

General Plan Advisory Committee

Meeting of July 8, 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: June 10, 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 Land Use Issues and Opportunities-** The City's consultant, De Novo Planning Group, will present information about land use issues and opportunities for Committee review and discussion. There will also be a small group break-out land use map discussion in the second half of the meeting.
 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. ANNOUNCEMENTS FROM COMMITTEE MEMBERS/STAFF:
8. 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 September 9, 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 agenda item, 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: General Plan Advisory Committee Meeting Summary from June 10, 2015
(Conservation/Open Space, Community Services/Facilities, and Community Character Policy Review)

DATE: June 23, 2015

This memo provides an overview and summary of the input received during the June 10, 2015 GPAC meeting that included a policy set review for Conservation/Open Space, Community Services/Facilities, and Community Character.

Comments on May 13th meeting notes

- Strengthen and clarify language re: living wage ordinance.
- Revise language re: Waldorf school to remove this specific reference

Public Comment

- GPAC is doing a great job listening and considering input while providing thoughtful guidance. Please continue to strive to listen to each other well.

Conservation/Open Space Discussion

Note: The text below provides a brief summary of key discussion points related to this topic. Notes on text revisions are not necessarily verbatim, and actual text revisions to policies and actions will be more refined than shown in these summary notes. Additionally, there were numerous notes and comments related to very minor text changes and wordsmithing related to draft policies that will be reflected in the revised element, but are not necessarily included in these summary notes.

- Consider preparation of a Rights of Nature Ordinance
- Add new policy language under Goal COS 1 re: interdependence of all ecosystems and incorporate language from Geoffrey Skinner's written comments
- Ensure that policies re: Rights of Nature don't adversely affect minority populations and the disadvantaged
- Verify that prohibitions on pesticide use are addressed elsewhere in GP (health and wellness element)
- Check appropriateness of referencing uplands habitat in Policy COS 2-2

- Minor text revisions to Policies COS 2-1 and 2-3
- Clarify text in Action COS-2a to emphasize that avoidance of resources is first priority, and move towards reduction/mitigation approaches if avoidance not possible
- Possibly combine Policies COS 3-5 and 3-6
- New policy to require setbacks from channelized and/or culverted creeks that could be candidates from future daylighting and restoration
- Under Goal 5 (Groundwater) add cross reference to Community Services and Facilities Element for more policies related to this topic (and vice-versa in CCSF element)
- Action COS-5f, add: “and consider establishing target for area decreases” and reference need to promote decrease of impervious surface areas
- Policy COS 6-2: reword to add “drought tolerant” and “primarily” locally sourced
- Policy COS 6-3: “Replacement trees should be of like kind and habitat functionality”
- Action COS-6b: revisit and review TPP to ensure replanting monitoring provisions, effectiveness, and if violation costs are lower/higher than permit costs
- Action COS-6c: add: “ensure trees provide adequate shade and that parking lots are designed to protect tree health
- New action to continue implementation of low-water landscaping ordinance
- Policy COS 9-11: add reference to food waste
- New policy: explore opportunities to reduce paper use in government operations
- Under Goal 10 (Cultural and Historic resources): add note that historic buildings/structures are addressed in Community Character Element
- Action COS-10a: add reference to Latin American migrants and Californios

Public Comment

- Diana Rich, Executive Director of the Sebastopol Community Cultural Center provided comments related to the Center and also related to youth activities. Comments were submitted in writing.

Community Services and Facilities Discussion

Note: The text below provides a brief summary of key discussion points related to this topic. Notes on text revisions are not necessarily verbatim, and actual text revisions to policies and actions will be more refined than shown in these summary notes. Additionally, there were numerous notes and comments related to very minor text changes and wordsmithing related to draft policies that will be reflected in the revised element, but are not necessarily included in these summary notes.

- New Action: City staff to continue to provide annual LOS report
- Add “increase connectivity” to Goal CSF 2 language

Subject: June 10, 2015 GPAC Meeting Summary

Date: June 23, 2015

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- Policy CSF 2-13: for smaller developments, the City shall pursue partnership opportunities to provide cost-effective connections
- Action CSF-2c: add “and periodically update to ensure safe travel opportunities for all users and all ages, including those with mobility challenges.”
- New action in support of Goal CSF 3: Prepare a study that accurately establishes the groundwater recharge area for Sebastopol.
- Combine policies CSF 5-2 and 5-3
- Insert side bar explaining best practices for site planning that helps prevent crime (good lighting, eyes on the street, etc)
- New policy in support of Goal CSF 5: Require ongoing police training regarding cultural sensitivity, reducing racial profiling, and increasing community outreach
- New action in support of Goal CSF 5: Investigate and consider establishing a Civilian Police Review Board to deal with citizen complaints and facilitate a better understanding between the police and the community
- Policy CSF 6-10: add “to serve the West County” to end of sentence
- Policy CSF 6-16: add “and to improve facilities and services” to end of sentence
- Policy CSF 6-17: revise to state “Continue to support the West County Museum and the Luther Burbank Experiment Farm
- New policy in support of Goal CSF 6: The City values and encourages the participation of youth in the community and will strive to increase opportunities...
- New action in Support of Goal CSF 6: Partner with local schools and groups to increase teen and youth participation in City government and planning, and take steps to increase and support their right to participate (*actual language will be improved*)

Community Character Discussion

Note: The text below provides a brief summary of key discussion points related to this topic. Notes on text revisions are not necessarily verbatim, and actual text revisions to policies and actions will be more refined than shown in these summary notes. Additionally, there were numerous notes and comments related to very minor text changes and wordsmithing related to draft policies that will be reflected in the revised element, but are not necessarily included in these summary notes.

- Delete Policy CC 1-3
- Revisit Policy CC 1-7 and create new action to revise Zoning Ord. to prohibit auto-centered commercial design in new development, such as strip commercial development.
- Add call out box that describes good urban form envisioned for Sebastopol
- New policy in support of Goal CC 2: Upgrade and enhance downtown plaza to provide better connectivity between downtown corridor and the Barlow
- Revise Action CC-2a to expand language and tie into new policy identified above
- Review and revise actions to ensure that GP encourages public gathering places near commercial uses (benches, parkettes, etc)
- Revise Action CC-2e to add "include commercial and business incentives to participate in beautification efforts"



MEMORANDUM

TO: Sebastopol General Plan Advisory Committee (GPAC)

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

SUBJECT: July 8, 2015 Meeting – Land Use

DATE: June 22, 2015

INTRODUCTION

The July 8th GPAC meeting will focus on the topic of land use, and will provide an opportunity to review and revise the Land Use Map. The meeting will include two key discussion components: 1) a policy discussion related to land use, and 2) an opportunity for the group to propose specific revisions to land use designations on parcels within the Planning Area (*the Planning Area includes everything within the city limits, the Sphere of Influence, and the Urban Growth Boundary*). Please refer to Figure 4-1 in your meeting packet for the most current version of the City's existing General Plan Land Use Map. Figure 4-1 also identifies "discussion areas" identified in the Land Use section of the Issues and Opportunities Report.

This meeting packet includes specific reading materials related to land use, and raises key issues to consider in preparation for the 10th GPAC meeting. As the GPAC is aware, it is critical that each member come to the meeting having read the materials identified in this memo and having prepared and organized thoughts, comments, and questions related to these General Plan topics.

The Land Use Element and the Land Use Map are mandatory components of the General Plan.

The Land Use Element will provide goals, policies, and actions that cover the following topics:

- Growth and physical expansion
- Land use types, mix, balance, and location – density and intensity standards will be provided for each land use designation
- Existing land use designations may be revised and augmented as necessary, and new land use designations may be created
- A table will identify the zoning designations that are consistent with each General Plan land use designation
- Recommended zoning changes to ensure that zoning and general plan land use designations are in compliance with applicable State laws and are internally consistent

During the initial public visioning process for the General Plan Update, residents and stakeholders were asked to identify their vision and priorities for the city's future, as well as challenges and opportunities associated with the General Plan Update. The need to preserve the city's small-town feel and charm, the need to provide a wide range of opportunities for economic growth and quality local employment, and the need to protect the character and integrity of existing residential neighborhoods were consistently cited as key priorities by the community during the visioning process.

The City's existing General Plan includes an extensive set of goals, policies, and action programs specifically related to land use. It is expected and anticipated that the GPAC will review these for relevancy and scope, and if necessary, expand upon them as part of this General Plan Update.

Controlling the location and rate of growth in and around Sebastopol has been a key community concern and topic for several decades. Two of the primary mechanisms related to growth control are the City's Growth Management Program, and the Urban Growth Boundary. These issues are addressed in greater detail in the Issues and Opportunities Report, which is a part of the reading materials for this GPAC meeting.

REQUIRED READING

Prior to the meeting on July 8th, please read the following items:

1. **Existing Sebastopol General Plan:** Chapter I (Land Use)
2. **Existing Conditions Report:** Section 1.1, Land Use
3. **Issues and Opportunities Report:** Chapter 4.2, Land Use
4. **Issues and Opportunities Report:** Appendix B, Visioning Working Group Mapping Activities
 - a. Chapters 1-3 of the Issues and Opportunities Report also include detailed information and summaries of input received from the community that should be read and considered prior to the meeting.

