

General Plan Advisory Committee

Meeting of June 10, 2015
6:00 P.M.

SEBASTOPOL CENTER FOR THE ARTS
282 SOUTH HIGH STREET
SEBASTOPOL, CALIFORNIA

AGENDA

ANNOUNCEMENT: Please turn off or silence cell phones and pagers during the meeting.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMITTEE COMMENTS ON MEETING SUMMARY of: May 13, 2015**
4. **PLANNING DIRECTOR'S REPORT (Brief updates on Future Agendas, Action of Other Boards and City Council)**
5. **COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON AGENDA** - This is for items *not* on the Committee agenda, but that *are related to the responsibilities* of the Committee. Comments are limited to three minutes. The Committee will receive any such comments, but under law, may not act on them. If there is a large number of persons wishing to speak under this item, speaking time may be reduced or the item may be moved to later in the meeting to allow agendized business to be conducted.
6. **Review of Community Services and Facilities Draft Policy Set** - The City's consultant, De Novo Planning Group, will present the draft 'policy set' for Committee review.
 1. Consultant presentation
 2. Initial Public Comments (allocated 10 minutes, 2 minutes per person)
 3. Committee discussion
 4. Summary of input by consultant
 5. Public Comments (allocated 10 minutes, 2 minutes per person)
7. **Review of Community Character Draft Policy Set** - The City's consultant, De Novo Planning Group, will present the draft 'policy set' for Committee review.
 1. Consultant presentation
 2. Initial Public Comments (allocated 10 minutes, 2 minutes per person)
 3. Committee discussion
 4. Summary of input by consultant
 5. Public Comments (allocated 10 minutes, 2 minutes per person)
7. **Review of Conservation and Open Space Draft Policy Set** - The City's consultant, De Novo Planning Group, will present the draft 'policy set' for Committee review.
 1. Consultant presentation
 2. Initial Public Comments (allocated 10 minutes, 2 minutes per person)
 3. Committee discussion
 4. Summary of input by consultant
 5. Public Comments (allocated 10 minutes, 2 minutes per person)

9. ANNOUNCEMENTS FROM COMMITTEE MEMBERS/STAFF:

10. WRITTEN COMMUNICATIONS/INFORMATION:

1. Written community comments on General Plan issues that have been submitted to the Planning Department.

9. ADJOURNMENT: This meeting will be adjourned to the next regular Committee meeting, at 6:00 p.m. on July 8, 2015, which will be a review of 'policy sets' resulting from past discussions. The meeting will occur at the Sebastopol Center for the Arts, 282 South High Street, Sebastopol, California.

Public Meetings

The City of Sebastopol wishes to foster a constructive, respectful, and open process through its meeting procedures. Public comment is encouraged. Members of the public have the right to speak on all agenda items under discussion by the Committee after being properly recognized by the Chair at a time deemed appropriate by the Chair. The Committee requests that members of the audience refrain from expressions of approval or disapproval (clapping, booing, hissing) of statements of other participants, which discourages the expression of a range of viewpoints, as well as lengthening meetings. Comments should be addressed to the Committee as a body and not the audience or any individual member, staff person, or consultant. This is an opportunity for members of the public to make statements regarding matters of concern about the agendized matter, and not unrelated matters. The procedure does not provide for members of the public to conduct discussions with the Committee, the consultant or City staff, unless specifically permitted by the Committee. Comments should be limited to 3 minutes or less. If this item takes more than 15 minutes, the item may be moved to the end of the agenda to allow Committee business to be conducted.

NOTES:

The Sebastopol General Plan Advisory Committee is a temporary city committee which consists of nine citizens appointed by the City Council. There are also six alternates who may replace regular members who resign in the course of the project.

The purpose of the Committee is to act as a representative community sounding board for the General Plan update process, to help identify issues and opportunities, and help shape the policy of a new preliminary draft General Plan. Following the Committee process, which is expected to take approximately one year, a formal draft General Plan, together with a draft Environmental Impact Report (EIR) will be prepared and released for public review and comment, after which the Planning Commission and City Council will conduct public hearings, revise the draft as appropriate, certify the EIR, and adopt the Plan. The City Council has final authority over the General Plan.

The Committee members are voluntary and serve without any pay as a public service to the community. The Committee procedures are intended to be consistent with the policy directives of the Sebastopol City Council.

STAFF REPORTS ON AGENDIZED ITEMS are available for review at the Planning Department during regular business hours and at the Sebastopol Library. Agenda materials are also posted on the City web site. Reports are generally issued and posted by 4 p.m. on the Thursday before the meeting. Interested persons are encouraged to review these reports.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the Planning Department prior to or at the Committee meeting; written materials submitted at least six days in advance of the meeting will be included in the Committee's meeting packet. The Committee requests that if possible, written materials be submitted to the Planning Department in time for the meeting packet which also allows them to be posted on the City web site; it is difficult for members to effectively review materials submitted during the meeting.

Disability Accommodations: If you have a disability which requires an interpreter or other person to assist you while attending this meeting, please call the City Clerk at (707) 823-1153.

For more information regarding the General Plan Advisory Committee Agenda, please contact the Planning Department (707) 823-6167, or see the General Plan Update web site at: <http://sebastopol.generalplan.org> or the City's web site at www.ci.sebastopol.ca.us. For copies or to review all written documents relating to items listed on the agenda, please visit the Planning Department's office during regular business hours. The Planning Department's office is located at City Hall, 7120 Bodega Avenue, Sebastopol, Ca 95472 or call 707-823-6167.



TO: Sebastopol General Plan Advisory Committee (GPAC)

FROM: Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: June 10th Meeting – Policy Set Review #3 (Conservation/Open Space, Community Services/Facilities, and Community Character)

DATE: May 26, 2015

INTRODUCTION

The June 10th meeting is an opportunity for the GPAC to provide feedback, input, and edits to the Draft General Plan Policy Sets for Conservation/Open Space, Community Services/Facilities, and Community Character. New topics will not be introduced at this meeting.

The Draft General Plan Policy Sets include Goals, Policies, and Actions. These Goals, Policies, and Actions represent the core of the Draft General Plan Elements. The Final General Plan Elements will include the policy sets, and will also include introductory pages explaining the purpose, intent, and scope of the respective element. The Final General Plan Elements will also include graphics, maps, and other items such as call-out boxes with definitions of key terms.

REQUIRED READING

Prior to the June 10th meeting, please read the following attached items:

1. **Conservation and Open Space** Draft Policy Set
2. **Community Services and Facilities** Draft Policy Set
3. **Community Character** Draft Policy Set

As the GPAC is aware, it is critical that each member come to the next meeting having read the materials identified in this memo and having prepared and organized thoughts, comments, and questions related to these Draft General Plan Policy sets. Please come prepared to discuss specific edits and revisions.

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WORK EXERCISE

During previous GPAC meetings, the topics of Conservation/Open Space, Community Services/Facilities, and Community Character were discussed in detail.

The consultant team has taken the feedback received during these previous meetings, as well as feedback received from the public during the visioning process, and developed the attached Draft General Plan Policy Sets.

The June 10th meeting provides the GPAC with an opportunity to review these Draft General Plan Policy Sets and provide specific feedback and input. Each member is asked to read all of the Draft General Plan Policy Sets and be prepared to discuss the following:

1. In reviewing the Draft General Plan Policy Sets, do you feel that all of the key issues raised by the GPAC related to this topic have been adequately addressed?
2. Are there Goals, Policies, or Actions that you disagree with?
3. Are there Goals, Policies, or Actions that you feel are missing, and that should be included?



TO: Sebastopol General Plan Advisory Committee (GPAC)

FROM: Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: General Plan Advisory Committee Meeting Summary from May 13, 2015
(Circulation Policy Review and Economic Vitality Discussion)

DATE: May 26, 2015

This memo provides an overview and summary of the input received during the May 13, 2015 GPAC meeting that included a policy set review for Circulation and a new discussion of Economic Vitality.

Comments on March 11th meeting notes

- Fix duplicate Parks and Recreation Discussion header.
- Minor clarification on summary notes, but no substantive changes.

Public Comment

- Demonstration given on recorded roadway noise levels in downtown, and comments that noise levels should be reduced.
- Recommendation for bypass around downtown.

Circulation Discussion

- Provide better references to programs and acronyms.
- Provide glossary of terms and acronyms.
- Check for discrepancies between listed roadway classifications and roadway figures in the Background Report. Ex.: is McKinley Street truly a collector street?
- Clarify references between Sebastopol Bike/Ped Master Plan and Countywide Bike/Ped Master Plan- be consistent.
- GP should clarify that project mitigation measures can be used offsite for other system-wide transportation network improvements, and the traffic impact fees can be used elsewhere.
- Extensive discussion of traffic LOS standards and how they will be used to assess future project impacts. *(General direction remains that LOS shall be assessed for new development projects in order to determine magnitude of traffic impacts and appropriate mitigation, but LOS will not necessarily be a mandatory standard that must be met. Revised language will be provided.)*
- New action item to develop truck route plan, per existing GP language.

- Discourage thru traffic on State highways from using residential streets as short cuts.
- Strike/delete policy CIR 1-9.
- Revise language on policies CIR 1-16 and 1-17.
- Revise Action CIR 1q to reference Traffic Impact Fee (not CIP).
- Revisit and possibly strengthen Actions CIR 1o and 1p in light of final LOS policy language.
- Revise Policy CIR 2-5 to also explore opportunities to better connect existing development to the bike/ped network.
- Minor text/grammar revisions to Actions CIR 2o, 2p, and 2r.
- Reference City's trip reduction ordinance in Policy CIR 5-2 and Action CIR 5b.

Public Comment

- Consider human need in terms of Policy CIR 1-16, and don't over-emphasize Laguna's needs over human needs.
- City should go back to 2-way streets.

Economic Vitality Policy Discussion

- Sebastopol offers north/south and centralized business areas that are all essential to the economic benefits of the town.
- Don't over-emphasize the downtown- bolster districts and neighborhoods north and south of town.
- Explore feasibility of establishing business improvement districts in north and south parts of town.
- Identify mechanisms to incorporate businesses on fringes of town into City business development decisions.
- Affordable housing is a key component of economic sustainability- need to retain young families and middle-class wage earners.
- Tourism is needed to draw dollars from outside of town.
- Schools are big draw for people to move here.
- Improving quality of life (parks, sidewalks, health care, etc.) draws people to the community.
- Promote transparency in City budget.
- Build City's capital reserves in order to be in a position to leverage, borrow, and fund key projects. Keep a rainy-day budget reserve.
- Need to attract investment that reflects what we want to happen in Sebastopol- we need to affirmatively state the type of investment we want to attract. Where does the City want to go?

- Consider/study the implications of a living wage (increased minimum wage).
- More collective visioning on direction of City economy.
- Support/promote health care industry.
- Alternative medicine/integrative health industry- something to build off of.
- Housing costs are important. Higher densities, zero energy, walkable to downtown: these are all key housing aspects.
- Start with high-quality jobs. Tourism jobs pay low wages.
- Key industries to attract include:
 - Telecommuting
 - Green business
 - Senior services/senior care
 - Health care
 - Small colleges/universities (higher education)
 - Alternative/Integrative medicine
 - Agricultural R/D
 - Wine industry
 - Recreation and eco-tourism
- City needs branding and a vision for industries it wants to attract. (Consider retaining professional branding consultant.)
- Build on and draw from Waldorf school and become hub for enterprise.
- City does not provide most business-friendly climate possible. It can be very difficult to get a project approved.
- Consider annexations to zone for business parks (not necessarily majority opinion).
- City should be more pro-active in pursuing economic development.
- Assisted living facilities should be available.
- Better capture leaking sales tax revenue.
- Encourage/facilitate telecommuting.
- Consider a business outreach committee.
- Provide high-tech infrastructure to attract and retain businesses.
- Emphasize need to improve south side of town.

