will include a rating system for determining compliance with the performance standards. These guidelines program shall provide a menu of options available for meeting and overall minimum performance for a building or development project, address solar use, building orientation for solar energy and winds, orientation or provision of adequate structural support for solar collectors, continual retention and preservation of protected trees, and use of cogeneration facilities. This program shall be updated every five years annually. (Source: Existing General Plan, Implementation Program H.4 modified <u>Town staff and Consultants</u>)	X	X	X			
Implements Policy: ER-5.1 <u>30</u> , ER-5.1 <u>41</u> , ER-5.1 <u>92</u>						

Table 3-5: Environmental Resources Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Responsible Department: Public Works						
<p>ER-6. Review of Town GHG Emissions Inventory The Town shall review and update the Town’s GHG emissions inventory for communitywide GHG emissions every five years at a minimum. (Source: New Program, Town Staff and Consultants)</p>	X	X	X			
Implements Policy: ER-5.1						
Responsible Department: Town Manager’s Office Administration						
<p>ER-7. Energy Efficient Retrofit Program 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. (New Program; Town Staff and Consultants)</p>	X					
Implements Policy: ER-5.11, ER-5.19						
Responsible Department: Town Manager’s Office Administration, Planning Community Development						
<p>ER-8. Review of Town Energy Consumption 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. (Source: Existing General Plan, Implementation Program H.5 modified)</p>					X	
Implements Policy: ER-5.7						
Responsible Department: Public Works						

Table 3-5: Environmental Resources Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>ER-9. Vernal Pool Mitigation 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. (Source: Existing General Plan, Implementation Program D.4)</p>						X
<p>Implements Policy: ER-6.9</p>						
<p>Responsible Department: Public Works, Planning</p>						
<p>ER-10. Cultural Resources Information Program 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. (Source: Existing General Plan, Implementation Program E.1 modified)</p>		X				
<p>Implements Policy: ER-7.5</p>						
<p>Responsible Department: Town Manager’s OfficeAdministration</p>						
<p>ER-11. Mills Act The Town shall consider adopting 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. (Source: New Program, Town Staff and Consultants)</p>	X					
<p>Implements Policy: ER-7.1</p>						

Table 3-5: Environmental Resources Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Responsible Department: Town <u>Manager's Office Administration, Community Development Planning</u>						
<p>ER-12. Significant Cultural Resources Inventory</p> <p>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 and associations, using the criteria for inclusion in the National Register of Historic Places or other similar guidelines. (Source: Existing General Plan, Implementation Program E.2 modified)</p>						X
Implements Policy: ER-7.1, ER-7.6						
Responsible Department: <u>Community Development Planning</u>						
<p>ER-13. Artifact and Data Recovery</p> <p>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). (Source: Existing General Plan, Implementation Program E.5 modified)</p>						X
Implements Policy: ER-7.2, ER-7.3, ER-7.5, ER-7.8, ER-7.9						
Responsible Department: <u>Community Development Planning</u>						

Table 3-5: Environmental Resources Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>ER-14. Scenic Corridor Design Standards</p> <p>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. (Source: Existing General Plan, Implementation Program I.1)</p>	X					
<p>Implements Policy: ER-9.1, ER-9.2</p>						
<p>Responsible Department: Administrative Services</p>						
<p>ER-15. Scenic Corridor Enhancement</p> <p>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. (Source: Existing General Plan, Implementation Program I.3)</p>		X				
<p>Implements Policy: ER-9.1</p>						
<p>Responsible Department: Town Manager's Office Administration, Planning Community Development</p>						

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
<p>PHS-1. Local Hazard Mitigation Plan 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). (Source: New Program, Town Staff and Consultants)</p> <hr/> <p>Implements Policy: PHS-1.1, PHS-7.5</p> <hr/> <p>Responsible Department: <u>Community Development Planning</u>, Public Works</p>	X	X	X			X
<p>PHS-2. Emergency Operations Plan 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. (Source: Existing General Plan, Implementation Program F.1)</p> <hr/> <p>Implements Policy: PHS-1.7</p> <hr/> <p>Responsible Department: Town Manager’s Office, Police Department, Fire District, Public Works</p>						X