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WORK EXERCISE

After reading the materials identified above, please consider the following questions and be prepared to discuss:

1. Are there areas where the City's current approach and policies for key land use issues are deficient or need significant improvement?
2. What are the top priorities that the General Plan should address with respect to land use?
3. Please review the Key Questions contained in Section 4.2 of the Issues and Opportunities Report related to Growth Management and the Urban Growth Boundary and come prepared to discuss your thoughts in response to these questions.
4. Please review the Land Use designations contained in the existing General Plan in detail, and come prepared to discuss potential changes to these designations (densities, allowed uses, etc) that may be necessary in order to achieve the GPAC's goals for the General Plan Update.
5. Please review the existing General Plan Land Use Map in detail, and come prepared to discuss your thoughts on potential land use designation changes to specific parcels. *(The GPAC will be provided an opportunity to discuss and propose specific and detailed changes to the Land Use Map, and it is imperative that each member come to the meeting prepared to discuss specific proposed changes and ideas for the Land Use Map.)*

4.0 ISSUES AND OPPORTUNITIES

The General Plan Update will address an extensive set of issues and opportunities. Many of these issues and opportunities are defined by State law, while others reflect local concerns and desires.

Typically, in a general plan update program, the plan revolves around and is shaped by a handful of key issues and opportunities. Key issues in Sebastopol concern protecting Sebastopol’s small-town charm, unique character, and strong sense of community; supporting local business development and strengthening the Downtown core; improving traffic and circulation conditions through reduced congestion, reduced vehicle speeds, and providing expanded facilities for bicycles and pedestrians; emphasizing sustainability and environmental stewardship; providing a range of affordable housing opportunities; and ensuring ample opportunity for meaningful community participation in the planning process.

Despite the many challenges Sebastopol may face, there are also opportunities to take advantage of over the time frame of the General Plan. Opportunities include methods of boosting the local economy, enhancing the community’s character, providing community improvements, and expanding services for city residents. However, due to fiscal limitations and regulatory requirements, the City may not be able to address all of the issues and opportunities identified in this report. Therefore, the City and its leaders and residents will need to make important choices during the General Plan Update process as to which issues and opportunities are most important to shape the vision of Sebastopol’s future.

ISSUES

What is an Issue?

In the context of this report, an “Issue” is defined as an important condition or problem that needs to be addressed through the General Plan Update process.

Each issue is highlighted in a beige box. Following discussion of the issue, key policy questions associated with the issue are identified in italics.

OPPORTUNITIES

What is an Opportunity?

In the context of this report, an “Opportunity” is defined as a unique, favorable, or advantageous condition that the City can capitalize on through the General Plan Update process.

Each opportunity is highlighted in a teal box. Following discussion of the opportunity, key policy questions associated with the opportunity are identified in italics.

4.0: ISSUES AND OPPORTUNITIES

4.2 LAND USE

Sebastopol's unique character, small-town feel, and distinctive downtown are among its most valuable assets. Surrounded by beautiful vistas of hills, vineyards, majestic oaks, and redwoods, Sebastopol presents the opportunity for living in a rural, small-town setting. A diverse range of land uses is present in Sebastopol. Developed land uses in the City are predominantly residential. Most of the residential land use designations in Sebastopol are at the medium-density range, with areas of high-density residential located north and south of Bodega Avenue, south of Healdsburg Avenue, south of Analy High School, and east of Fircrest Avenue, across the highway. Commercial uses are generally concentrated within the Downtown area, and along the Highway 116 corridor.

Land uses are guided by the General Plan's Land Use Map. The City's Zoning Ordinance (Title 17 of the Municipal Code) provides a greater level of specificity in identifying permitted land uses and associated development standards. The Design Guidelines address the appearance of development, including form, quality, and scale.

Existing land use conditions in Sebastopol are described in detail in Chapter 1 of the Existing Conditions Report.

During the initial public outreach and visioning process, participants in the Visioning Workshops were divided into groups of four to eight people, and asked to provide notes, comments, and input on city-wide maps. Groups were asked to outline areas where new growth and land uses should occur (housing, commercial, parks, open space, agriculture, etc.) using color markers; identify areas where existing land uses should change; identify areas where new roadways should be developed; and provide any other thoughts or input that the group developed. All of the maps generated by workshop participants during the Visioning process are included in Appendix B.

Participants identified the following as issues to address and points to consider in developing a vision of the city's future:

- Small-town charm and sense of community
- Provide multi-family housing opportunities near Downtown
- Annex lands to the north and west of the City limits
- Provide opportunities for high-density housing along the SR 116 corridor near the northern City limits
- Preserve farmland, open space, and natural resource lands and the views around Sebastopol
- Vibrant Downtown
- More community activities, including community events, as well as recreation and education programs and services
- High quality residential areas
- Family atmosphere, including good schools and parks
- Controlling growth and type/quality of development

Issue: Growth Areas

Growth within the Sebastopol city limits is directed and guided by the General Plan Land Use Map. The General Plan Update provides an opportunity for the City to review and update the Land Use Map, as appropriate.

Growth immediately beyond the city limits is guided by three primary regulatory components: 1) the Sonoma County General Plan Land Use Map; 2) the City's Sphere of Influence (SOI), which is established by the Sonoma Local Agency Formation Commission (LAFCO); and 3) the City's Urban Growth Boundary (UGB).

In Sebastopol, the SOI and UGB are coterminous, meaning their boundaries are identical. It should be noted that in anticipation of a Sphere amendment in the General Plan process, LAFCO has adjusted its Sphere to include an area located east of the city limits, south of Sebastopol Ave/Hwy 12, where the Village Park Mobile Home Park is located. This area is located outside of the UGB, but within the LAFCO SOI.

The SOI and UGB are discussed in greater detail below.

SPHERE OF INFLUENCE

LAFCO (an acronym for Local Agency Formation Commission) is a public agency with county-wide jurisdiction established by State Law (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000). The intent of the Act is to discourage urban sprawl and to encourage orderly and efficient provision of services, such as water, sewer, and fire protection.

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts.

A Sphere of Influence (SOI) is a "plan for the probable physical boundaries and service areas of a local agency, as determined by the Commission." LAFCO establishes a SOI for each city and special district regulated by LAFCO. The SOI is generally the territory which a city or special district is expected to annex. Cities and special districts cannot provide services outside their Sphere of Influence except in very limited circumstances.

The Sebastopol SOI includes approximately 227 acres. While this land is technically within Sonoma County, the City's existing General Plan Land Use Map assigns land use designations to all parcels within the City's SOI, which are representative of the City's intentions and vision for the type of development appropriate for these areas. As shown in Table 1-1 of the Existing Conditions Report, the majority of the lands within the SOI are designated for residential uses, and approximately 45 areas are designated for light industrial uses. The largest area of the SOI is the Gravenstein South Area, which is designated for Very Low Density and Light Industrial uses. The second largest area of the SOI is located to the northwest of the city limits, east of Ragle Road. These areas are shown on Figure 4-1 of this report.

The City does not currently provide services (water, sewer, storm drainage) to most areas within the SOI. In the past, some individual parcels have obtained Out of Area Service Agreements for water, sewer, or both services. Such agreements allow provision of utilities without requiring annexation. In recent years, LAFCO has adopted more restrictive policies for such Agreements. If areas of the SOI were to be annexed into the City, the City would be responsible for the provision of these services, which would require the extension of infrastructure (water and sewer lines, drainage channels, etc), and

4.0: ISSUES AND OPPORTUNITIES

Issue: Growth Areas

additional treatment and supply capacity (more sewage treatment, more potable water deliveries). The expense of such improvements, or any other improvements such as storm drain, streets, or sidewalks, would be expected to be borne by the areas being annexed, which could be via an assessment district or other financing mechanism. In February 2000, the City had the *Gravenstein Highway South Study Area Utility Needs Study* prepared. This Utility Needs study provides the City's Planning and Engineering staff with baseline information on the infrastructure needed to provide water, sewer, and storm water services within the Gravenstein South Study Area, and presents cost estimates for the proposed infrastructure. This baseline information can then be utilized to negotiate development agreements, prepare General Plan modifications, and set connection costs and rates. In general, there are challenges serving the area with sewer, since at the current city border, there is a grade break, which would require a complete collection system and pump station at the far end of this area in order to bring in virtually any of it.

It may be appropriate for the General Plan to address the SOI and its ultimate boundary. While the adoption of a General Plan expressing potential revisions to the SOI may be appropriate, formally revising the SOI is a function that must be carried out under the regulatory authority of LAFCO.

URBAN GROWTH BOUNDARY

The City's 1994 General Plan establishes an Urban Growth Boundary (UGB). The Urban Growth Boundary is a line beyond which development will not be allowed, except for public parks and public schools. The 1994 General Plan states that the UGB shall be in effect during the 20-year time frame of the General Plan.

Measure O, approved by Sebastopol voters in November 1996, amended the General Plan to reaffirm the City's UGB and amend Land Use Policy P.9 to keep the UGB in effect until December 31, 2016. The UGB is shown on Figure 4-1. Measure O also amended Land Use Policy P.8 to prohibit extension of City services outside the UGB, except under specific extraordinary circumstances. The measure also added Land Use Policy P.9A to establish provisions for the administration of the UGB, including provisions for the City Council to amend the UGB either within or coextensive of the April 9, 1996 UGB limits, allow for up to 3 acres of land to be brought within the UGB in any calendar year to accommodate residential uses pursuant to specified findings, allow for up to 25 acres of land to be brought within the UGB in any calendar year to accommodate office or light industrial uses pursuant to specified findings, allow amendment of the UGB to avoid unconstitutional taking of property, to define uses not considered development that are permitted beyond the UGB, and to ensure that subsequent regulatory documents, entitlements, and General Plan Updates are consistent with Land Use Policies P.8, P.9, and Policy P.9A.