Public Comment

- Consider establishing a County Bank.

Community Services and Facilities

Goals, Policies, and Actions

GOAL CSF 1 PROVIDE HIGH QUALITY COMMUNITY SERVICES, FACILITIES, AND INFRASTRUCTURE TO ALL RESIDENTS, BUSINESSES, AND VISITORS IN SEBASTOPOL

Policy CSF 1-1: Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed the City's ability to provide them.

Policy CSF 1-2: Require new development to demonstrate that the City's community services and facilities can accommodate the increased demand for said services and facilities associated with the project.

Policy CSF 1-3: Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development, to the satisfaction of the City.

Policy CSF 1-4: Provide adequate public infrastructure (i.e., street, sewer, water, and storm drain) to meet the needs of existing and future development.

Policy CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, and the Capital Improvement Program.

Policy CSF 1-6: When appropriate, require development projects to install off-site infrastructure or pay appropriate in-lieu fees.

Policy CSF 1-7: Require the payment of impact fees for all new development.

Policy CSF 1-8: Continue to require new utility infrastructure, including water lines, sewer lines, telecommunications infrastructure, and electrical utility lines to be constructed underground, except where allowed aboveground as set forth in the Municipal Code.

Policy CSF 1-9: Require new utility infrastructure to avoid sensitive natural and cultural resources to the greatest extent feasible.

Policy CSF 1-10: Require new utility infrastructure to be designed and constructed to meet the most current State standards for seismic safety.

Policy CSF 1-11: Require new underground electrical and data transmission infrastructure to include adequate conduit space to accommodate additional, expanded, and/or upgraded data and electrical conveyance lines and wires.

Actions in Support of Goal 1

***Action CSF-1a:** Require new development to pay its fair share of the cost of on and off-site community services and facilities.*

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Action CSF-1b: As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.

Action CSF-1c: Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.

Action CSF-1d: Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Sanitary Sewer System Utility Master Plan, and the Capital Improvement Program.

Action CSF-1e: Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.

Action CSF-1f: Identify and apply for Federal, State, and regional funding sources to finance infrastructure costs.

Action CSF-1g: Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.

GOAL CSF 2 PROVIDE A DIVERSIFIED AND HIGH QUALITY PUBLIC PARK AND TRAIL SYSTEM THAT PROVIDES ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES FOR ALL SEGMENTS OF THE COMMUNITY

Policy CSF 2-1: Work aggressively to achieve and maintain a park standard of a minimum of one acre per 200 residents in order to meet the City's recreation needs, with developed parkland calculated at 100% of acreage, and dedicated open space areas owned by the City or subject to a permanent open space easement calculated at 25% of acreage

Policy CSF 2-2: Ensure park and trail facilities are accessible to various segments of the population including: specific age groups, persons with special physical requirements, and groups interested in particular activities.

Policy CSF 2-3: Provide an annual review of the status of parks, trails and open space acquisition and development by the City Council and Planning Commission.

Policy CSF 2-4: Encourage and support the development of an integrated trails network extending and connecting local and regional trails to schools, open space areas, park and recreation facilities, and residential areas to serve both recreational and utilitarian travel.

Policy CSF 2-5: Preserve and enhance appropriate public access through new and existing development to enable future use of trails.

Policy CSF 2-6: Allow parks as a permitted use in all zoning districts.

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Policy CSF 2-7: Place highest priority on maintenance and improvement of existing park, open space and trail areas.

Policy CSF 2-8: Prepare and adopt a Parks and Recreation Master Plan.

Policy CSF 2-9: The following criteria should be utilized to prioritize acquisition of parkland:

- Consideration of maintenance and improvement costs
- Equitable distribution of parks to serve existing and future residential neighborhoods
- Scenic and recreational value
- Relationship to existing parks and trail systems
- Ability to provide natural resource protection

Policy CSF 2-10: Develop new park and recreation facilities in areas that are accessible and convenient to the community, prioritizing areas lacking these facilities. Encourage and support the acquisition of additional park facilities in southern portion of the city to ensure an adequate and equitable distribution of parkland to all residents.

Policy CSF 2-11: Utilize Sebastopol’s Planning Commission to provide leadership to:

- Develop and recommend parks policies to the City Council
- Recommend priorities for park-related expenditures
- Identify maintenance and improvement needs for existing parks, trails and open space areas
- Establish cooperative partnerships with private, public and educational agencies
- Increase recreational opportunities throughout the city
- Identify funding opportunities for parks and trail systems
- Explore opportunities to promote and increase park and trail use

Policy CSF 2-12: Encourage and solicit public participation in the selection, design, and facilities planning of all future trail and park sites.

Policy CSF 2-13: Require major new development to provide direct pedestrian connections, such as sidewalks, trails and other rights-of-way improvements to the existing and planned network of parks and trails, wherever feasible and appropriate.

Policy CSF 2-14: Ensure that new park development does not affect the ability of the City to maintain its current parks system.

Policy CSF 2-15: Actively promote and participate in regional coordination and planning efforts to provide quality parks, trails, and recreation facilities throughout Sebastopol and the surrounding areas. The City should emphasize regional coordination to leverage funding, maintenance, and/or resources to develop a diverse range of regional recreational opportunities.

Policy CSF 2-16: Support the implementation of the adopted Bicycle and Pedestrian Master Plan regarding trails, bicycle improvements, and other recreational improvements.

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Policy CSF 2-17: Through conditions of approval and/or development agreements, ensure that when required and feasible, the development of new parks, trails, and recreation facilities occurs during the infrastructure construction phase of new development projects so that they are open and available to the public prior to completion of the project.

Policy CSF 2-18: Provide public outreach and educational programs that inform the community of available parks, trails, and recreation facilities, programs, and services available in order to increase and enhance community use of these facilities, programs, and services.

Policy CSF 2-19: Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Sebastopol.

Policy CSF 2-20: Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.

Policy CSF 2-21: Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community and Cultural Center, and the Burbank Experiment Farm.

Actions in Support of Goal 2

Action CSF-2a: Develop and adopt a Parks and Recreation Master Plan. The plan should include and address:

- *Needs Assessment for future park locations*
- *Types of users and amenities needed*
- *Coordinated efforts to integrate plans including: the Laguna Management Plan, Ives Park Master Plan, and Bicycle and Pedestrian Master Plan*
- *Opportunities to enhance bicycle and pedestrian connectivity*
- *Maintenance needs and requirements for new and existing facilities*
- *Future sites and facilities development for parks acquisition*
- *Financial plan and funding sources*

Action CSF-2b: Implement the policies and actions in the Circulation Element that facilitate and promote increased walkability bicycle use, and connectivity between parks and trail systems.

Action CSF-2c: Implement Bicycle and Pedestrian Master Plan trail, bicycle, and other recreational improvements

Action CSF-2d: Revise the Zoning Ordinance to allow parks as a permitted use in all districts.

Action CSF-2e: Seek joint use agreements with schools to develop neighborhood parks on school sites based on the “school-in-the-park” principle. Ensure that neighborhood parks in combined park/school sites serve the entire community and provide a broad range of recreational, and educational activities.

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Action CSF-2f: Coordinate with the Sonoma County Regional Parks Department on active and passive parks and recreation issues and opportunities.

Action CSF-2g: When developing trails and paths, consider the access needs of a variety of users, including school-age children, the elderly, and those with disabilities.

Action CSF-2h: Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. When possible and appropriate, support opportunities to upgrade these existing paths for use by the public.

Action CSF-2i: Consider using Transfer of Development Rights (TDR) and Conservation Easements to encourage small neighborhood parks and trail systems.

Action CSF-2j: Prepare an annual report for the City Council and the Planning Commission on the status of the acquisition and the improvement of parks and trails. Include a list of existing and proposed projects, estimated costs and sources of funding, and determine what additional actions, if any, may be necessary to implement the policies of this Element.

Action CSF-2k: Use the Capital Improvement Program to maintain parks and recreation facilities and as the basis for determining use of supplemental funds collected for parks and open space development. The City's population and acreage of parks/recreation facilities shall be tabulated periodically to ensure that parkland is developed consistent with the ratio of one acre of park land per 200 residents.

Action CSF-2l: Update the Municipal Code to establish minimum parks and open space standards for new development. At a minimum, the standards shall seek to maintain one acre of park land per 200 residents through provision of land, improvements, or payment of in-lieu fees. Additional measures may include requirements to establish assessment or tax districts to fund park maintenance, or open space requirements.

Action CSF-2m: Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.

Action CSF-2n: Periodically review, and if necessary update, the City's Park and Traffic Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.

Action CSF-2o: Implement a wide range of public outreach programs, including the City's website, newsletters, and other communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.

Action CSF-2p: Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.

Action CSF-2q: Conduct review of City-owned property operated by non-profits providing community recreational services including Ives Pool, the Community and Cultural Center, and the Burbank Experiment Farm to assess long-term maintenance and improvement needs, and consider mechanisms to address identified needs.

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GOAL CSF 3 PROVIDE AN ADEQUATE, CLEAN, SAFE, AND ENVIRONMENTALLY SOUND WATER SUPPLY TO ALL EXISTING AND FUTURE WATER USERS IN SEBASTOPOL

Policy CSF 3-1: Prior to the approval of major new development, Specific Plans, major infrastructure improvements, or other projects that would result in increased demand for public water conveyance and treatment, such projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation) and that potential cumulative impacts to water users and the environment will be addressed.

Policy CSF 3-2: Continue to implement a comprehensive water strategy that balances the need to supply water to all users served by the City with potable water use reduction measures.

Policy CSF 3-3: Routinely assess the City's ability to meet the demand for potable water by periodically updating the Water Master Plan.

Policy CSF 3-4: Ensure the water system and supply is adequate to match the rate of growth and future development.

Policy CSF 3-5: Priority shall be given to serving existing water uses over new water uses.

Policy CSF 3-6: Maintain and ensure adequate emergency water supplies.

Policy CSF 3-7: Continue to implement the City's water conservation requirements established in the Municipal Code.

Policy CSF 3-8: Ensure safe drinking water standards are met throughout the community.

Policy CSF 3-9: The Public Works Department shall continue to test potable water on schedules dictated by the State and the U.S. Environmental Protection Agency (EPA) for chemical residues resulting from pesticides and groundwater contamination.

Policy CSF 3-10: If a supply is available, use recycled water for landscape irrigation within City roadways, parks, and facilities to the greatest extent feasible.

Actions in Support of Goal 3

Action CSF-3a: Work with the County Permit and Resource Management Department, the Public Health Officer and Agricultural Commissioner to identify the impacts of farming operations and the use of herbicides, pesticides and fertilizers on the City's domestic water supply if issues are identified

Action CSF-3b: Continue to regularly monitor Sebastopol's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for

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evaluating potable water quality. Alert the County Public Health Officer, City Council and the public if water quality hazards are identified.

Action CSF-3c: Coordinate water supply and conservation planning efforts with the Santa Rosa Plain Groundwater Management Plan to ensure sustainable and reliable groundwater use practices.

Action CSF-3d: Regularly review and update the City’s water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, and the California Urban Water Conservation Council.

Action CSF-3e: Explore opportunities to develop mechanisms and infrastructure to deliver recycled water to city water users from the Santa Rosa Subregional Treatment and Reclamation System.

Action CSF-3f: Develop a public outreach and incentive program to expand and promote the use of recycled water if delivery infrastructure becomes available.

Action CSF-3g: Update the City’s water waste and conservation strategy established in Chapter 13.06 of the Municipal Code to be consistent with the most current BMPs for water conservation.