Table 3-6: Public Health and Safety Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PHS-3. Emergency Readiness</p> <p>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:</p> <ul style="list-style-type: none"> 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 (Source: Existing General Plan, Implementation Program F.3 modified) 				X		
<p>Implements Policy: PHS-1.1</p>						
<p>Responsible Department: Town Manager’s Office, Police Department, Fire District, Public Works</p>						
<p>PHS-4. Preparedness Information</p> <p>The Town shall inform citizens of government emergency plans and encourage business, agency, and household emergency preparedness through targeted awareness campaigns. (Source: Existing General Plan, Implementation Program F.2 modified)</p>	X					
<p>Implements Policy: PHS-1.4</p>						
<p>Responsible Department: Town Manager’s Office, Police Department, Fire District, Public Works</p>						

Table 3-6: Public Health and Safety Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PHS-5. Recovery and Reconstruction 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. (Source: Existing General Plan, Implementation Program F.4)</p>						X
<p>Implements Policy: PHS-1.7</p>						
<p>Responsible Department: <u>Community Development Planning</u>, Public Works, Building</p>						
<p>PHS-6. Public Information on Earthquake Preparedness The Town shall provide public information on existing seismic hazards and shall promote awareness and preparedness in the event of an earthquake. (Source: Existing General Plan, Implementation Program A.5 modified)</p>	X					
<p>Implements Policy: PHS-2.10</p>						
<p>Responsible Department: Town Manager’s Office, Police Department, Fire District, Public Works</p>						
<p>PHS-7. FEMA 100-Year Flood Map The Town shall continue to maintain flood hazard maps and revise them as necessary to reflect the FEMA 100-year floodplain. (Source: Existing General Plan, Implementation Program B.2)</p>						X
<p>Implements Policy: PHS-3.5, PHS-3.6</p>						

Table 3-6: Public Health and Safety Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Responsible Department: <u>Community Development</u> Planning, Public Works						
<p>PHS-8. Flood Control Management</p> <p>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 stormwaters and shall minimize alteration of natural drainageways as much as possible. (Source: Existing General Plan, Implementation Program B.3)</p>		X				
Implements Policy: PHS-3.4						
Responsible Department: <u>Community Development</u> Planning, Public Works, Building						
<p>PHS-9. Public Information on Hazardous Materials</p> <p>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. (Source: New Program, Town Staff and Consultants)</p>	X					
Implements Policy: PHS-5.1, PHS-5.4, PHS-5.14						
Responsible Department: Town Manager’s Office, Public Works						
<p>PHS-10. Airport Safety Overlay Consistency</p> <p>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. (Source: New Program, Town Staff and Consultants)</p>	X					

Table 3-6: Public Health and Safety Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
Implements Policy: PHS-6.1-6.3						
Responsible Department: <u>Community Development</u> Planning , Public Works						
PHS-11. Incorporating Climate Change Adaptation 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. (Source: New Program, Town Staff and Consultants)		X	X			X
Implements Policy: PHS-7.2						
Responsible Department: Town Manager’s Office, <u>Community Development</u> Planning , Public Works						
PHS-12. Building Code Amendments 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. (Source: Existing General Plan, Implementation Program C.3)						X
Implements Policy: PHS-2.3						
Responsible Department: Building, Public Works						

Table 3-6: Public Health and Safety Implementation Programs

	2017-2019	2020-2024	2025-2040	Annual	Biennial	Ongoing
<p>PHS-13. Truck Route Evaluation 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. (Source: Existing General Plan, Implementation Program D.3)</p>	X					X
<p>Implements Policy: PHS-5.7, PHS-8.9</p>						
<p>Responsible Department: <u>Community Development Planning</u>, Public Works</p>						