It is appropriate for the General Plan to address the UGB and its ultimate boundary. While the adoption of a General Plan expressing revisions to the UGB may be appropriate, the existing UGB was approved by the voters rather than the City Council. If it were desired to take a similar approach following the new General Plan adoption, formally revising or renewing the UGB would require a ballot initiative and public vote.

ANNEXATION GUIDELINES

Policy P.12 in the existing General Plan Land Use element provides detailed policy guidance related to future annexation requests and considerations. The annexation guidelines were developed and adopted in order to avoid urban sprawl and concentrate new development within the city limits. The text of

Issue: Growth Areas

Policy P.12 is provided below:

P. 12 Annexation Guidelines: Do not allow annexation and development to leapfrog over vacant and undeveloped land. Require proposed annexations to meet the following guidelines.

- a. Urban Development shall be contained within the UGB.*
- b. Annexation shall not occur outside of the UGB, except for public parks and public schools.*
- c. Areas to be annexed must be able to be served by existing City facilities, or by environmentally and economically feasible extensions to City facilities, to be paid for by the proposed development.*
- d. Utilities will not be extended outside the UGB, except for public parks and public schools.*
- e. Proposed annexations must be contiguous to existing developed areas.*
- f. Annexation of an area must not have either short-term or long-term negative impacts on the City's fiscal condition. The fiscal effects of the annexation must be documented at the applicant's cost.*
- g. A specific development plan must be prepared for the proposed annexation, showing how the proposed development contributes to an area-wide jobs-to-housing balance.*
- h. The proposed development must be within the proper Land Use Designation and meet all the other requirements of this General Plan.*

4.0: ISSUES AND OPPORTUNITIES

Issue: Growth Areas

Key Questions and Discussion Items

- *Are the current boundaries of the SOI and UGB still appropriate?*
- *Are the Land Use designations shown within the SOI and UGB still appropriate, or should they be revised?*
- *Are the existing annexation guidelines still appropriate? Or should they be revised?*
- *Over the course of the GP update process, there has been a range of requests from property owners requesting inclusion and/or exclusion from the SOI/UGB that should be considered by the GPAC. For example:*
 - *Requests from the Gravenstein South area to be excluded/removed from the SOI.*
 - *Interest and opposition to revising the SOI west of Ragle Road (see Ragle Area on Figure 4-1).*
 - *Interest in inclusion of Hurlbut property (see Fig 4-1).*
 - *Potential inclusion of Tomodachi Park/Village Park (see Fig 4-1).*
- *Should the General Plan call for a voter measure to renew the UGB, or is it sufficient to just have the UGB addressed as a policy issue in the General Plan? The cost to put the UGB on the ballot could range from around \$8,000 - \$25,000, depending on whether it's on a regular election ballot or not, number of registered voters, and other factors. Additionally, the specifics of such an initiative would need review to ensure legal defensibility and clarity in how its provisions are applied.*

Opportunity: Growth Management Program

The City established a Growth Management Program in its 1994 General Plan and has adopted an implementing ordinance. The Growth Management Program is based on fundamental aspects of the General Plan. These aspects include the following:

- A policy vision to maintain the special character of Sebastopol.
- Ensure a high quality of life in the City.
- Promote infill development rather than sprawl.
- Maintain adequate levels of service (for basic services, including fire flow water pressure adequate to fight fires, police and fire response time, etc.).

One of the major limiting factors relative to housing development in Sebastopol is sewer treatment capacity. The City is a partner in a sub-regional wastewater treatment system, and has a significant limitation on how much wastewater can be discharged into the system. Thus, it is critical to meter and monitor wastewater flows and to have a system that regulates residential development, which is the primary contributor to increased demand on Sebastopol's wastewater system. The Growth Management Program also requires that some reserve treatment capacity be maintained to address unanticipated situations and to provide flexibility for weather-related fluctuations in discharges (due to flooding, stormwater infiltration into wastewater systems, or changes in discharges from industrial or other businesses).

Based on the above considerations, the General Plan Growth Management program set a limit of 575 dwelling units to be added to the City during the Plan's 20-year planning time frame, from 1994 to 2014. To preserve development opportunities throughout the lifespan of the General Plan, the program also set annual limits on residential development, initially 40 units per year, dropping to 25 units per year from 2000 forward.

Applications are not prioritized. The City reviews all applications as they are submitted. Since permit requests have not exceeded allowable unit limits, there has not been any need to establish point categories or a process for setting priorities, nor has there been any cost impact or approval uncertainty, since allocation amounts have never been exceeded. Thus, there have been no identified impacts due to this program or other programs such as Design Review, cumulative or otherwise, on the City's ability to meet housing demand for all economic segments of the population.

The implementing ordinance includes some exemptions and discounts from the program. These include:

- Affordable housing units are exempt from the annual limits (but count towards the ultimate limitation).
- Second dwelling units are exempt from the program.
- Single family homes on existing vacant lots are exempt from the program.
- Homeless shelters, single room occupancy residences, and community care facilities are also

4.0: ISSUES AND OPPORTUNITIES

Opportunity: Growth Management Program

exempt from the program.

The program also allows 'carry-over' of unused growth management allocations for up to two years, so in any given year, more than 25 units are potentially allowable. Most years have had carry-over allocations.

It is noteworthy that in no year since the program was established has the annual dwelling unit limit of the program been reached. Thus, to date, the program has never acted as a constraint on housing development in Sebastopol, has not affected approval certainty, and has not impacted housing affordability.

The Growth Management program is closely monitored. An annual 'Level of Service' report is required to be presented to the City Council, which reports on the status of the program, as well as other indicators of levels of service such as school enrollment, emergency response times, and water and sewer flows.

In late 2012, the City initiated revisions to Program 2.2 in the General Plan Land Use Element, and Section 17.350.030 B of the Zoning Ordinance. These revisions removed the December 31, 2013 termination date of the Growth Management Program. The revisions left the program date open-ended, but retained the total dwelling unit maximum of 575 units. Through 2013, 366 allocations had been used, leaving 209 remaining.

The existing General Plan anticipated more development than has actually occurred. In addition, its assumptions about wastewater flows need updating—there have been substantial declines in wastewater flows in recent years. The 2014 Annual Level of Service Report estimated that given existing flows and flows from approved development, there was capacity for the equivalent of an additional 2,165 single-family homes. This is a substantial amount of remaining capacity, which would appear to justify a larger allocation than current 209 remaining units for the life of the new General Plan.

Opportunity: Growth Management Program

Key Questions and Considerations

- *The existing Growth Management Ordinance contains specific assumptions and information regarding utility capacity that should be updated in order to reflect current conditions and service levels/capacity.*
- *Should additional modifications to the Growth Management Program be considered? For example:*
 - *Should a new sunset date be established, rather than leaving the total unit count maximum open ended?*
 - *Should a new total dwelling unit maximum be set?*
 - *Should the two-year expiration of the annual allocation rollover be removed? Removal of the rollover expiration may facilitate development projects on some remaining larger sites than what would currently be allowed under the current restrictions. Given the cyclical nature of residential development, it may be beneficial to allow rollover unit allocations to accumulate. This would not necessarily influence the total unit allocation limits.*
 - *Are there other modifications that should be considered?*

Issue: Barlow-Area Land Use Designations

The relatively new Barlow development fronting on Morris Street, Sebastopol Avenue, and Laguna Park Way is a blend of light industrial and commercial uses. It either adjoins downtown areas or is perceived to be part of the downtown, and it appears likely that over time it will gradually shift to having primarily a downtown/mixed use character. Its present land use designation is industrial.