Action CSF-3h: Utilize standards for minimum water volume and flow established by Title 22 of the State of California Building Code.

Action CSF-3i: Maintain and update the City’s Capital Improvement Plan (CIP) to clearly identify and prioritize water delivery improvements.

GOAL CSF 4 PROVIDE ADEQUATE SEWER SERVICE CAPACITY TO SERVE EXISTING AND FUTURE DEMANDS.

Policy CSF 4-1: Maintain adequate sewage conveyance infrastructure to meet existing and projected demand throughout the buildout of the General Plan.

Policy CSF 4-2: Ensure sewage system capacity is adequate to match the rate of development.

Policy CSF 4-3: Work with the Santa Rosa Subregional Wastewater System to assist in the maintenance of an adequate sewage treatment and disposal system.

Policy CSF 4-4: Ensure adequate funding is available for needed improvements to the wastewater conveyance infrastructure, and to reduce stormwater infiltration to the greatest extent feasible.

Policy CSF 4-5: Comply with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of the City’s sanitary sewer collection system.

Policy CSF 4-6: Prior to the approval of development that would result in substantial increased demand for municipal sewage conveyance and treatment, require projects to demonstrate that existing services are adequate to accommodate the increased demand or that improvements to

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the capacity of the system to meet increased demand will be made prior to project implementation.

Policy CSF 4-7: Review new development for consistency with the Sewer Collection System Master Plan and require new development to pay fair-share payments towards implementation of system improvements identified in the Sewer Collection System Master Plan.

Policy CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

Policy CSF 4-9: Ensure future sewer and septic systems are designed to meet or exceed all applicable water quality standards and are located to protect waterways and groundwater resources.

Policy CSF 4-10: Periodically review and update the Sanitary Sewer System Utility Master Plan.

Actions in Support of Goal 4

Action CSF-4a: Work with the Santa Rosa Subregional Wastewater System to assist in the maintenance of an adequate sewage treatment and disposal system.

Action CSF-4b: Coordinate with neighboring municipalities to bring about efficient and effective solutions for wastewater issues that affect the region.

Action CSF-4c: Develop programs and incentives to reduce sewer usage whenever possible. Continue to implement programs such as the low flow toilet retrofit program.

Action CSF-4d: Continue to participate in the Santa Rosa Subregional Sewage System efforts to expand capacity and locate appropriate uses for the treated wastewater.

Action CSF-4e: The City Engineer shall continue to monitor on a regular basis Sebastopol's sewer capacity. The City Engineer will review all development project proposals to ensure adequate sewer capacity is available to serve existing and planning development.

Action CSF-4f: Continue to monitor wastewater flow generation rates within the City's service area and apply to the subregional partners for an incremental increase in wastewater flow allocation to meet projected demand prior to any exceedance of the City's wastewater flow allocation under the Subregional Partnership.

Action CSF-4g: Perform regular cleaning and inspection to help eliminate sanitary sewer backups and overflows.

GOAL CSF 5 PROVIDE EFFECTIVE, HIGH QUALITY, AND RESPONSIVE POLICE AND FIRE SERVICES TO ALL AREAS OF THE CITY.

Policy CSF 5-1: The Sebastopol Fire Department shall review all development proposals and recommend measures to reduce the potential for fire risk.

Policy CSF 5-2: Support the Sebastopol Fire Department in order to maintain an adequate response time for emergency response services.

Policy CSF 5-3: Provide adequate support to the Sebastopol Fire Department to maintain adequate staff and equipment to provide fire protection services to existing and future residents.

Policy CSF 5-4: Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code, and Uniform Building Code (UBC) in order to minimize the risk of fire.

Policy CSF 5-5: Ensure that new development is served with adequate water volumes and water pressure for fire protection.

Policy CSF 5-6: Encourage community support and volunteer outreach to enhance and increase volunteer interest to support the Fire Department.

Policy CSF 5-7: Ensure that the Police Department has adequate staffing and equipment to accommodate existing and future population growth.

Policy CSF 5-8: The Sebastopol Police Department shall review all development proposals and recommend measures to reduce potential for increased crime and response times.

Policy CSF 5-9: Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum feasible visual and exposure to community residents.

Policy CSF 5-10: Encourage and support crime prevention programs that reduce crime through community policing, public education, and outreach programs.

Actions in Support of Goal 5

Action CSF-5a: Continue to participate in mutual aid agreements with the State and County firefighting agencies.

Action CSF-5b: Periodically assess the Fire Department's staff and equipment to assure adequate levels are provided to maintain a nine-minute response time and assemble at least 15 firefighters on the scene of a structure fire for 90 percent of calls.

Action CSF-5c: Consider creating a public safety impact fee to ensure that new development addresses its public safety effects. Periodically review and revise the fee structure for the Fire Protection Fund as necessary.

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Action CSF-5d: Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.

Action CSF-5e: As part of the development review process for new projects, the City will continue to refer applications to the Sebastopol Fire Department for determination of the project's potential impacts on fire protection services.

Action CSF-5f: Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.

Action CSF-5g: Continue to support and implement community education and training regarding fire prevention and emergency preparedness, including outreach to local schools and maintenance of the CERT program.

Action CSF-5h: Develop new funding sources, and pursue grant opportunities that support the volunteer Fire Department.

Action CSF-5i: As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police response time and public safety and that the project addresses its impacts on police services.

Action CSF-5j: Periodically assess the Police Department's staff and equipment to assure adequate levels are provided to maintain a three-minute response time for 70 percent of emergency calls.

Action CSF-5k: Support policies, projects, programs, and regulations that strengthen partnerships and community-based efforts to reduce crime through prevention, education and enforcement, and encourage neighborhoods to develop cooperative relationships to prevent crime, develop social ties, and solve common problems.

Action CSF-5l: Continue and expand police outreach to the public through participation at community events and distribution of crime prevention information through City publications, news media, and community organizations.

Action CSF-5m: Develop information on Neighborhood Watch Programs and actively promote such programs.

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GOAL CSF 6 ENHANCE THE QUALITY OF LIFE FOR ALL CITY RESIDENTS THROUGH THE PROVISION OF CULTURAL AND SOCIAL RESOURCES INCLUDING QUALITY SCHOOLS, LIBRARIES, AND OTHER COMMUNITY SERVICES AND FACILITIES

Policy CSF 6-1: Continue to maximize public participation in local government actions and maintain excellent levels of City government service.

Policy CSF 6-2: Solicit feedback from residents and citizens regarding City-initiated projects, programs, and outreach efforts.

Policy CSF 6-3: Continue to work cooperatively with the local school districts in order to ensure that adequate facilities and educational opportunities for all students are provided in a timely manner in accordance with the pace of residential development.

Policy CSF 6-4: Continue to strongly support and encourage the maintenance of high quality schools and diverse educational opportunities in Sebastopol, and work cooperatively with the local school districts to explore all local and state funding sources to secure available funding for new and improved school facilities.

Policy CSF 6-5: Support efforts to provide continuing adult education programs.

Policy CSF 6-6: Support establishment of a college, satellite campus, or other higher education facilities.

Policy CSF 6-7: Provide an environment in which community literacy and cultural opportunities are enhanced.

Policy CSF 6-8: Support co-utilization opportunities of public buildings and spaces as well as private spaces including churches, private schools and similar uses.

Policy CSF 6-9: Support efforts by Sonoma County to provide library services that meet the evolving educational and social needs of Sebastopol residents.

Policy CSF 6-10: Support efforts by local non-profit groups to identify and secure new public library space within Sebastopol.

Policy CSF 6-11: Support expanded library programs for children and adults.

Policy CSF 6-12: Support efforts to modernize and improve library facilities in the community.

Policy CSF 6-13: Encourage private donations and support State funding for library operations that serve Sebastopol.

Policy CSF 6-14: Consider the needs of senior and people with disabilities when reviewing future development applications and land use plans.

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Policy CSF 6-15: Encourage services and programs that meet the unique needs of seniors within Sebastopol, including the establishment of medical facilities, transportation options for seniors and people with mobility disabilities, senior centers, and programs that provide for in-home care and aging-in-place.

Policy CSF 6-16: Support improvements to, expansion of, or replacement of the Sebastopol Community and Cultural Center to address flood issues.

Policy CSF 6-17: Continue to support the Sebastopol West Sonoma County Museum.

Policy CSF 6-18: Develop a long-term plan for potential consolidation of selected City services in a central location to better serve the community; consider partnerships and other collaborative or shared-use opportunities.

Actions in Support of Goal 6

Action CSF-6a: As part of the development review process, ensure that local school districts are provided an opportunity to evaluate the impact of new development to public school facilities.

Action CSF-6b: Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.

Action CSF-6c: Work collaboratively with the County library system and community volunteers to identify opportunities to expand and provide library services that meet the educational and social needs of all residents, including possible replacement or expansion of the Sebastopol branch library.

Action CSF-6d: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.

Action CSF-6e: Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.

Action CSF-6f: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.

Action CSF-6g: Seek creative adaptive re-use of public buildings if they are vacated, and strive to enhance the community benefit potential of all public buildings.

Action CSF-6h: Seek opportunities and funding sources to provide a new, or expanded, Community and Cultural Center to address flood concerns and improve facilities and services.

Action CSF-6i: As funding permits, conduct a needs assessment of City facilities and services to determine if consolidation of selected functions at a central location is feasible and would

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improve community services; consider opportunities for partnerships or shared use with other community organizations and facilities.

Action CSF-6j: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations and facilities to extend educational, recreational, and other public services to populations that may otherwise not be served.

Action CSF-6k: After conducting comprehensive needs assessments, establish priorities and funding mechanisms for projects and improvements to public and community facilities and buildings. The priority-setting process should include an extensive public outreach and participation program, and should assess needs and opportunities associated with the following types of buildings and facilities: Library, Community Center, City Hall/City offices, and other community buildings/needs identified by the public and the City Council.

Community Character

Goals, Policies, and Actions

GOAL CC 1: PRESERVE AND ENHANCE SEBASTOPOL'S UNIQUE CHARACTER, DESIGN AND SENSE OF PLACE.

Policy CC 1-1: Ensure that new development is constructed in a manner consistent with the City's Design Guidelines, and any design guidelines for specific areas or types of development.

Policy CC 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood.

Policy CC 1-3: Encourage attractive native and drought-tolerant landscaping in all residential and commercial developments.

Policy CC 1-4: Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.

Policy CC 1-5: Continue to require the undergrounding of utility lines wherever feasible.

Policy CC 1-6: Clearly define the points of entry into the city through use of distinctive gateway designs, lighting, and landscaping that provides a cohesive relationship between the following entry points into the city: Bodega Avenue, Gravenstein Highway South, Sebastopol Avenue, High School Road, and Gravenstein Highway North.

Policy CC 1-7: Maintain Zoning Ordinance provisions and design guidelines that discourage strip development along South Main Street, Gravenstein Highway South, and Healdsburg Avenue.

Policy CC 1-8: Promote a compact urban form and infill development with increased densities to be located in areas that are readily accessible by pedestrians and bicyclists, served by transit, and allow for convenient access to daily services.

Policy CC 1-9: Support and encourage new commercial development to include residential components.

Policy CC 1-10: Promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks, and plazas.

Policy CC 1-11: Encourage and support increased nighttime hours of operation for restaurants, retail centers, commercial hubs, and similar uses in order to enhance community vibrancy, without adversely impacting the tranquility of residential neighborhoods.

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Community Character – Goals, Policies, and Actions**

Policy CC 1-12: Encourage and support the inclusion of public and quasi-public spaces in new developments by offering incentives such as increased densities or decreased height/setback restrictions, where feasible and compatible with the surrounding neighborhoods.

Policy CC 1-13: Require new residential development to be consistent with the small town character of Sebastopol.

Policy CC 1-14: Encourage the enhancement and beautification of all areas of the community.

Actions in Support of Goal 1

Action CC-1a: Continue to maintain the Design Review Board.

Action CC-1b: Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the community, including, but not limited to, the downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods.

Action CC-1c: Provide design and development guidelines for gateways to the city to encourage special features and to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses.

Action CC-1d: Implement the policies and actions in the Circulation Element to address key aspects of connectivity, complete streets, and programs that support pedestrian oriented environments.

Action CC-1e: Implement the policies and actions in the Conservation and Open Space Element to promote and expand key linkages between the natural and built environment, including the protection of viewsheds, and natural resources that enhance Sebastopol's community identity.

Action CC-1f: Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect aesthetic quality and sensitive landscapes.

Action CC-1g: Implement the policies and actions in the Land Use Element that support a compact urban form including: mixed-uses, and housing opportunities within new commercial developments.

Action CC-1h: Provide pedestrian amenities such as public street furniture in commercial and retail hubs to encourage socialization areas for residents and visitors.

Action CC-1i: Identify priority street improvements that would make a substantial contribution to the character and connectivity of centers and commercial hubs, including widening sidewalks, narrowing travel lanes, creating attractive medians, landscaping.

GOAL CC 2: PROMOTE AND ENHANCE THE DOWNTOWN CORRIDOR AS A SAFE, ACTIVE, AND ATTRACTIVE ENVIRONMENT.

Policy CC 2-1: Promote a safe and active environment through an urban form that provides physical and visual connections throughout the downtown corridor.

Policy CC 2-2: Strengthen and enhance alternative transportation linkages between downtown and residential areas.

Policy CC 2-3 Work with CalTrans to implement streetscape improvements that increase the functionality and aesthetic appeal of the Highway 116 and Highway 12 routes through the city. Promote elements such as:

- Street trees and native and drought tolerant landscaping
- Benches
- Elimination of sidewalk gaps
- Decorative street lights that minimize night sky impacts
- Low Impact Design
- Complete Streets Design

Policy CC 2-4: Encourage, promote, and assist with the development of housing opportunities within downtown that include a mix of income levels and housing types, and where feasible explore adaptive re-use opportunities within existing buildings.

Policy CC 2-5: Use cohesive design elements in the downtown that promote visual connectivity.

Policy CC 2-6: Ensure that parking strategies in the downtown core enhance the visual landscape, reduce the visibility of parking facilities and the amount of land required for parking purposes.

Policy CC 2-7: Provide identification of City and community facilities that facilitates wayfinding and enhances aesthetics.

Actions in Support of Goal 2

Action CC-2a: Maintain and update the Downtown Plan as necessary to reflect the urban design goals.

Action CC-2b: Develop and place distinctive street signs along the downtown corridor.

Action CC-2c: Consider the collection of in-lieu parking fees to fund the construction of a downtown parking garage.

Action CC-2d: Implement the policies and actions in the Circulation Element that establish flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal along the downtown corridor.

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Community Character – Goals, Policies, and Actions

Action CC-2e: Develop a streetscape improvement plan that prioritizes upgrades to physical and aesthetic connections throughout the downtown corridor.

Action CC-2f: Consider revising the downtown planning boundary or revising zoning designations to include areas such as the Barlow and South Main Street.

Action CC-2g: Support streetscape and other measures to achieve a walkable, pedestrian-oriented atmosphere in the downtown. Encourage the use of traffic calming measures, and other streetscape improvements including: gathering points, street furniture, street tree and landscaping, and lighting that provide for a vibrant pedestrian-oriented environment.

Action CC-2h: Develop and implement a City-wide wayfinding sign program for City and community facilities.

Action CC-2i: Develop and implement a sign program to identify City parks.

GOAL CC 3: RECOGNIZE THE VALUE AND ENSURE THE PRESERVATION OF SEBASTOPOL'S HISTORICAL AND CULTURAL RESOURCES.

Policy CC 3-1: Ensure historic buildings and resources are preserved for future generations.

Policy CC 3-2: Preserve significant historical structures by encouraging adaptive reuse opportunities of historic buildings for contemporary uses.

Policy CC 3-3: Identify and document historical, cultural, and archeological resources including significant sites and structures

Policy CC 3-4: Require new development to avoid the disruption of cultural, archeological, and historical resources to the greatest extent feasible.

Policy CC 3-5: Encourage and support an increased public awareness of local cultural and historical resources.

Policy CC 3-6: Ensure that restoration efforts of City owned historic structures adhere to the original architecture style and period detail of the original structure whenever feasible.

Policy CC 3-7: Require new development to avoid sensitive natural and cultural resources to the greatest extent feasible.

Actions in Support of Goal 3

Action CC-3a: Work with federal, state, and local agencies, nonprofit organizations, educational institutions, and interested citizens to obtain funding and increase community involvement to enhance and preserve historical sites and structures.

Action CC-3b: Inventory historical and cultural resources and prepare a comprehensive survey of sites and structures including those of architectural significance.

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Community Character – Goals, Policies, and Actions**

Action CC-3c: Develop and distribute educational guides of places with cultural and historical significance. Educational guides should be accessible for viewing at City Hall, on the City website, or catalogued at the local library whenever possible.

Action CC-3d: Support cultural events that promote the City’s cultural history and diversity.

Action CC-3e: Develop a priority list for the restoration and preservation of City owned structures.

Action CC-3f: Encourage and assist property owners’ restoration efforts whenever feasible. This includes providing preservation guidance for design elements, and assisting in the placement of structures on the National Register of Historic Places.

Action CC-3g: Develop and maintain standard conditions of approval and require, as necessary, CEQA review of development projects to ensure the preservation of historical and cultural resources.

Action CC-3h: Seek funding strategies such as grants and tax incentives (i.e. Mills Act) for historic building rehabilitation, and to promote historic preservation throughout the community.

Action CC-3i: Utilize the City’s Cultural Heritage ordinance to recognize historically or culturally significant structures.

GOAL CC 4: SUPPORT ART AND SCULPTURE THROUGHOUT THE COMMUNITY.

Policy CC 4-1: Support and encourage public art and sculpture that reflects the cultural values of the community.

Policy CC 4-2: Ensure that public art exhibits are accessible to all residents and visitors.

Policy CC 4-3: Continue to implement, and periodically update as necessary the Percent-for-Art Program.

Policy CC 4-4: Direct the Percent-for-Art Program funds to permanent art installation opportunities whenever possible.

Policy CC 4-5: Utilize the Public Arts Committee to provide leadership in the arts community to:

- Implement the City’s public art goals
- Establish cooperative partnerships with private, public and educational agencies
- Increase art awareness throughout the city
- Develop funding opportunities for public art
- Explore opportunities to expand community arts participation
- Explore opportunities to promote arts education and participation in local schools

Policy CC 4-6: Increase the presence of art in public spaces throughout the city.

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Policy CC 4-7: Work cooperatively with local school districts and community groups to encourage the development of arts programs for all ages.

Policy CC 4-8: Support and encourage public/private partnerships opportunities for art programming activities.

Policy CC 4-9: Encourage and support the use of public facilities for art events.

Policy CC 4-10: Encourage public art to be placed in areas that provide a safe and interactive environment, and at the city gateways.

Actions in Support of Goal 4

Action CC-4a: Develop and adopt a public arts program to provide a cost effective way to expand local opportunities to increase public art in Sebastopol.

Action CC-4b: Coordinate with the Sebastopol Center for the Arts to promote the exhibition of public art and promote arts programs throughout the community.

Action CC-4c: Explore sculpture and art exhibit opportunities in the downtown area that foster community participation.

Action CC-4d: Identify and pursue a variety of state and federal grant opportunities to expand arts and culture revenues such as:

- California Arts Council
- National Endowment for the Arts
- Americans for the Arts
- National Endowment for the Humanities
- State Department of Education

Action CC-4e: Inventory and document significant public art.

Action CC-4f: Coordinate with Sonoma County for regional arts programming opportunities and events.

Action CC-4g: Create a website posting and/or publication to provide public art viewing locations and to promote arts programming throughout the community.

Action CC-4h: Involve local artists and designers in the design process to incorporate public art into the design of public spaces

Conservation and Open Space Goals, Policies, and Actions

GOAL COS 1 MAKE PROACTIVE, FORWARD-THINKING ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT THE CORNERSTONE OF SEBASTOPOL'S IDENTITY

Policy COS 1-1: Strive to establish Sebastopol as a leader in environmental protection, environmental stewardship, and sustainability.

Policy COS 1-2: Consider the effects of planning decisions on the overall health and well being of the natural environment and regional ecosystems.

Policy COS 1-3: Consider the "Rights of Nature" as a key principal when making planning decisions and reviewing development and infrastructure project applications.

Actions in Support of Goal 1

Action COS-1a: Implement the policies and actions in the Conservation and Open Space Element, and all other relevant and applicable policies and actions throughout the General Plan, to provide for progressive, effective, and forward-thinking strategies to protect the natural environment and promote sustainability to the greatest extent feasible.

Rights of Nature

Rights of Nature is the recognition and honoring that Nature has rights. It is the recognition that our ecosystems – including trees, oceans, animals, mountains – have rights just as human beings have rights. Rights of Nature is about balancing what is good for human beings against what is good for other species, what is good for the planet as a world. It is the holistic recognition that all life, all ecosystems on our planet are deeply intertwined.

GOAL COS 2 PROTECT AND ENHANCE SEBASTOPOL'S ECOSYSTEM AND NATURAL HABITATS

Policy COS 2-1: Sensitive habitats include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.

Policy COS 2-2: Preserve and enhance those biological communities that contribute to Sebastopol's and the region's rich biodiversity including, but not limited to, annual grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, and agricultural lands.

Policy COS 2-3: Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

Policy COS 2-4: Attempt to resolve conflicts between sensitive habitat areas and adjoining urbanized lands in a manner which recognizes the public interests in both resource protection and the need to provide for residential and job-generating land uses.

Riparian habitat is the assortment of native plants that occur adjacent to freshwater streams, creeks, and rivers.

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Policy COS 2-5: Implement a range of measures and tools in order to protect, enhance and restore environmentally sensitive areas.

Policy COS 2-6: Maintain Zoning Ordinance provisions to ensure that development proposals for land which is located within, or adjacent to, an environmentally sensitive area as defined in Figure COS-1, Environmentally Sensitive Areas, include a resources analysis that contains all of the information required in order for the City to determine that impacts to sensitive habitat and natural resources have been reduced, avoided, or mitigated to the greatest extent feasible. The required content for the resources analysis is detailed in Action COS-2a.

Policy COS 2-7: Support efforts to eradicate invasive and noxious weeds and vegetation on public and private property.

Actions in Support of Goal 2

Action COS-2a: Maintain Zoning Ordinance provisions to require development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to submit a resources analysis which determines whether significant adverse impacts will occur. Evaluations shall be carried out by a qualified professional biologist approved by the Sebastopol Planning Department, and shall be funded by the project applicant.. Generally, the resources analysis shall identify, described, and locate, the following:

1. *The type and location of all special-status plant and animal species;*
2. *Riparian vegetation within 50 of the subject property;*
3. *The location of wetlands, if applicable;*
4. *The location of protected native trees onsite (as defined by the Sebastopol Municipal Code);*
5. *Potential archaeological, cultural, and historical resources, if applicable;*
6. *Flood hazard areas.*

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

The resources analysis shall determine, as applicable, the area and location of undeveloped land required to protect and enhance the continued viability of biotic resources, wetlands, and sensitive areas. The resources analysis shall identify land that is functionally a part of the nearby wetlands ecosystem, which should be preserved in a natural state.