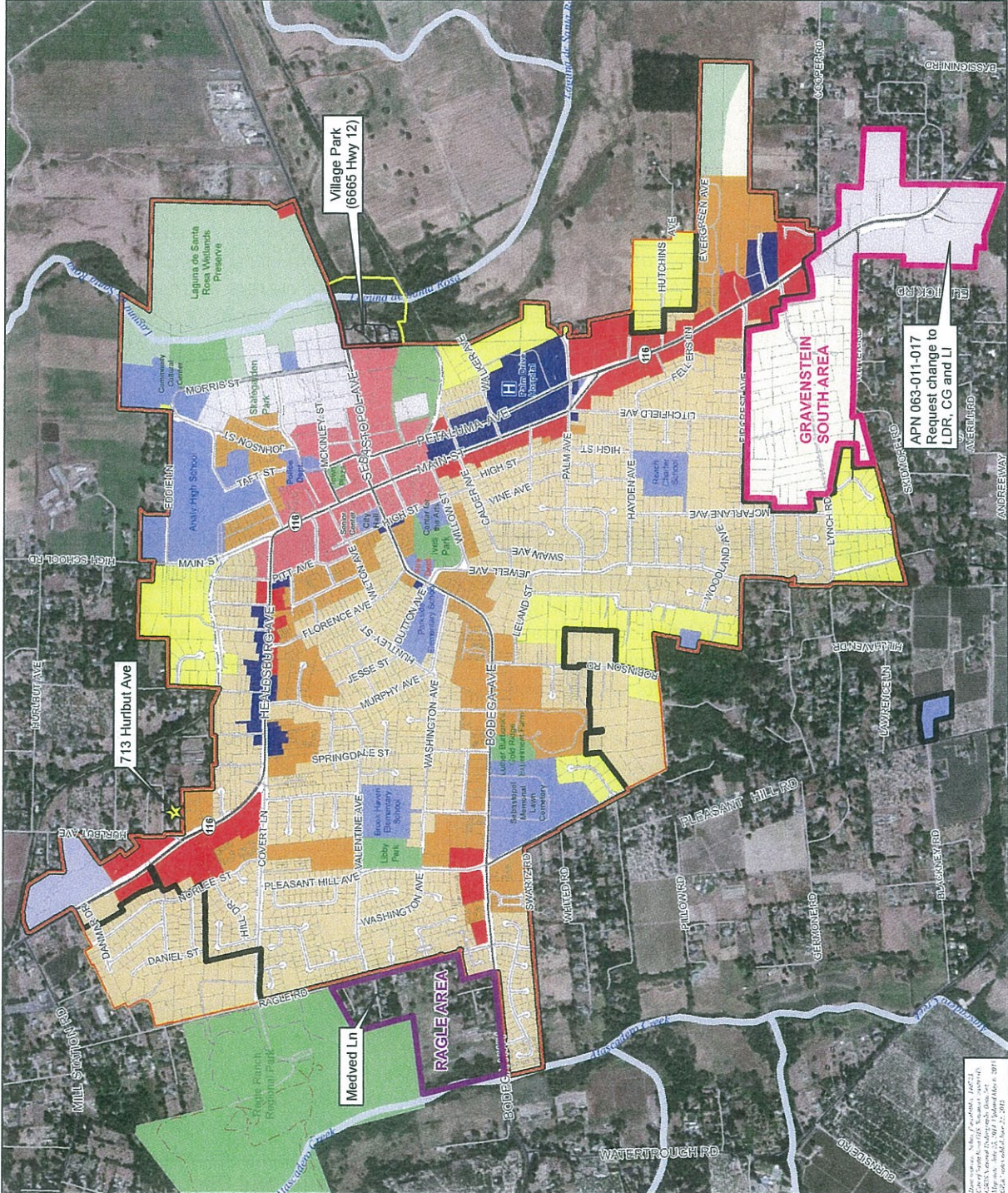
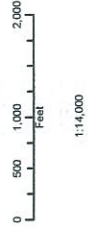
Across the street from the Barlow is the relatively large office complex at 101-105 Morris Street. It was developed as offices prior to the current General Plan, but has an industrial land use designation.

Key Questions and Discussion Items

- *Should the Barlow area be redesignated 'downtown', or should a new land use classification be created blending elements of downtown and industrial designations?*
- *Should the 101-105 Morris properties be redesignated as downtown, or office land use?*

Figure 4-1
General Plan Land Use Map:
GPAC Discussion Areas

- Land Use Designation**
- VDR - Very Low Density Residential
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - HDR - High Density Residential
 - CD - Downtown Core
 - CG - General Commercial
 - LI - Light Industrial
 - OLI - Office/Light Industrial
 - O - Office
 - CF - Community Facility
 - OS - Open Space
 - PA - Park
- Planning Boundaries**
- City of Sebastopol
 - Sphere of Influence
 - Urban Growth Boundary



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Receipt 6/25/15

General Plan Advisory Committee
City of Sebastopol
7120 Bodega Avenue
Sebastopol, Ca 95472

Dear Committee members,

I am writing in regards to the upcoming proposal for the petition for homes on Ragle Road to be included within the "Sphere of Influence and Urban Growth". My husband and I are property owners on Ragle Road and would like to express our concerns regarding this possibility. My husband and I are OPPOSED to this idea.

We have lived on Ragle Road for over 21 years now and both our children graduated from Analy High School. We live next to Ragle Park.

I am very concerned regarding the information that I have received from the author of the proposed petition and would like to share this concern with you and the other people who will be deciding our fate... We were approached by a gentleman named Colin Doyle months ago regarding his newly purchased land and his plans to develop the 2 acre parcel that he acquired when our neighbor passed away. He wants to build 20 - 25 homes on this land. The number of homes depends on the angle of the homes on this land. His goal is to build as many as possible. In order to accomplish this he needs to have our land included in the sphere of influence. He stopped coming to our home when he realized that we did not share his dream for financial success.

He accidentally forgot that we were not in agreement and he dropped off a package of information that stated that he had received a spot on the General plan advisory committee's agenda. We, the opposed, did not receive any type of acknowledgement that this was happening and a decision was being made to help him accomplish his financial goal. I have included his packet for your reference. I heard also that this commission feels it a "Slam dunk" for Mr. Doyle.

I would like to let it be known that his information is not in "our" best interests as home owners, only in his since he does not live on the property he acquired, it is just a land development property for his financial gain. His argument regarding the advantages for public sewer and water is a non-issue. This is only an issue for persons who would like to develop their property. Which is really what #2 on his petition is REALLY all about and that is to have "Increased development potential".

I value my land; I have worked far too hard to have someone, whose intentions are not altruistic, trying to make my land less valuable by over developing their land to make a lot of money. Mr. Doyle has misrepresented himself several times during his process. I was flabbergasted to learn that he works for city planning. Does this make him a "shoe-in" for achieving his financial success at the expense of those of us who do not choose to subdivide our land. He even mentioned that we could probably put 4 homes on our piece of property if this all goes through. I feel that this is really a conflict of interest if he is part of the city planning department.

We, the opposed, have many signatures as well. We have 20 signatures that oppose the inclusion. Also, his packet includes the address of persons who supposedly have agreed to this annexation, but that is incorrect. I feel that the advisory committee of Sebastopol needs to conduct their own survey in order to prove or know for sure who is in and who wishes not to be included. Mr. Doyle has painted a pretty positive picture for himself and I believe that this is not the case. And the homeowners should also be included in ANY of the meetings and decisions that are to be taking place. His error in leaving this information was the only way we were notified that a city planning meeting was taking place. Also, full disclosure in the costs of this proposal must be given to all persons in order to fully know what is at stake.

Please, do not allow Mr. Doyle to ruin what is a beautiful, open, natural area. We enjoy our sanctuary and have paid a lot of money to live this peaceful lifestyle and it angers me that Mr. Doyle has stalked an elderly woman for her land to over saturate this property with 20 - 25 homes for just his financial gain. He does not care at all about the area that he is intending to destroy and over populate. He is all about the money and since he is part of the planning commission this should be a conflict of interest and should not be allowed to make decisions regarding how we, the actual people who live here, are to be affected by such a huge impact.

Also, how do you all think this will affect the "low impact development" idea for Sebastopol. And how about the idea of visitors to our area, who come here to enjoy the rural aspect of west Sonoma County? Do they want to visit here when all the land is stuffed with 2 story, zero lot line homes.


Also, I recently received a letter regarding the extreme conditions regarding the watershed and the Russian River watershed? Do you think 25 to 50 more 2 story homes may impact the watershed and the ability for Coho and steelhead salmon to reach their destinations? They are number 8 on the endangered species list. I have included a copy of this for your information.

So if there is a draught emergency regulation in our area is this sufficient enough for you all to see that we do not need any more large developments in our area. Please do not allow Mr. Doyle to ruin our area for his financial gain.

Also, we know that he is not being truthful to people and telling anyone what the financial impact of this annexation and what it would cost us homeowners. When his subdivision is approved will he pay the tab for all of us to have these wonderful services of water and sewage. What is the cost for this? Do his supporters know what the financial impact truly is?

In the future, we would like to be included in any and all discussions or decisions regarding this annexation and also a full financial disclosure regarding the price we would have to pay and any related costs to these services etc. This is our right to be included and not excluded because we disagree and would not enjoy a tremendous financial gain from exploiting our land.

Thank you for your consideration,


Vera and Russell Burdick
448 Ragle Rd
Sebastopol

6-29-2015.



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

June 9, 2015

RUSSELL J & VERA L BURDICK
448 RAGLE RD
SEBASTOPOL CA 95472 3132

PROPOSED DROUGHT EMERGENCY REGULATION REQUIRING ENHANCED WATER CONSERVATION AND WATER USER INFORMATION FOR THE PROTECTION OF SPECIFIC FISHERIES IN RUSSIAN RIVER TRIBUTARIES

You are receiving this letter because you own one or more properties in an area of the Russian River watershed for which the State Water Resources Control Board (State Water Board) is considering the adoption of an emergency regulation to require: (1) enhanced water conservation; and (2) information on your water use. The State Water Board will consider adoption of the proposed drought emergency regulation on June 17, 2015, at its public meeting.

The ongoing drought emergency places juvenile Central California Coast (CCC) coho salmon (coho salmon) and CCC steelhead (steelhead) in Russian River tributaries in a perilous situation. Low flows, already a problem before the drought, have been made worse by the extremely dry conditions. Increased pumping of surface and groundwater results in disconnected stream systems with isolated pools containing low oxygen levels and elevated temperatures that kill fish and threaten coho salmon with extinction. The coho salmon has been highlighted by the National Marine Fisheries Service (NMFS) as the eighth most endangered species under its jurisdiction considered at risk of extinction. Swift action is necessary to protect their limited habitat and avoid extinction given the continuing dry conditions. Successful implementation of the proposed regulation will provide the small amount of water necessary to maintain acceptable temperature and oxygen conditions for summer rearing and migration of coho salmon and steelhead in four Russian River tributary watersheds: Dutch Bill Creek, Green Valley Creek, Mill Creek, and parts of Mark West Creek. Coho salmon and steelhead depend on these pools to grow during the summer months and then migrate to the ocean from the late fall through spring.