Projects shall be designed to avoid or reduce impacts to sensitive resources. Where adverse impacts cannot be feasibly reduced or avoided through project design, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) that may include, but are not limited to, the following strategies:

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- a. *Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs.*
- b. *Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.*
- c. *Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.*
- d. *Protection for habitat and the known locations of special-status species through adequate buffering or other means.*
- e. *Provision of replacement habitat of like quantity and quality on- or off-site for special-status species. Preference shall be given to the preservation of habitat as close to the area of impact as feasible, so long as that habitat is of comparable quality.*
- f. *Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.*
- g. *Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities.*
- h. *Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.*
- i. *Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species.*

Action COS-2b: *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*

- a. *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- b. *Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- c. *Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat*

Action COS-2c: *During the development review process, require project applicants to incorporate specific measures into project plans and specifications that are intended to prevent invasive and noxious weeds and vegetation from establishing on the project site.*

Action COS-2d: *Through coordination with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and Sonoma County, continue to maintain and periodically update, a map of sensitive biological communities and habitat within the Sebastopol*

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Planning Area. Ensure that this map and associated information is readily available to potential developers and the public.

GOAL COS 3 PROTECT AND ENHANCE WATER RESOURCES IN LOCAL CREEKS, RIPARIAN HABITAT, WETLANDS, THE LAGUNA DE SANTA ROSA WATERSHED, AND AQUATIC HABITAT

Policy COS 3-1: Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.

Policy COS 3-2: Aggressively pursue a wide range of opportunities to protect water quality and manage local surface water resources.

Policy COS 3-3: Support rehabilitation of any culverted or open existing channelized waterways, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.

Policy COS 3-4: Where feasible, support restoration of any existing culverted or channelized waterways to a more natural condition. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.

Policy COS 3-5: Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare. New flood control projects should utilize the natural benefits of slowing and spreading surface water runoff through natural features in order to promote groundwater infiltration, natural removal of contaminants, and enhancing riparian habitat health.

Policy COS 3-6: Require the use and site design integration of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.

Policy COS 3-7: Preserve the existing and future floodwater carrying capacity of creeks and channels during creek restoration.

Policy COS 3-8: Require new development to include maintained and managed setbacks and buffers along creeks, wetlands, riparian corridors, and adjacent to sensitive habitat.

Policy COS 3-9: New development adjacent to creeks and streams should include opportunities for beneficial uses, such as flood control, ecological restoration activities, public access trails, and walkways.

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Policy COS 3-10: As appropriate, consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.

Policy COS 3-11: Where feasible, for major development or substantial public works projects, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.

Policy COS 3-12: Support non-regulatory programs for protection of streams and riparian habitat, including education, technical assistance, tax incentives, and voluntary efforts to protect riparian resources.

Actions in Support of Goal 3

Action COS-3a: Continue to implement the Storm Water mitigation requirements in the Sebastopol Municipal Code in order to protect and enhance the water quality of watercourses and water bodies by reducing pollutants in storm water discharges to the maximum extent practicable, and by prohibiting non-storm water discharges to the storm drain system.

Action COS-3b: Continue to implement the Wetlands District protection requirements in the Sebastopol Municipal Code in order to preserve and protect environmentally sensitive waterways and/or wetland areas. Review all development applications for consistency with the requirements of this Chapter, including use restricts and development criteria established to protect surface water quality.

Action COS-3c: Continue to implement Creek Setback requirements of the Sebastopol Municipal Code in order to protect water quality, riparian habitat, and bank stability for all projects adjacent to creeks within the City.

Action COS-3d: Continue to require new development projects to construct and implement all applicable storm water retention and water quality requirement standards and improvements contained in the Santa Rosa LID Manual, or equivalent document that implements the City's storm water permit.

Action COS-3e: During updates to the City's Storm Drain System Utility Master Plan, identify opportunities to restore any channelized and culverted drainage systems to a naturalized condition, without compromising the conveyance effectiveness of the system, and identify standards and opportunities to construct new storm water drainage infrastructure utilizing natural drainage features and effective best management practices to remove pollutants from storm water runoff, while maintaining a system that effectively protects residents and businesses from flooding.

Action COS-3f: Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance, the design review process, and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.

Action COS-3g: Coordinate with the California Department of Fish and Wildlife, Sonoma County, and local watershed protection groups to identify potentially impacted aquatic habitat within Sebastopol's Planning Area and to develop riparian management guidelines

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to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.

Action COS-3h: Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.

Action COS-3i: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CDFW, USFWS, USACE, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.

Action COS-3j: Continue to identify which stormwater and drainage facilities are in need of repair and address these needs through the CIP process.

Action COS-3k: As part of the CIP process, identify channelized and buried creeks that may be suitable for naturalization and rehabilitation.

Action COS-3l: Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas, pursuant to Figure COS-1: Environmentally Sensitive Areas.

Action COS-3m: Periodically provide the Planning Commission and City Council with information regarding actions of the North Coast Regional Water Quality Control Board, the City of Santa Rosa, the Sonoma County Water Agency and other agencies within the Referral Area related to water quality protection efforts and activities.

Action COS-3n: Coordinate and collaborate with outside agencies, including but not limited to the North Coast Regional Water Quality Control Board, the City of Santa Rosa, and the Sonoma County Water Agency to implement regional water quality protection and improvement programs.

Action COS-3o: Develop maintenance guidelines for creeks and wetlands areas to reduce flooding, sedimentation and erosion while maintaining and/or enhancing the riparian vegetation and wildlife.

Action COS-3p: Label each stormwater inlet in the City to identify receiving waters. Signs should indicate the receiving watercourse and state that no dumping is permitted.

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**GOAL COS 4 PROACTIVELY MANAGE, PROTECT, AND RESTORE THE LAGUNA
DE SANTA ROSA**

Policy COS 4-1: Recognize and protect the Laguna as a critical component to the essence of Sebastopol.

Policy COS 4-2: Protect, enhance, and restore sensitive habitats in the Laguna, and recognize that the Laguna provides a myriad of environmental benefits to the region’s ecosystem.

Policy COS 4-3: Preserve and enhance the visual character of the Laguna.

Policy COS 4-4: Seek opportunities to expand public access and low-impact recreational opportunities within the Laguna, without compromising environmental protection and restoration efforts.

Actions in Support of Goal 4

Action COS-4a: Implement the Laguna Management Plan as the primary tool to achieve the community’s objectives for habitat protection, restoration, and public access in the Laguna.

Action COS-4b: Continue to work collaboratively with the Sonoma County Agricultural Preservation and Open Space District to secure funding for the protection and restoration of the Laguna, consistent with the guidance provided by the Laguna Management Plan.

Action COS-4c: Maintain and expand partnerships with federal, state, and local agencies to expand efforts to implement restoration and preservation goals in the Laguna.

Action COS-4d: Work with local non-profit and community groups to further the goals for the Laguna through community-based efforts.

Action COS-4e: Explore opportunities to expand the City’s regulatory control over the management and preservation of the Laguna.

Action COS-4f: During the development review process, review all development applications for consistency with the Laguna Management Plan, and ensure that new development does not adversely impact habitat within the Laguna, or interfere with efforts to implement restoration and preservation efforts within the Laguna.

The Laguna de Santa Rosa (Laguna) is the largest freshwater wetlands complex on the northern California coast. The 22-mile channel of the Laguna drains a 254-square-mile watershed which encompasses nearly the entire Santa Rosa Plain, including all or part of the communities of Cotati, Forestville, Rohnert Park, Santa Rosa, Sebastopol, and Windsor. In 2011, the Ramsar Convention named the Laguna de Santa Rosa Wetland Complex as a Wetland of International Significance. The Laguna and surrounding Santa Rosa Plain Wetland Complex are home to rare and endangered plant and animal species and contribute to the biodiversity of the region.

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GOAL COS 5 PROTECT, MANAGE, AND ENHANCE GROUNDWATER AS A VALUABLE AND LIMITED SHARED RESOURCE

Policy COS 5-1: Groundwater should be managed as part of a broader integrated approach that includes surface water, conservation, water quality, reuse, environmental stewardship, and other water management strategies.

Policy COS 5-2: Operate the City’s well system in such a manner as to not exceed the sustainable yield of the local groundwater aquifer.

Policy COS 5-3: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas throughout the Sebastopol Planning Area.

Policy COS 5-4: Promote the use of permeable surface materials and provide for ample areas of open space and naturalized land in order to decrease surface runoff and promote groundwater recharge.

Policy COS 5-5: Seek opportunities to expand the groundwater recharge capacity of City-owned parcels throughout Sebastopol.

Policy COS 5-6: Implement water conservation measures as a key strategy in sustainably managing local groundwater supplies.

Policy COS 5-7: Implement greenhouse gas reduction measures and participate in regional efforts to study the effects of climate change on precipitation levels as a key strategy in sustainably managing local groundwater supplies.

Policy COS 5-8: Continue to encourage and support federal, state, and local research on and monitoring of local groundwater conditions, aquifer recharge, watersheds and streams where needed to assess groundwater quantity and quality.

Policy COS 5-9: Protect the water quality obtained from City wells.

Policy COS 5-10: Reduce agricultural contamination of potable water supplies in the local aquifer.

Sustainable yield is defined as the amount of groundwater that can be withdrawn annually without chronically lowering groundwater levels, causing seawater intrusion, degrading water quality, causing land subsidence or depleting interconnected surface water (for example, creeks, streams and rivers) in a manner that causes significant and adverse impacts.

Actions in Support of Goal 5

Action COS-5a: Participate in regional efforts with the Sonoma County Water Agency and other local agencies to develop and implement a Groundwater Sustainability Plan for the Santa Rosa Plain Basin that meets the requirements set forth in the 2014 Sustainable Groundwater Management Act (SGMA).

Action COS-5b: Coordinate with the Santa Rosa Plain Basin Advisory Panel to help implement the goals and objectives identified in the Santa Rosa Plain Watershed Groundwater Management Plan.

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Action COS-5c: Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies, including the California Department of Water Resources (DWR), SCWA, and Sonoma County to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.

Action COS-5d: Continue to implement measures to reduce known contaminants in City water supplies through the installation and use of treatment systems at City wells, or by other methods recommended by qualified professionals contracted by the City.

Action COS-5e: Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.

Action COS-5f: Explore the feasibility of using GIS technology, aerial photographs, and other data sources to track and monitor the volume (area) of impervious surfaces within the City. Utilize the data to track trends and rates of increase of impervious surfaces in Sebastopol.

Action COS-5g: Continue to initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Continue to make these resources available to the public through the City's website.

Action COS-5h: In cooperation with Sonoma County Water Agency (SCWA), DWR, and other public agencies and well owners, support the establishment and maintenance of a system of voluntary monitoring of wells throughout the region, utilizing public water system wells and private wells where available. Encourage local private well owners to participate in voluntary monitoring programs.

Action COS-5i: In cooperation with SCWA, DWR and other public agencies, support the ongoing maintenance of a groundwater database from available application data, well tests, monitoring results, study reports and other sources. Encourage SCWA and Sonoma County to use the data, along with other available information, to continue to refine the mapping of groundwater availability classifications and develop refined strategies for groundwater conservation and management.

Action COS-5j: When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the site.

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GOAL COS 6 CONSERVE, PROTECT, AND ENHANCE TREES AND NATIVE VEGETATION.

Policy COS 6-1: Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

Policy COS 6-2: Require the use of locally-sourced native plants and trees for landscaping on public projects and strongly encourage their use for landscaping on private projects.

Policy COS 6-3: Avoid removal of large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations.

Policy COS 6-4: Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.