Historically, the Russian River coho salmon were sufficiently abundant to sustain a commercial harvest of more than 13,000 fish annually and were the anchor for the coho salmon population. Populations have declined substantially since the 1950s. By the 1990s, coho salmon returning to the Russian River watershed averaged less than 600 fish. Populations have continued to decline with the loss of water due to increased pumping of surface and groundwater in these tributaries that used to flow year-round. As few as 2-7 fish were observed returning annually between 2000 and 2008.

As you may know, the California Department of Fish and Wildlife (CDFW) has been working with NMFS, local landowners, and the State Water Board to address continuing drought conditions and promote voluntary efforts to provide water for fish. Unfortunately these efforts have not been as successful as hoped, with only 20 residential landowner agreements in place under CDFW's California

FRANCA MARTELLI, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

June 8, 2015

Voluntary Drought Initiative Program as of June 5, 2015. The additional flow represented by these 20 agreements is not enough to make a difference towards the species' survival. In a letter dated May 28, 2015, CDFW and NMFS recommended that the State Water Board develop emergency regulations for the affected watersheds to: (1) issue informational orders to determine the extent of current surface and subsurface diversion operations in each watershed; and (2) immediately implement conservation measures to limit the amount of water extracted from these watersheds.

The proposed emergency regulation would require: (1) all landowners within the four watersheds to provide information on their source(s) and use of water; and (2) enhanced conservation measures by users of water sourced from the four watersheds. Initially the enhanced conservation measures would apply only to those users of water in the upper watershed, which provides the most critical habitat for summer rearing. The enhanced conservation measures apply to non-economic uses of water and are in addition to the end-user restrictions required by the most recently-adopted statewide drought emergency water conservation regulation adopted by the State Water Board on May 5, 2015. Examples of enhanced conservation measures that would be required include:

- No application of water, except gray water, to ornamental turf;
- Application of water, except gray water, to all other landscapes is limited to two days per week between the hours of 8:00 pm and 8:00 am; and
- No washing of motor vehicles except with gray water or at car wash facilities where the water is part of a recirculating system.

The proposed emergency regulation would also prohibit new groundwater wells or surface water diversions⁸³² for the duration of the emergency regulation, which is 270 days, unless extended by the State Water Board. Enhanced conservation in combination with no increase in water extractions in these four watersheds should help to provide the minimal amount of water needed to maintain pools essential for rearing coho salmon and steelhead.

Please note that this letter is not the formal Notice of Proposed Emergency Rulemaking (Notice) required by the Government Code. If you wish to receive the Notice and updates on the proposed emergency regulation in the future, please subscribe to the "Russian River Tributaries Emergency Regulation" e-mail subscription list at:

http://www.waterboards.ca.gov/resources/email_subscriptions/swrcb_subscribe.shtml.

The proposed emergency regulation and related information, including the State Water Board agenda, are available online at:

www.waterboards.ca.gov/waterrights/water_issues/programs/drought/water_action_russianriver.shtml.

If you have questions regarding this letter please call the Russian River Tributaries Hotline at (916) 322-8422 or e-mail the Russian River Email Inbox at rr_tribs_emergency_reg@waterboards.ca.gov.

Sincerely,



Barbara Evoy
Deputy Director
Division of Water Rights

⁸³² Except for winter diversions to offstream storage that first receive an approval from the Deputy Director for the Division of Water Rights.

Advantages to being included within the Sebastopol Sphere Of Influence and Urban Growth Boundary

1. Access to public sewer and water services:

- a. If existing septic systems and/or wells fail to perform adequately, connecting to these City services may be the most cost effective, or in some cases the only, alternative.
- b. Sonoma County septic system regulations limit the extent of improvements allowed to a home. Depending on existing conditions, property owners may never be able to add a bedroom or construct other major improvements because of septic system regulations.
- c. Connection to City services means no more time and money needed for well and septic tank maintenance.
- d. The elimination of the need for a leach field frees up that land for other development and landscaping/gardening opportunities.
- e. Some property owners may decide to connect to the City water service for drinking water, and continue to use their well for landscape irrigation.

Per current policies, it is extremely difficult to be approved for connection to City sewer and water services if the property is located outside of the City Limit. It may be easier for a property within the Sphere of Influence/Urban Growth Boundary (SOI/UGB) to qualify for connection to these services. Properties that become annexed into the City limits may connect to these services by right.

2. Increased development potential:

Properties within the SOI/UGB may be eligible for annexation into the City Limits.

- a. As described above, properties connected to City sewer services are not constrained by Sonoma County septic system regulations and do not need to allocate a portion of the land for a leach field.
- b. Depending on the zoning of newly annexed properties, larger properties may be permitted to be subdivided.

3. Increased property value:

Because of the potential access to public sewer and water services, and the increased development potential, properties will increase in value when they are included within the (SOI/UGB). Even if the property owner has no intention to develop, and no interest in annexing into the City limits, the property will have a greater value when it is time to sell, or pass the property on to the owner's heirs.

Inclusion into the Sphere of Influence/Urban Growth Boundary does not mean inclusion into the City limits. Unless property owners are granted annexation into the City, the properties will remain within the Sonoma County jurisdiction. Being included within the Urban Growth Boundary increases options available to the property owners.

May 14, 2015

Petition for Inclusion within the Sebastopol Sphere Of Influence

Petition Request:

This Petition is a request that certain properties immediately to the west of the City of Sebastopol be included within the City's Sphere Of Influence. The subject properties, which total approximately 44 acres, and which are indicated on the attached maps, are bounded by Ragle Road to the east (City Limit), Bodega Avenue to the south (City Limit), Atascadero Creek to the west, and Ragle Ranch Regional Park to the west and north. These subject properties will be collectively referred to as the "Ragle Area" within this and related documents.

Background:

Prior to the last General Plan update, in 1994, the properties within the Ragle Area were included within the Sebastopol Sphere Of Influence (SOI) and were eligible for annexation into the City limits. When the 1994 General Plan was adopted, the Ragle Area was removed from the SOI. Please see the attached 1994 Sebastopol Sphere Of Influence Map, from the current General Plan. This map illustrates that the Ragle Area had been included within the Sphere Of Influence until its removal in 1994. In 1996, an Urban Growth Boundary (UGB), which coincides with the shape of the 1994 SOI, was established by the voters of Sebastopol.

Access to City Water and Sewer Services:

Currently, the City Limit is located down the center of Ragle Road and Bodega Avenue. There are City utilities, including water and sewer services, located under these streets. There are many existing homes located on the County sides of these streets, yet these homes are denied potential access to the City utility services because they are outside of the SOI/UGB.

Sonoma County well & septic regulations have become much more stringent since the formation of the 1994 SOI. Some properties in the Ragle Area, including most on Medved Lane, are too small to allow for installation of both a well and a septic system under the current regulations. Also, because the water table is high throughout some parts of the Ragle Area, a new or upgraded septic system may not be possible for some properties under the current regulations. Properties that are unable to upgrade their septic systems to meet current regulations are limited in the extent of improvements that can be made. New bedrooms cannot be added. Old, dilapidated, and structurally unsound houses cannot be removed and replaced with new. Major renovations are limited as to their maximum allowable scope of work. Furthermore, when the 1994 SOI was formed, it was easier for a property outside of the City Limit to obtain approval for a City water and/or sewer connection. The City could grant such a connection at its discretion (subject to certain criteria). In fact, there are currently four properties in the Ragle Area that have the benefit of being connected to City water and/or sewer systems. In recent years however, the agency that regulates the boundaries of cities (LAFCO) has modified its policy so that the City is no longer allowed to offer water and/or sewer services to properties outside of the City Limit unless there is a demonstrated health hazard, such as a failed septic system or contaminated well.

Due to these regulation and policy changes, it is far more difficult for owners in the Ragle Area to improve their properties than it was when the 1994 SOI was formed. If the Ragle Area were now included within the Sebastopol SOI, property owners who wished to perform improvements to their properties, but were constricted or prevented from doing so by well & septic regulations, could request annexation to the City for the purposes of gaining access to the City water and/or sewer systems.

June 23, 2015

To Whom It May Concern:

I am the owner of and reside at 266 Ragle Road, and I strongly encourage the GPAC, the Planning Commission, and the City Council to dismiss the “Petition for Inclusion within the Sebastopol Sphere of Influence” for the properties described in the petition as the “Ragle Area” for the following reasons:

1. The data in the petition dated May 30, 2015 is not accurate and is also misleading.
2. Property owners have not been informed about the costs they would incur as a result of annexation. (I am aware that the said petition is for an expansion of the SOI not annexation, but inclusion in the SOI opens the door to annexation. Therefore all costs related to annexation are crucial to any discussion and especially to any decision-making process related to the SOI.)
3. The petition does not accurately represent the breadth and complexity of the issues pertaining to the inclusion of the “Ragle Area” in the SOI and its potential annexation.
4. As a member of the Sebastopol Planning Commission, the author of the petition, Mr. Colin Doyle, is engaging in a conflict of interest¹. He is in a privileged position to obtain information about the process of inclusion into the SOI, the process and costs of annexation, and information regarding any opposition to the petition. This is especially noteworthy since the land owners he approached were not informed of key pieces of information that may have influenced their decision whether or not to sign his petition. (Please see below.)

Faulty and Misleading Data in the Petition

The first problem with data in the petition is as follows. In the attachment to the petition entitled, “Petition Results Summary as of May 30, 2015” it states that 16 out of 28 land owners (57%) are in favor of the petition. This is *not accurate* on at least two counts.

1. The owner of parcel number 007-180-037 signed both the petition for inclusion and the counter petition *against inclusion, submitted by Lousie Eisen*.
2. Parcel number 007-180-018 has a new owner, who does not want to be included in the SOI petition. Please see the letter submitted by Nathaniel Vose.

¹ A term used to describe the situation in which a public official or fiduciary who, contrary to the obligation and absolute duty to act for the benefit of the public.... exploits the relationship for personal benefit, typically pecuniary. (<http://legal-dictionary.thefreedictionary.com/>)

In light of this, at best, 14 of 28 land owners (50%) agree with Mr. Doyle. I would like to emphasize, at best, because many land owners may have signed the petition without complete information about the costs of annexation and the complexity of the issues involved. An example is Mr. Radzat, the former owner of the property now owned by Nathaniel Vose. Mr. Radzat has recently communicated in an email to the GPAC that he would like his name to be struck from the petition for inclusion in the SOI because he was not aware of the negative impacts on the neighborhood when he signed it. I expect that many other neighbors, if they were given complete information, would do the same.

The second problem with the data presented by Mr. Doyle is his inclusion of land owners who signed a covenant with the City as part of his argument for supporting his petition. This is a gross misrepresentation. First, I would like to point out (as Mr. Doyle does in the last paragraph of his petition) that a move to attempt to expand the sphere of influence is NOT the same as an action for annexation. Next, the said covenant does NOT specify that these land owners agree to support expansion of the SOI. It simply says they will not **protest** annexation. Furthermore, and perhaps more importantly: while it is true that *if* the City should decide to annex the property of these two owners they could not protest, it does not logically follow that these owners agree with Mr. Doyle's petition. There is a big difference between the City taking action for annexation, and one man authoring a petition in favor of expanding the Sphere of Influence and asking his neighbors to sign it. The two land owners signed the covenant with the City regarding annexation; they did not sign a covenant or any other agreement with Mr. Doyle. Mr. Doyle cannot rightfully claim or imply that these covenants with the City represent support for his petition. In actual fact, the family that owns one of these properties has signed the counter petition against inclusion in the SOI.

Neighbors need to be informed of the true costs of annexation.

Because inclusion in the Sphere of Influence signals that the city may annex this land, it is important for land owners to understand the possible future impacts that may be set in motion by the SOI petition. Just one of these impacts is *the overall cost* of annexation to property owners.

I was approached at least three times by Mr. Doyle. While he stated that I could make a lot of money by putting houses on the acre I own behind my house, I find it curious that in none of those encounters did he mention or even suggest that there are fees² for or any other costs related to annexation. I have recently learned that fees alone are \$15,072.00 per acre. Since that time I have

² The fees are specified in City Council Policy No 54. They are aimed at recouping funds that were partially paid by property tax, of which a newly annexed property did not contribute. They include water and sewer capital improvements, as well as fire and police capital equipment and expenditures.

asked many neighbors if Mr. Doyle brought to their attention fees and other costs related to annexation and each of them have said “No.” Furthermore, I have discovered there are other likely costs related to annexation in addition to the fees. (And I am concerned that there are further costs of which I am not yet aware!) I am in the process of researching the exact dollar amount associated with the following preliminary list:

- Hire an engineer to lay the water and sewer line.
- Septic decommission.
- Physical connection from a property to the main water line.
- Physical connection from a property to the main sewer line.
- Sewer and water infrastructure for properties not adjacent to the main water and sewer lines on Ragle Road and Bodega Avenue.

The last three costs are of particular note because, in my case, the main water and sewer lines are right in front of my house. This is also the case for Mr. Doyle’s property. However, the infrastructure for water and sewer for the properties on Medved Lane and the properties down the lane off Bodega Avenue is NOT in place. What would this cost? Given the distance involved it is likely to be MUCH more expensive for these land owners than for myself or for Mr. Doyle. This likelihood brings up at least two questions:

1. Has Mr. Doyle made this information—the likely high costs related to laying this infrastructure—available to the land owners on Medved Lane and down the lane off Bodega Avenue who have signed the petition?
2. Only a property owner with a substantial amount of land earmarked for development could easily absorb these costs. Does this mean that some land owners with larger parcels actually do know about this cost and think they have a means to absorb it through development, while other smaller land holders do not? (This question is further complicated by the location of these larger pieces of land, which limits the feasibility of development. Please see below.)

Furthermore, are there other costs involved in annexation that I have not yet discovered? Sidewalks? Paving of Medved Lane and the lane off Bodega Avenue? And who will bear these costs?

The Complexity of other Issues - Are the land owners well informed?

There are many other issues that the petition does not adequately address. For starters I present the following:

1. The two largest properties closest to Atascadero creek are wetlands. They are directly in line with the water that flows off the hills to the east as well as directly through the drainage culvert that drains most of the area bounded by Pleasant Hill Ave, Valentine Avenue, Bodega Avenue and Ragle Road . Are the owners of these two parcels aware that Mr. Doyle and other property owners in the “uplands” of the “Ragle Area” *may* be able to develop their property should annexation occur, but these two properties will be under careful scrutiny by many city, county, state, and federal agencies, as well as independent organizations due to their likely status as wetlands? Just one example of this is a recent letter I received from the State Water Resource Control Board because my property is “in an area of the Russian River watershed.” This document states that “the ongoing drought emergency places juvenile Central California Coast (CCC) coho salmon (coho salmon) and CCC steelhead (steelhead) in Russian River tributaries in a perilous situation.” (Please see attachment.)
2. The owners of these two properties have tried to develop subdivisions in the past (the Canada Vista Annexation Request in 1990) which could lead one to infer that they would attempt to do so again. Furthermore, the Atascadero creek, which is the western border of one of these properties, is the habitat for the endangered steelhead. Are the other land owners who signed the petition aware that these wetlands and the habitat for the endangered steelhead could be under threat of development, or—at a minimum—subjects of a long drawn-out process involving tax payer’s money?
3. What are the rights of renters in this process? Do they have a voice about the neighborhood they live in? Are they simply displaced by possible future development?
4. While the people—owners, and I would argue renters—within the “Ragle Area” have some say in the matter because they live on or own property within the said area, what would be the impact of annexation and future development on our neighbors further afield? Singing Frog Farm is on the Atascadero creek and floods each year. How would additional storm water from development impact them? How would storm water impact the neighbor who lives just west and south of the Bodega Avenue bridge? Who else would be impacted by more storm water that would likely have to dump directly into the creek without being absorbed by the current wetland areas?
5. How do residents of this neighborhood, including our neighbors across Ragle Road within the city limits, feel about urban density and open space? Doesn’t it make more sense to develop areas within the current city limits and leave the areas adjacent to Ragle Park and the Atascadero Creek as a rural buffer on the western border of the city? Ragle Park is one of the gems of our community. To have more intensive development right up to the park’s eastern and southern border will certainly diminish this valuable resource of our community. Are the signers of the SOI petition aware that it opens the door to this possibility?
6. What about the wildlife? Where will they go if the largest parcels are developed? What about the wildlife corridor? How would neighbors feel if they knew that there could be

attempts to develop large swaths of land into subdivisions, resulting in the loss of wildlife due to constrained habitat?

Every person involved in the process of supporting or dismissing the petition to increase the SOI should be fully informed of the various impacts of annexation and potential development. I have outlined only some of the issues above. I am certain I will encounter more as I do further research.

In Summary

The issues related to the land in question are far more complex and far ranging than outlined in the petition to include the “Ragle Area” in the SOI. In fact, I suspect that many of these issues were broached the last time the General Plan was under discussion and it was decided that it would be best that the “Ragle Area” be located outside the SOI. Next, the process by which the author of the petition gathered signatures did not adequately portray these issues, nor was it forthcoming as to the true costs of annexation for each owner and how this move could be even more costly due to the necessity to build infrastructure in some areas. In addition, placing the “Ragle Area” in the SOI is in the financial interest of ONLY a few property owners (including Mr. Doyle) who would have an easier time developing their land because it is closer in proximity to the main sewer and water lines on the border of the city, and may not be considered wetlands. This last point underscores the fact that, as a member of the Planning Commission, Mr. Doyle’s submission of this petition is a conflict of interest.

For the above mentioned reasons, I have serious doubts about whether all the land owners who signed the petition would do so with full knowledge. This places a petition that is already in error and misleading under further serious question.

I strongly encourage the GPAC to dismiss this petition. Without full knowledge and an open forum for discussion this neighborhood is primed to become polarized by partially informed opinions fueling debates that could be protracted and divisive, ultimately pulling the city voters into the fray as the UGB comes up for vote in 2016. This petition is not in the best interest of this neighborhood, nor the larger Sebastopol community.