Policy COS 6-5: Require new development to incorporate trees in landscape plans.

Actions in Support of Goal 6

Action COS-6a: *Make available a list of plants and trees native to the region that are suitable for use in landscaping. The plant and tree species should be drought tolerant, available from local sources, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects. The list should be provided online in a user-friendly format, and staff should direct project applicants to the list during site design review and approval.*

Action COS-6b: *Continue to implement the Tree Protection Ordinance, which protects substantial trees, provides for removals in specified circumstances, and which requires a Tree Protection Plan (TPP) prepared by a certified arborist for projects that may affect protected trees.*

Action COS-6c: *Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers.*

Action COS-6d: *Continue requiring the planting of trees in parking lots to provide shade and visual screening.*

GOAL COS 7 IMPROVE AIR QUALITY IN SEBASTOPOL AND REDUCE AIR QUALITY IMPACTS FROM FUTURE DEVELOPMENT

Policy COS 7-1: Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts.

Policy COS 7-2: Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants.

Policy COS 7-3: Implement the portfolio of policies and programs contained in the Circulation Element to reduce vehicle trips, vehicle miles travelled, and increase the use of alternative modes of transportation such as bicycling, walking, and the use of shared transit.

Policy COS 7-4: Continue to cooperate with the Bay Area Air Quality Management District (BAAQMD) in implementing the regional Clean Air Plan.

Policy COS 7-5: Continue to enforce air quality standards in collaboration with the BAAQMD.

Policy COS 7-6: Require new development or significant remodels to install fireplaces, stoves, and/or heaters which meet current BAAQMD standards.

Policy COS 7-7: Continue to require all construction projects and ground disturbing activities to implement BAAQMD dust control and abatement measures.

Policy COS 7-8: Dust-generating activities, such as street sweeping and the use of leaf blowers should be avoided during periods of moderate to high wind, and should be conducted in such a manner as to reduce the generation of dust to the greatest extent feasible.

Actions in Support of Goal 7

Action COS-7a: Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.

Action COS-7b: Refer development, infrastructure, and planning projects to the Bay Area Air Quality Management District (BAAQMD) for review. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of:

- a. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.

The City has adopted a **Trip Reduction Ordinance** which requires large employers to encourage ride-sharing, flexible hours and other means to reduce peak hour trips. Refer to the **Circulation Element** for policies and programs relating to public transit, bike and pedestrian trails and other measures to reduce motor vehicle emissions.

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- b. Potential exposure of sensitive receptors to toxic air contaminants.*
- c. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.*
- d. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.*

Action COS-7c: Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.

Action COS-7d: Continue to implement a Trip Reduction Ordinance in order to reduce vehicle trips generated by large employers.

Action COS-7e: Consider carbon monoxide levels at intersections when evaluating the need for intersection improvements.

Action COS-7f: Include the Fire Department in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzene; asbestos; beryllium; and all fuels.

Action COS-7g: Continue to require and enforce a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.

Action COS-7h: Work with Sonoma County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.

Action COS-7i: During preparation of the City's long-range capital expenditure plans, explore the feasibility of replacing and improving the City's existing fleet of gasoline and diesel powered vehicles. This should include, but is not necessarily limited to:

- o Purchasing electric vehicles wherever possible, and especially for stop-and-go units such as parking meter readers.*
- o Purchasing electric or hybrid electric fleet vehicles for general staff use, especially for building inspectors and other uses primarily within the city.*

GOAL COS 8 REDUCE EMISSIONS OF GREENHOUSE GASES FROM CITY OPERATIONS AND COMMUNITY SOURCES

Policy COS 8-1: Recognize that successful climate action planning efforts are dependent upon a wide range of factors and strategies detailed throughout this General Plan, including:

- a compact development pattern that promotes and encourages a mix of land uses and densities,
- circulation policies that reduce vehicle trips and increase the use of alternative modes of transportation,
- programs that promote energy conservation and the use of renewable energy sources,
- programs that preserve the natural environment, including native trees and vegetation.

Policy COS 8-2: Coordinate with Sonoma County and nearby cities to implement regional GHG reduction plans and consolidate efforts to reduce GHGs throughout the County.

Policy COS 8-3: Encourage local businesses and industries to engage in voluntary efforts to reduce GHG emissions and energy consumption.

Policy COS 8-4: Preserve, protect and enhance, as appropriate, the City's carbon sequestration resources, also referred to as "carbon sinks," to improve air quality and reduce net carbon emissions.

Policy COS 8-5: Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.

Actions in Support of Goal 8

Action COS-8a: Continue to participate in regional climate action planning efforts led by the Regional Climate Protection Authority (RCPA) towards development and implementation of the Climate Action Plan 2020.

Action COS-8b: Review new development, significant remodels, and infrastructure projects for consistency with the Climate Action Plan 2020.

Action COS-8c: Periodically review and update the City's greenhouse gas reduction goals for municipal operations, and establish aggressive goals that demonstrate the City's firm and ongoing commitment to climate action planning.

Action COS-8d: Continue to provide information and resources to the public and business regarding steps the City is taking to address the issue of climate change, and provide the public and businesses with information that will assist in private efforts to

Climate Action 2020 is a collaborative effort led by the Regional Climate Protection Authority (RCPA) and includes all nine cities and the County of Sonoma and several partner entities to take further actions to reduce GHG emissions community-wide and respond to the threats of climate change.

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reduce GHG emissions and assist the City in meeting established greenhouse gas reduction targets.

GOAL COS 9 PROMOTE CONSERVATION OF ENERGY AND OTHER NATURAL RESOURCES

Policy COS 9-1: Require all new public and privately constructed buildings to meet and comply with CALGreen Tier 1 standards.

Policy COS 9-2: Make energy conservation an important criterion in the development review process.

Policy COS 9-3: Support innovative and green building best management practices including, but not limited to, LEED certification for new development, and encourage project applicants to exceed the most current “green” development standards in the California Code of Regulations (CCR), Title 24, if feasible.

Policy COS 9-4: Promote the use of alternative energy sources in new development.

Policy COS 9-5: Promote regional efforts and partnerships, such as Sonoma Clean Power, to increase opportunities for residential and business customers across the county to access environmentally friendly power generated by renewable sources (like solar, wind, and geothermal) at competitive rates.

Policy COS 9-6: Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.

Policy COS 9-7: Promote water conservation among water users.

Policy COS 9-8: Continue to require new development to incorporate water efficient fixtures into design and construction.

Policy COS 9-9: Promote the use of reclaimed water and other non-potable water sources.

Policy COS 9-10: Encourage and support the installation and use of rainwater catchment systems and grey water systems on private land and in public projects.

Policy COS 9-11: Continue the citywide recycling program and actively encourage recycling citywide.

Policy COS 9-12: Continue efforts to reduce solid waste generation throughout the life of the General Plan.

Policy COS 9-13: Control soil erosion to protect soil resources, maintain water quality, and reduce potential flooding.

Policy COS 9-14: Reduce soil contamination from chemicals and other pollutants.

LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system.

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Actions in Support of Goal 9

Action COS-9a: *Revise the Municipal Code to adopt the most current version of the Title 24 CALGreen Tier 1 standards for energy efficiency in new construction and significant remodels.*

Action COS-9b: *Explore the feasibility of providing incentives for projects that implement CALGreen Tier 2 standards into new construction and significant remodels.*

Action COS-9c: *Encourage retrofitting of energy-saving features in existing dwellings as a part of the City's Housing Rehabilitation Program by providing information, technical assistance, and other incentives.*

Action COS-9d: *Continue to implement the requirements of the Mandatory Solar Photovoltaic Requirements Ordinance, as detailed in the Municipal Code.*

Action COS-9e: *Provide educational materials and resources to the public and local businesses that emphasize the benefits of energy efficiency construction measures and how such measures can offset increased construction costs and building operational costs.*

Action COS-9f: *Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.*

Action COS-9g: *Explore the feasibility of implementing a rainwater catchment system demonstration project at a City-owned site, and consider requiring the installation and use of rainwater catchment systems on new public buildings. The City should partner with local groups and outside resources to provide residents with toolkits and education materials to promote and encourage the installation of these systems on private lands.*

Action COS-9h: *Explore opportunities to work with waste haulers and waste disposers to reuse and recycle discarded hazardous materials.*

Action COS-9i: *Promote and support community hazardous materials collection events.*

Action COS-9j: *Encourage waste haulers to increase recycling efforts.*

Action COS-9k: *Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.*

Action COS-9l: *Continue to implement the Water Efficient Landscape Program, as detailed in the Municipal Code.*

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Action COS-9m: Continue to monitor local water conservation efforts and periodically review and revise the range of local programs and resources available to reduce water consumption.

Action COS-9n: Continue to require grading permits for new construction and maintain rigorous storm water mitigation requirements.

Action COS-9o: Continue to maintain policies that minimize City use of pesticides, herbicides and fertilizers, and encourage residents and businesses to also minimize use of these substances.

GOAL COS 10 PROTECT AND PRESERVE SEBASTOPOL'S HISTORIC AND CULTURAL RESOURCES

Policy COS 10-1: Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.

Policy COS 10-2: Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code and California Public Resources Code.

Policy COS 10-3: Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Policy COS 10-4: Consistent with State local and tribal intergovernmental consultation requirements, the City shall consult with Native American tribes that may be interested in proposed new development and land use policy changes.

Policy COS 10-5: Protect important historic resources and use these resources to promote a sense of place and history in Sebastopol.

Policy COS 10-6: Encourage the voluntary identification, conservation, and re-use of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

Policy COS 10-7: Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred when the original use can no longer be sustained.

Policy COS 10-8: Leverage the City's strong cultural and historic heritage to support and encourage historically-oriented visitor programs and heritage tourism through cooperation with local, regional, and state marketing efforts.

Policy COS 10-9: Continue to support and promote annual festivals and community events that celebrate Sebastopol's cultural heritage.

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Policy COS 10-10: Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Sebastopol’s cultural and historical heritage.

Actions in Support of Goal 10

Action COS-10a: *Work with the Federated Indians of the Graton Rancheria to prepare a narrative description of the Native American background of the Sebastopol area and request the Federated Indians of the Graton Rancheria provide pictorial examples of the types of Native American resources present in the vicinity. Place this description on the City’s website as a link under the History of Sebastopol section.*

Action COS-10b: *Require a cultural and archaeological survey prior to approval of any development project where a potential or known historical, archaeological, or other cultural resource is located or which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, the project shall be required to implement appropriate measures, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource to a less than significant level.*

Action COS-10c: *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

- a. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Department.*
- b. *If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.*

Action COS-10d: *Continue to invite the Federated Indians of the Graton Rancheria, as well as other recognized tribes that express interest, to comment on City projects as part of the environmental review process.*

Action COS-10e: *Develop a Historic Sebastopol program to identify and protect historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:*

- a. *Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.*

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- b. *Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.*
- c. *Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources.*
- d. *Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.*

Action COS-10f: *Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:*

- 1. *Design styles, age of home, and other criteria to determine applicability of the guidelines;*
- 2. *Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes);*
- 3. *Standards for modifications and renovation, including the extent of changes that can occur; and*
- 4. *Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.*

Action COS-10g: *Encourage and support local and non-profit efforts to publicize and educate regarding local history and culture. Key historical resources, groups, and time periods to emphasize may include, but are certainly not limited to: the railroad culture and history; the redwood logging industry; the Pomo Indians and other Native American groups; the region's apple farming and processing history; the history and origin of Sebastopol's name; historic Chinatown; and local Japanese-American history.*

Action COS-10h: *Continue to implement the Cultural Heritage Chapter of the Sebastopol Municipal Code encourage the protection, restoration, and enhancement of the City's aesthetic and historic attractions and resources.*

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Action COS-10i: Continue to refer projects to Sonoma State University’s Archaeological Resource Center and Western Sonoma County Historical Society.

Action COS-10j: Seek funding for the restoration and preservation of archaeological and historical resources.

GOAL COS 11 PRESERVE AND ENHANCE SCENIC VIEWS OF THE LAGUNA DE SANTA ROSA, ATASCADERO CREEK, THE HILLS TO THE WEST OF SEBASTOPOL AND OTHER NATURAL RESOURCES WITHIN THE SEBASTOPOL PLANNING AREA

Policy COS 11-1: Consider existing scenic resources, including views of the Laguna de Santa Rosa, local hills, ridgelines, and open space areas surrounding the City, as resources critical to Sebastopol’s community identity and character.

Policy COS 11-2: Protect Sebastopol’s ridgelines (hill tops and hillsides with slopes of 15 percent or greater) from erosion, slope failure, and development.

Policy COS 11-3: Preserve the topography of Sebastopol’s hills by prohibiting unnecessary leveling/grading activities prior to site-building on hillsides.

Policy COS 11-4: Preserve and protect prominent views of scenic resources, including the Laguna de Santa Rosa, local hills, ridgelines, and open space areas surrounding the City, and consider visual access and view corridors when reviewing development proposals.

Policy COS 11-5: Regulate development on hillsides with slopes of 15 percent or greater and ridgelines where structures would interrupt the skyline.

Policy COS 11-6: Encourage structures within new developments on substantially sloped sites to step with the slope of the site. Absorb site topography through the use of split-level designs.

Policy COS 11-7: Restrict outdoor light and glare from development project to retain the quality of night skies by minimizing light pollution.

Policy COS 11-8: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties and to reduce illumination of the night sky. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.

Actions in Support of Goal 11

Action COS-11a: Assess public views and ridgelines as part of the project review process to assure that projects protect natural resources through proper site planning, building design, and landscaping.

Action COS-11b: Utilize the Scenic Resource Areas Map (Figure 5.5-1 in the Existing Conditions Report) as a guide to protecting and enhancing scenic views in the development review process.

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Action COS-11c: Analyze proposed structures proximate to the Laguna de Santa Rosa for their effect on the views of and from the Laguna de Santa Rosa.

Action COS-11d: Analyze proposed structures proximate to the Laguna de Santa Rosa for their potential effect on the Laguna skyline. Do not permit massive, uninterrupted penetrations of the tree line by roofs or other building structures.

Action COS-11e: Continue to require developers to underground utility lines.

Action COS-11f: Continue to implement the Hillside Development standards contained in the Municipal Code, which prohibits development of any lot with an average cross-slope greater than 10% for any use other than single family detached residences without first obtaining a Hillside Development Use Permit.

Action COS-11g: Review, and consider strengthening, the exterior lighting standards contained in the Design Review Guidelines. The lighting standards in the Design Review Guidelines should incorporate principals and best practices endorsed by the International Dark Sky Association. The updated standards should address:

- 1. Nuisance prevention*
- 2. Shielding requirements*
- 3. Level of illumination*
- 4. Energy efficiency requirements*
- 5. Accent lighting*

GOAL COS 12 ENSURE THE PROVISION AND PRESERVATION OF DIVERSE AND ACCESSIBLE OPEN SPACES THROUGHOUT THE SEBASTOPOL PLANNING AREA

Policy COS 12-1: The General Plan land use designations of Parks (PA) and Open Space (OS), as well as waterways (i.e., the Laguna and Atascadero Creek), shall be considered open space.

Policy COS 12-2: Preserve open space for conservation, recreation, and agricultural uses in order to enhance the quality of life and the quality of the environment in Sebastopol.

Policy COS 12-3: Conversion of open space, as defined under Policy COS 12-1, to developed residential, commercial, industrial, or other similar types of uses, shall be prohibited. Undeveloped land that is designated for urban uses may be developed if needed to support the housing and economic development goals established in the General Plan, and if the proposed development is consistent with the General Plan Land Use Map.

Policy COS 12-4: Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner.

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- Policy COS 12-5:** Recognize urban open space as essential to maintaining a high quality of life within the city limits of Sebastopol.
- Policy COS 12-6:** Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the city limits and the Planning Area.
- Policy COS 12-7:** Encourage public and private efforts to preserve open space.
- Policy COS 12-8:** Common or private open space that is not City property shall be privately maintained.
- Policy COS 12-9:** Encourage the protection and incorporation of existing, native, mature, non-orchard trees and areas of natural vegetation as part of new development.
- Policy COS 12-10:** Facilitate public access to open space and environmentally sensitive areas in a manner that ensures protection of biotic resources.
- Policy COS 12-11:** Require usable open space for residential and commercial developments.
- Policy COS 12-12:** Encourage clustered development that preserves a sense of openness, particularly in areas adjacent to open spaces and scenic resources.
- Policy COS 12-13:** Support and encourage the preservation of agricultural lands surrounding the Sebastopol Planning Area.
- Policy COS 12-14:** Maintain permanent agricultural lands surrounding the city limits to serve as community separators and continue the agricultural heritage of Sebastopol.
- Policy COS 12-15:** Encourage and support programs that create or establish permanent agricultural areas surrounding Sebastopol's Planning Area.
- Policy COS 12-16:** Participate in regional planning efforts with agencies and organizations such as Sonoma County, land trusts, and other regional partners to establish and maintain permanent agricultural areas surrounding Sebastopol.
- Policy COS 12-17:** Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.
- Policy COS 12-18:** Minimize conflicts between agricultural and urban land uses.
- Policy COS 12-19:** Require new development to have structural setbacks that respect agricultural operations.

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Policy COS 12-20: Developers shall be responsible for mitigating impacts upon nearby agriculture. Setbacks and buffers shall be provided by the developer and not encroach upon productive agricultural areas.

Policy COS 12-21: Assist agricultural landowners and farmers, as feasible, with a variety of programs aimed at preserving agricultural lands, increasing opportunities for local sales of agricultural products, and increasing access to local commodities markets.

Policy COS 12-22: Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits.

Actions in Support of Goal 12

Action COS-12a: Provide information to property owners about available funding sources and tax benefits to maintain open space in perpetuity.

Action COS-12b: Continue to implement relevant sections of the Zoning Ordinance to require that on-site open space to be provided in multi-family and mixed-use developments.

Action COS-12c: Review all development proposals involving unincorporated land within the jurisdiction of Sonoma County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.

Action COS-12d: Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.

Action COS-12e: Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.

Action COS-12f: Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.

Action COS-12g: Work with Sonoma County to establish and implement consistent policies for agricultural lands surrounding Sebastopol that prioritize the preservation of agricultural lands and support ongoing agricultural activities.

Action COS-12h: Work with the Sonoma County Permit and Resource Management Department to ensure that Open Space/Parks, Agricultural, and Rural Residential lands surrounding the City are zoned appropriately as rural residential, agricultural, parks, and other limited development or recreational uses in order to limit growth-inducement and development.

City of Sebastopol General Plan Update
Conservation and Open Space – Goals, Policies, and Actions

Action COS-12j: Work with Sonoma County to protect and enhance Ragle Park as an open space resource in and around Sebastopol, and explore opportunities to expand open space areas along Atascadero Creek.

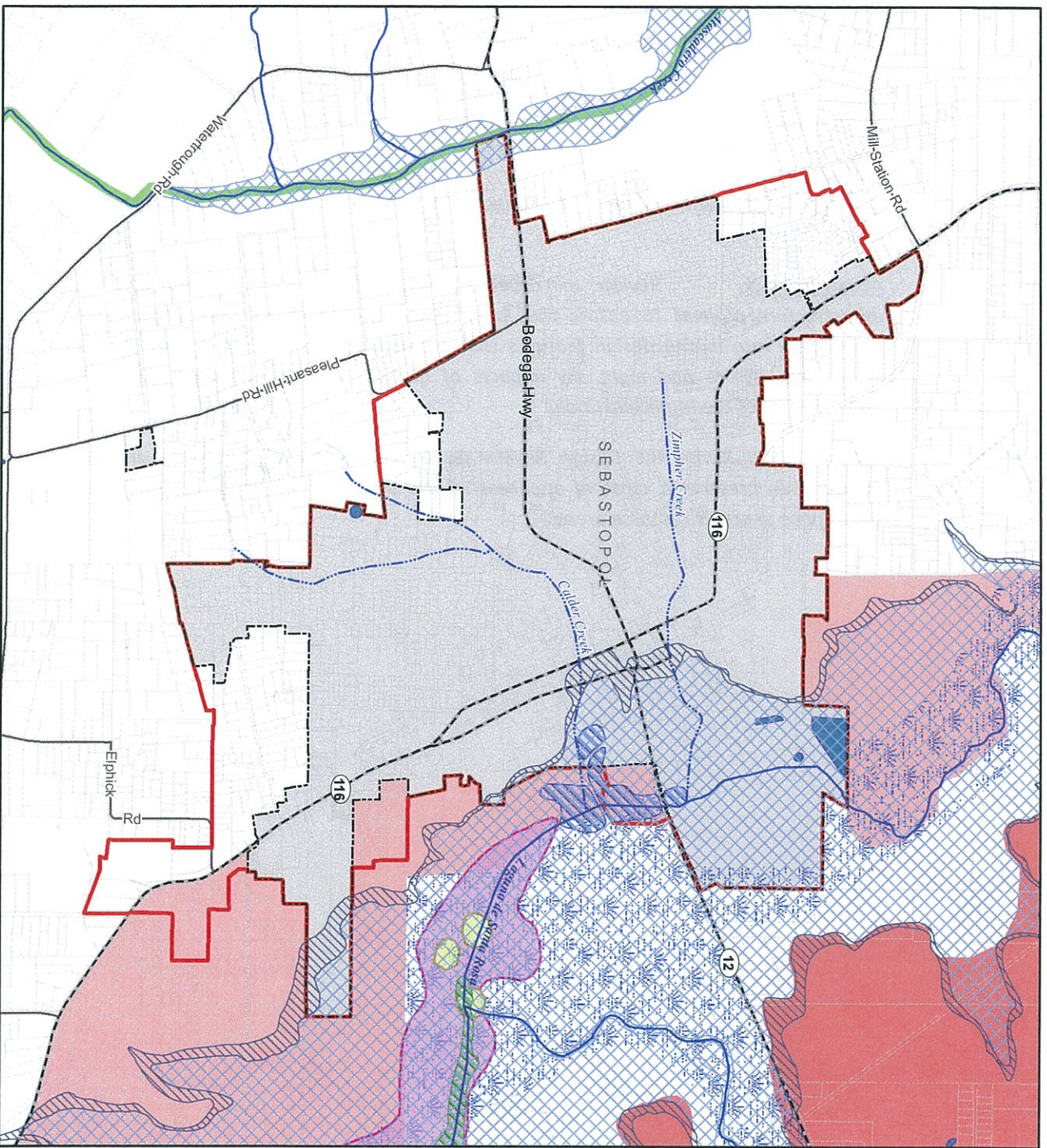
Action COS-12j: Work with property owners willing to set up land trusts within the City limits.

Action COS-12k: Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting consistent, with the requirements of the Municipal Code.

Action COS-12l: Revise the Design Review Guidelines to require clustering or other measures to preserve a sense of openness in new developments that are adjacent to open space or scenic resource areas.