Sincerely,

Colleen Wimmer

pomegranatetrail@hotmail.com

(707) 824-0834



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

June 9, 2015

266 RAGLE RD
SEBASTOPOL CA 95472 3128

PROPOSED DROUGHT EMERGENCY REGULATION REQUIRING ENHANCED WATER CONSERVATION AND WATER USER INFORMATION FOR THE PROTECTION OF SPECIFIC FISHERIES IN RUSSIAN RIVER TRIBUTARIES

You are receiving this letter because you own one or more properties in an area of the Russian River watershed for which the State Water Resources Control Board (State Water Board) is considering the adoption of an emergency regulation to require: (1) enhanced water conservation; and (2) information on your water use. The State Water Board will consider adoption of the proposed drought emergency regulation on June 17, 2015, at its public meeting.

The ongoing drought emergency places juvenile Central California Coast (CCC) coho salmon (coho salmon) and CCC steelhead (steelhead) in Russian River tributaries in a perilous situation. Low flows, already a problem before the drought, have been made worse by the extremely dry conditions. Increased pumping of surface and groundwater results in disconnected stream systems with isolated pools containing low oxygen levels and elevated temperatures that kill fish and threaten coho salmon with extinction. The coho salmon has been highlighted by the National Marine Fisheries Service (NMFS) as the eighth most endangered species under its jurisdiction considered at risk of extinction. Swift action is necessary to protect their limited habitat and avoid extinction given the continuing dry conditions. Successful implementation of the proposed regulation will provide the small amount of water necessary to maintain acceptable temperature and oxygen conditions for summer rearing and migration of coho salmon and steelhead in four Russian River tributary watersheds: Dutch Bill Creek, Green Valley Creek, Mill Creek, and parts of Mark West Creek. Coho salmon and steelhead depend on these pools to grow during the summer months and then migrate to the ocean from the late fall through spring.

Historically, the Russian River coho salmon were sufficiently abundant to sustain a commercial harvest of more than 13,000 fish annually and were the anchor for the coho salmon population. Populations have declined substantially since the 1950s. By the 1990s, coho salmon returning to the Russian River watershed averaged less than 600 fish. Populations have continued to decline with the loss of water due to increased pumping of surface and groundwater in these tributaries that used to flow year-round. As few as 2-7 fish were observed returning annually between 2000 and 2008.

As you may know, the California Department of Fish and Wildlife (CDFW) has been working with NMFS, local landowners, and the State Water Board to address continuing drought conditions and promote voluntary efforts to provide water for fish. Unfortunately these efforts have not been as successful as hoped, with only 20 residential landowner agreements in place under CDFW's California

FELICIA MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

June 8, 2015

Voluntary Drought Initiative Program as of June 5, 2015. The additional flow represented by these 20 agreements is not enough to make a difference towards the species' survival. In a letter dated May 28, 2015, CDFW and NMFS recommended that the State Water Board develop emergency regulations for the affected watersheds to: (1) issue informational orders to determine the extent of current surface and subsurface diversion operations in each watershed; and (2) immediately implement conservation measures to limit the amount of water extracted from these watersheds.

The proposed emergency regulation would require: (1) all landowners within the four watersheds to provide information on their source(s) and use of water; and (2) enhanced conservation measures by users of water sourced from the four watersheds. Initially the enhanced conservation measures would apply only to those users of water in the upper watershed, which provides the most critical habitat for summer rearing. The enhanced conservation measures apply to non-economic uses of water and are in addition to the end-user restrictions required by the most recently-adopted statewide drought emergency water conservation regulation adopted by the State Water Board on May 5, 2015. Examples of enhanced conservation measures that would be required include:

- No application of water, except gray water, to ornamental turf;
- Application of water, except gray water, to all other landscapes is limited to two days per week between the hours of 8:00 pm and 8:00 am; and
- No washing of motor vehicles except with gray water or at car wash facilities where the water is part of a recirculating system.

The proposed emergency regulation would also prohibit new groundwater wells or surface water diversions¹⁴⁷¹ for the duration of the emergency regulation, which is 270 days, unless extended by the State Water Board. Enhanced conservation in combination with no increase in water extractions in these four watersheds should help to provide the minimal amount of water needed to maintain pools essential for rearing coho salmon and steelhead.

Please note that this letter is not the formal Notice of Proposed Emergency Rulemaking (Notice) required by the Government Code. If you wish to receive the Notice and updates on the proposed emergency regulation in the future, please subscribe to the "Russian River Tributaries Emergency Regulation" e-mail subscription list at:

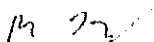
http://www.waterboards.ca.gov/resources/email_subscriptions/swrcb_subscribe.shtml.

The proposed emergency regulation and related information, including the State Water Board agenda, are available online at:

www.waterboards.ca.gov/waterrights/water_issues/programs/drought/water_action_russianriver.shtml.

If you have questions regarding this letter please call the Russian River Tributaries Hotline at (916) 322-8422 or e-mail the Russian River Email Inbox at rr_tribs_emergency_req@waterboards.ca.gov.

Sincerely,



Barbara Evoy
Deputy Director
Division of Water Rights

¹⁴⁷¹ Except for winter diversions to offstream storage that first receive an approval from the Deputy Director for the Division of Water Rights.

June 23, 2015

Dear Kenyon, GPAC, and all concerned,

Thank you for your kind attention. I am writing to express my disapproval of the proposal to widen the city's sphere of influence to include the southwest side of Ragle road.

Firstly, I would like to reiterate the request from Gary Radzat that his name be stricken from Colin Doyle's petition, as my wife, Liz Turkel, and I are the present owners (as of July 2014) of the property located at 440 Ragle rd.

Secondly, I would like to express my feelings/thoughts on why I disapprove of the movement to include Ragle area in the SOI.

- As a citizen of Sebastopol, I question the ethical integrity of this proposal because it is being proposed by a member of the planning commission who could potentially benefit financially from it. I worry that Mr. Doyle has privileged access to these issues that makes me vulnerable as a community member. And I am also concerned about the lack of transparency of the petition that was put forward by Mr. Doyle, as it did not address costs that property owners would potentially incur nor address the impacts of potential development on this land.
- Ragle Area was removed from the SOI in 1994 for just reasons. What is the intention of placing it back in the SOI? It seems there are other more ethical ways for the city to boost revenue than to potentially annex this area. Annexation would cost (even property owners who don't want to hook up to city services) 15,000/acre, which doesn't include the cost of hooking up to city services. Some individuals in this area cannot afford this. If a singular property confronts a failing septic then they are eligible to apply for connection to city resources for sound environmental reason, opposed to for profit and development motive.
- Like many young couples with children, my wife and I moved here to raise our children because Sebastopol is a progressive hub of strong social and environmental values. Like many in our area, we bought our home because of the country environment. We understood the current development restrictions and the responsibility of caring for a well and septic system. Development of this area would reduce the quality of country life for many of the residents that live here. I already watch cars going 40 miles/hour down Ragle while I walk with my 3 year old on the side of the road (not to mention all the other children that utilize the park). I worry that further development and congestion in this area would promote an ever-increasing safety hazard. As well, Ragle Ranch Regional Park is the only regional park within a wide radius. People come to this park and open space from all over to seek refuge, as a sanctuary to get away from the hubbub of downtown traffic.

- We are in a severe drought. I feel it is essential to look deeply into our actions before any type of development is considered. What are the real, long-term environmental implications of development in this area? We know that the Atascadero creek is habitat for the endangered steelhead. I feel it is important to our stewardship of this land and the future health of our community that answers to this question precede any profit driven movement to expand development.

Thank you for taking the time to read my letter and hear my opinion.

Sincerely yours,

Nathaniel Vose
(707) 861-3610

From: **H C Prier** tiltonhilton@msn.com
Subject: Sebastopol Sphere of Influence
Date: June 23, 2015 at 2:17 PM
To: KWebster@cityofsebastopol.org kwebster@cityofsebastopol.org



My wife and I are property owners in the Ragle Area. We would like to be included within the Sebastopol Sphere of Influence.

Thank you,

H C Prier

BEVERLY BEAVER RUDOLPH

P.O. BOX 2516, SEBASTOPOL, CA 95473 - 707-823-5818

Sebastopol General Plan Advisory Committee
c/o Kenyon Webster, Planning Director
Sebastopol Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

June 22, 2015

Dear General Plan Advisory Committee and Mr. K. Webster, Planning Director:

Given Sebastopol is undertaking the update of its General Plan, a once every 20 year occurrence, I would highly recommend a serious consideration of the inclusion in the Sphere of Influence of the Ragle Area¹. [Historically this area was in the Sphere of Influence (SOI) for many, many years and was taken out in 1994 in an attempt to aid Sebastopol in its growth control.]

Sebastopol has now had over twenty years to reflect upon and better plan how it seeks to control and plan its growth. As a community it also needs to consider how it presents itself visually and experientially to those visiting Sebastopol and Sonoma County.

Why Serious Consideration Needs to be Taken to the SOI Inclusion of the Ragle Area:

- It represents Sebastopol to everyone entering the City from the West.
- It represents Sebastopol to everyone visiting Ragle Regional Park.
- Bodega Avenue to Atascadero Bridge and the entirety of Ragle Road represent Sebastopol to all pedestrians and bicyclists using these roads - locals as well as visitors.

Every one of the communities in Sonoma County have a unique identity. How does Sebastopol want not only its citizens but also those increasingly many visitors to Sonoma County to experience Sebastopol?

I would seriously recommend inclusion of the Ragle Area in the current General Plan update to aid in the better evolution and planning of Sebastopol's community-pride image as well as its next 20-year growth control plan.