SEBASTOPOL GENERAL PLAN UPDATE

Figure COS-1:
Environmentally Sensitive Areas



- Legend**
- Sebastopol City Limits
 - Sebastopol SOI
 - USGS Stream or River
 - Perennial Creek
 - National Wetland Inventory
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - USFWS Critical Habitat
 - Steelhead Critical Habitat
 - California Tiger Salamander Critical Habitat
 - Sonoma County PRMD
 - Marshes and Wetlands
 - Potential Range of California Tiger Salamander
 - FEMA Designation
 - AAE - 100-yr Flood Zone
 - 500-yr Flood Zone
 - CNDDB Communities
 - Coastal and Valley Freshwater Marsh
 - Northern Hardpan Vernal Pool



Data sources: FEMA; USGS National Hydrography Dataset; Sonoma County Permit & Resource Management Department GIS; CDFG; California Department of Fish and Wildlife; USFWS Critical Habitat; USFWS National Wetland Inventory; Map data: 2009 1/4, 2013.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

From: **Steve Beck** rottenapplieranch@aol.com
Subject: Comments on Transportation Element of General Plan Revision
Date: May 18, 2015 at 10:40 AM
To: kwebster@cityofsebastopol.org



I have attended the meeting of the General Plan Advisory Committee focusing on the Transportation Element, attended a previous consultant's presentation on converting Hwy 116 through downtown Sebastopol to 2-way streets, and read numerous comments from the public on the subject in official documents as well as in our local newspaper. As a nearby resident to the west of the City, as well as one who an average of twice a week finds it necessary to take Bodega Avenue and Hwy 12 to appointments or business in Santa Rosa, I offer the following comments.

1. There is no argument that downtown Sebastopol is congested. It is worst during commute times, but I find that over the more than 21 years I have lived here, periods of congestion occur more frequent at other times of the day. The question the General Plan needs to address is how to keep it from becoming worse and hopefully ways to alleviate it.
2. I have serious reservations about restoring 2-way traffic on Main Street. Westbound traffic frequently backs up west of Jewell Street for several hours each day. With the current signal timing, southbound Main Street traffic turning onto Hwy 12 often nearly fills up any space between Main St. and Petaluma Ave. . When the westbound traffic waiting on Bodega gets a green light, there frequently is only room for 2 or 3 vehicles to cross the intersection because the traffic light on Hwy 12 at Petaluma Avenue is still red. As a result, it can take 2 to 4 signal changes for cars to cross Main Street from Washington Street. If two way traffic were possible on Main Street, this means some vehicles from all four directions would need to make left turns at this intersection, double the number today. Given the level of traffic at peak periods, I cannot see this being possible without resorting to signalization cycles that permit only one direction to advance through the intersection at a time. I observed this situation at Snyder Lane and Rohnert Park Drive, which carries considerable traffic much of the day. Vehicles during heavy traffic periods must wait in long lines about 2 minutes for their turn to advance, while more vehicles are added to the queue. If the wait for a green light were doubled for eastbound traffic continuing onto Hwy 12, vehicles likely would back up at least to the Burbank Housing area and possibly even closer to Pleasant Hill Road. Think of the air quality impact of idling vehicles waiting to pass through Sebastopol east and west with 4-way traffic on Main Street.
3. I frequently hear people say drivers "just going through town to some other place" should use alternative routes. I suspect these folks are not among those coming from homes as far west as the coast and from all the county roads in between. Whenever I'm on the road at likely heavy traffic in Sebastopol, I use alternative routes south, north, and west of town. I find I am not alone, and the past two years the number of vehicles using my alternate routes has been growing. None of these alternatives are direct routes; they contain many stop signs, curves, and were never designed for heavy traffic. The western end of Todd Road floods when it rains, making it unusable as a southern bypass. When travelers on Occidental Road reach Fulton Road in western Santa Rosa, they encounter a long line of vehicles ahead of them waiting to merge with the southbound traffic on Fulton Road. This is because so many people are using it to avoid driving through the heart of Sebastopol. A large number of west county commuters with destinations in northern Santa Rosa, use Guerneville Road.
4. The General Plan Consultants proposed several roundabouts at key intersections to keep vehicles moving. I heartily support using them instead of traffic signals wherever possible. I first encountered them while in England when I was almost 60 years old. Sometimes there are more than four entry/exit points and two lanes around the traffic circle. When I realized I missed my exit, I just kept circling around till I approached it again and went onto my destination. I have driven 3 different roundabouts in Petaluma, including when the school day Casa Grande HS ended. The students learned how to negotiate it, and from what I could see, so had parents coming to pick up their younger students.
5. I agree with efforts to make Sebastopol a more friendly place for people to walk or ride bikes. Slowing traffic down is not the answer. When traffic is heaviest, it is often moving at less than 15mph through the center of town with all its uncoordinated traffic signals. The exhaust produced by idling and slow moving vehicles is not friendly to either walkers or bikers, not to mention shoppers and residents along the main travel routes. A smoother flow of traffic will ease the frustration of drivers that leads some to speed up and ignore pedestrians trying to cross streets as soon as they are free of congestion. Given the narrowness and heavy traffic flows during significant segments of the day on both state highways and Bodega Avenue, I find it hard to envision using part of them for bicycle routes as improving mobility for either drivers or biker users. As for walking around town, we now have a number of pedestrian-controlled crosswalks supplementing the ones with traffic lights where people can cross with a reasonable expectation of doing so safely. What we really lack are continuous sidewalks through town on our two primary streets, and most of the sidewalks are too narrow for people in wheelchairs or using walkers due to the numerous utility poles and sign posts, mail boxes, newspaper racks, trees, and benches that block one to two feet of the pavement. In residential areas, unmaintained vegetation often reduces the usable sidewalk by a third to a half. These are barriers identified a decade ago during a walk conducted by our planning director. Yet, nothing has been done to either widen the sidewalks or remove the barriers.
6. Much as I'd like to see Sebastopol be more bike friendly, thinking that enough people driving in and through Sebastopol will switch to bicycles is unrealistic given the distances they must travel to and from work, unfavorable weather conditions from late fall to mid spring, and the age of residents, a significant number of whom no longer can drive or have physical limits on how far they can walk, especially if they don't live within a couple of blocks of downtown. For most adults, whose jobs are not in Sebastopol, biking to work is not practicable. For those living outside town, there are few county roads leading into Sebastopol where bicycles and motor vehicles can safely mix.
7. A significant reason for increased east-west traffic in the morning and mid afternoon is the success of Sebastopol and outlying school district in attracting students from east of town to attend their schools. With no bus service as an alternative, the parents make two trips a day in and out of Sebastopol. Since the homes of these students are widely distributed in communities along Hwy 101, school bus service is not practicable.

my final comment is not related to transportation and I'm not sure where it fits within the General Plan.

8. If the majority of Sebastopol residents wish to significantly reduce traffic in the heart of town by vehicles just passing through, they need to work with rural residents and opponents to extending Llano Road to Occidental Road to create feasible bypasses around the city. This will also mean widening existing roads to carry the greatly increased traffic. Any realistic bypass options will require considerable tradeoffs and have negative impacts on residents on the narrow, two-lane, shoulderless streets that would have to be improved. My guess is that except for making Llano Road-Occidental Road a north-south bypass, other possibilities are unrealistic, and thus Sebastopol should focus on how to better move people through town safely.

Creating more delays to "calm" traffic, that already creeps through the heart of Sebastopol as speeds below the posted limit, will increase congestion, pollution, and everyone's frustration.

9. Since we are attracting more and more visitors to our community, it would be helpful if more signs were posted at key intersections directing people to Parking, so they can walk around, and to points of interest, like I've seen in other Sonoma County communities.

10. In my travels in Europe, where either the streets were too narrow to accommodate heavy traffic or they wanted to create vehicle-free zones, parking areas were created on the cities' perimeter, or the edge of a vehicle-free zone, from which shuttles buses would transport visitors, and anyone else to their destination. This made the town centers friendly to both visitors and local residents. With Sebastopol having four well-travelled entrances, consideration should be given to acquiring space, probably beyond the current city limits, for car parks from which frequent shuttle service would be available. The current shuttle service is too infrequent to attract many people who have other means to get around town.

My final comment is not related to transportation and I'm not sure where it fits within the General Plan.

While we are fortunate to have an excellent library that has been internally modified twice in my 21-years since moving here, it has long been too small to accommodate all its users. Since the current site is small, gaining additional space for books, periodicals, etc. would require building upwards--an idea both costly and with limited support. Therefore, I believe it critical for the revised General Plan to identify a central location for construction of a new and significantly expanded space for a new Sebastopol Library. Failure to do so now, would only make the task of finding a new location even more problematic in the future.

Steve Beck
2211 Burnside Road
Sebastopol

From: **Bob Beauchamp** bob@letscollaborate.us
Subject: Fwd: Conservation, Parks, Community Character and Open Space
Date: May 18, 2015 at 1:39 PM
To: Kenyon Webster kwebster@cityofsebastopol.org



KW: Hope all's well with you.

Begin forwarded message:

From: Bob Beauchamp <bob@letscollaborate.us>
Date: May 18, 2015 8:37:35 AM PDT
To: cittaslowsebastopol@gmail.com
Subject: Re: Conservation, Parks, Community Character and Open Space

"Urban design" should not be in the hands of amateurs, even in large numbers, local, and/or well-intended. It should not even be conducted by "just any". convenient, friendly, professional. If we truly care about the quality of our future community, we will muster the wherewithal sufficient to seek and commission the best Urban Designer we can find, even if he/she is not "local". The meaningful difference will eventually emerge and be deeply appreciated by everyone within the community, for decades to come.

Robert Beauchamp

On May 17, 2015, at 4:32 PM, Cittaslow Sebastopol wrote:

Having trouble viewing this email? [View as a webpage.](#)



cittaslow sebastopol
Keeping Sebastopol green, local, friendly and artistic

General Plan Policy Review
Feedback on Traffic due 5/19
kwebster@cityofsebastopol.org

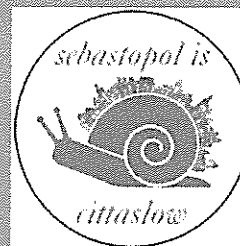
Dear Robert,

The General Plan Advisory Committee (GPAC) will be reviewing draft policy updates based on their discussions in February and March regarding:

- **Conservation and Open Space:** This includes topics such as groundwater protection and recharge; improved recycling efforts; addressing light pollution, air quality and other environmental issues; management of native vs. invasive plants; the Laguna Master Plan, etc.
- **City Services and Facilities:** Think in terms of Parks, Recreation (e.g., the Pool, Sebastopol Community Cultural Center), Police and Fire, Public Works, and collaborating with other governmental entities (County-wide library system, schools...).
- **Community Character** (aka "Urban Design"). This broad topic recognizes different sectors/nodes in town (downtown, Barlow, Fircrest, Redwood Marketplace...); addresses gateways; looks at redevelopment and design review guidelines; and concentrates on enhancing social

JOIN THE FUN
AND BE PART OF
THE SOLUTION!

Become a
Cittaslow
Sebastopol
Volunteer



Volunteer training is
Thursday 6/4
5:30 - 8:00 p.m.

Contact us by

interaction/community-connectedness.

The best way to have your feedback considered is to email it to Planning Director Kenyon Webster so it can be included in the preparation packet sent to the GPAC committee members.

Deadline for inclusion in the GPAC packet is Tuesday 5/19!

* * * * *

Want to keep Sebastopol green, local, friendly and artistic?

Once a year we open up to new project volunteers.

Cittaslow Sebastopol brought you the Ped Line (Park Once and Walk Campaign)



The McKinley Street Murals



Tuesday 6/2 if you'd like to attend

LEARN MORE



Project Volunteers help:

Staff our Farmers Market booth

Put on events

Post on Facebook

Write our newsletter

Conduct surveys

Take pictures or videos

Create art contests

Work with students

Engage the community

Network with other organizations

Create a fun and creative spirit in our town