Very Sincerely,

Beverly Beaver Rudolph
A 30-year resident in West County
8398 Bodega Avenue, Sebastopol

¹ The Ragle Area includes all the properties bounded by Ragle Road, Bodega Avenue, Atascadero Creek and Ragle Regional Park – the Western Entrance of Sebastopol.

22 June 2015

To: Sebastopol General Plan Advisory Committee

RE: Reconfiguration of the Sebastopol Sphere of Influence

Dear GPAC members,

We request that you support the proposal to include the area between Ragle Road, Bodega Avenue, Atascadero Creek, and Ragle Park into the Sebastopol Sphere of Influence. There are many compelling reasons for supporting this proposal, including those described in the "Petition Letter" that you have already received.

Our family owns a property on the County side of Ragle Road, which includes two small rental houses. The main house was poorly constructed to begin with, and is in need of work. We would like to reconstruct it or replace it with a new house someday. However, due to the strict County septic regulations, we would be required to replace the existing septic system with a new one before we would be allowed to replace, or even substantially reconstruct, the existing house. Although this is probably possible, we have heard that the water table may be fairly high in the area around our property, which would preclude the installation of a conventional septic system. We understand that an engineered septic system can probably be designed for this condition, but these engineered systems are expensive to install, require an electric pump to operate, and require periodic County inspections. A connection to a public sewer system would be preferable.

An existing sewer main is located under Ragle Road, right in front of our property. We have enquired about connecting to the Sebastopol sewer system, and understand that the system can accommodate our property. This sewer system was designed when our property was previously included within the Sphere of Influence (which it was until 1994, when the current General Plan was adopted), and the design capacity anticipates the eventual connection of our property. We have learned however, that due to recent policy changes of the Sonoma Local Agency Formation Commission (LAFCO), the City can no longer (with rare exceptions) offer sewer or water connections to properties outside of the City Limit. Therefore, to be granted a connection to the Sebastopol sewer system, our property must first be annexed into the City.

We understand that it is a multi-stepped process for our property to be annexed into the City. But the first step is to be included within the Sphere of Influence. Thank you for considering our request.

Sincerely,

Colin and Lisa Doyle

From: **Carey Caccavo Wheaton** carey@harmonicsystems.net
Subject: Land Use/Zoning Public Comment
Date: June 22, 2015 at 2:31 PM
To: kwebster@cityofsebastopol.org
Cc: Guerney Sarah sarahcouncil@yahoo.com



Greetings,

Just wanted to throw my comment into the pile.

As a parent, Social Worker and immune-challenged citizen, I am very concerned about pesticides and herbicides, nicotinoids and Roundup/glyphosate (and all the rest), getting into the Laguna, watershed, seeping into wells, and endangering the salmon, butterflies, bees, and ultimately, all of us.

I am very concerned about the wine monoculture here, and how it stresses the soil, the water, and insect life.

I understand that Sebastopol can't regulate anything outside of town, or chemical use on private property, at this point-- but can Sebastopol *please strongly urge* all our citizens, farmers, backyard gardeners, etc to stop using Roundup, etc--- or disclose their use so that consumers can choose wine, etc without residues?

Part of this involves the right to have our health-- and organic agriculture-- at all. Toxics blow into neighboring farms and yards, and get to all of us. Why are private property rights seen as more important than the rights of citizens and all creatures to have our health?

Sebastopol could also make a statement to the county and the state, recommending the ban of these dangerous chemicals.

And perhaps we could positively reinforce and endorse a list of local wineries, etc that produce organic or biodynamic wines or beers or produce, and/or who really take care of our soil and avoid chemicals, by listing them on the town site, etc, or linking to them.

I know you do not want to offend chemical-using wineries who have been generous donors to community causes. But some of these businesses are doing more harm than good-- giving temporary monetary help while undermining our soil and water. At some point this needs to be considered.

And-- one more thing, a little off topic, but while I'm thinking about bird survival: domestic cats are the #1 threat to wild birds in America, and are allowed to roam free all over other people's properties at all times. This has always puzzled me. Strongly encouraging citizens to put bells on their cats might save some of our birds. When we moved here, it struck us that there were hardly any songbirds on our street, though there were a few more in nearby neighborhoods. Then we looked around and realized that almost every house on the street had a cat.

Thanks for listening. Hopefully, this doesn't sound like a letter to Santa Claus.

Carey Wheaton, MSW
321 Jesse St.
Sebastopol

From: **Evan Wiig** evan@farmersguild.org
Subject: re: Land Use, Zoning and the next 20 years
Date: June 22, 2015 at 11:22 AM
To: kwebster@cityofsebastopol.org



Regarding land use and zoning in Sebastopol over the next 20 years:

- The lack of affordable housing and rental units in Sebastopol is having a detrimental effect on the demographics which make our community vibrant and diverse: young people, farmers, artists and lower income families, often those of color. Any provisions aimed at limiting development MUST take into consideration the growing barrier these groups confront when trying to join and remain within our community.
- Sebastopol prides itself on an agrarian spirit and yet farmers, in particular new and young farmers who are just getting established, can rarely afford the rising cost of living. Even when they obtain access to farmland, zoning and permits prohibit them from building temporary and semi-temporary housing (yurts, trailers, tiny homes) while they establish their business, forcing them to seek existing housing options which are often 1) inconveniently separate from their farmland and 2) almost always well beyond their means.
- Given our community's forward-thinking ecological mindfulness, there is a tendency towards living lighter on the land as well as living in more closely-knit communities. Zoning and regulations should be designed in such a way as to encourage, not hinder those who seek to live smaller, utilizing such things as composting toilets, and build living communities with shared resources, such as common houses surrounded by several semi-permanent units.
- For those not engaged in agriculture, permits and zoning should encourage them to live closer into town where the use of cars aren't as necessary. We shouldn't become Manhattan, but a shift of emphasis from large suburban homes spread throughout the fringes to more centrally-located, higher density neighborhoods and communities would rather reduce traffic and enliven our town's culture.
- When a shortage in rental units prevents young people and others from joining our community, short-term rentals (such as Air BnB) should be restricted and instead property owners should be incentivized to rent to those seeking to put down roots.
- As is already being explored in SF and Sacramento, Sebastopol should provide incentives to landowners who lease out smaller parcels of land (1/2 to 10 acres) for the incubation of new farmers, even in more urban areas, assuring that healthy food production can afford to remain a part of our town's soul.

Thank you for considering my thoughts,
Evan

The Farmers Guild
www.farmersguild.org
415-710-5692

From: Larry Needleman lneedle@pacbell.net
Subject: Land Use comments
Date: June 21, 2015 at 6:03 PM
To: kwebster@cityofsebastopol.org



Because of the extreme shortage of rental housing, I'd like to see the city encourage granny units to be built. It might be possible to, on a case-by-case basis, allow reduced property line setbacks. I know of several pieces of property in town where buildings are grandfathered in that are only 5 feet from the property line, or less in some instances. There doesn't seem to be a problem if the buildings are well-designed and well-oriented. Perhaps, depending on lot size, allow more than one granny unit per property, again on a case-by-case basis. If there is adequate parking room on a property, it might be possible to allow a garage to be converted to (code) living space, with the requirement of installation of car ports.

Thanks for your consideration.

Larry Needleman

Sent from my iPad

From: Caverly Whitemore cwhitemore@sbcglobal.net
Subject: Desperately need to encourage affordable & alternative housing .
Date: June 21, 2015 at 10:15 PM
To: kwebster@cityofsebastopol.org



Hello Ms. Webster ,

i thank you for your work.

We have a terrible affordable housing disaster here ; many of our finest { esp . young } people can not afford to live here any more . We must find a way for them to stay and create alternative { affordable } homes .

We must change zoning to allow group living , alternatives and new creativity . Our people are amazingly creative and resourceful , but zoning { based on 30 years of affordable rents } must be up-dated so these people can create homes . Granny units are absolutely valuable , too .

i am so worried about these people not having homes here . i thank you very-much for helping them and our community .

very best to you and your fine work ,

caverly whitemore
707 827-6234

From: **Bob Beauchamp** bob@lets collaborate.us
Subject: response to latest Cittaslow report
Date: June 22, 2015 at 6:33 AM
To: Kenyon Webster kwebster@cityofsebastopol.org



The ridiculous habit of incessantly presuming inevitable growth, forever, has never worked as a social strategy. A few developers make huge profits, and the rest of us see the quality of our lifestyles steadily erode. At our current stage in this charade, things are getting pretty obvious that the price for our habits is going to escalate towards some very serious, life-threatening, consequences. Despite the fact that our jobs depend on growth, we are being steadily pulled into an irreversible abyss. When does anyone demonstrate the courage to acknowledge that "the emperor has no clothes" and begin a process that redefines our society in ways that are realistic and genuinely sustainable?

R. Beauchamp

From: Ashley Radzat aradzat@yahoo.com
Subject: Colin Doyle's petition
Date: June 16, 2015 at 2:52 PM
To: kwebster@cityofsebastopol.org



Hello,

I am responding to a petition that I signed many months ago, regarding the planning for different zoning in the Ragle Rd. community. I signed Colin Doyle's petition unaware of the negative impact that it would have on the community. I would like to strike my signature from the petition. After careful review, I am no longer in favor of this petition. I sold the house located at 440 Ragle Rd, Sebastopol in June of 2014 and no longer reside in that community. Please see the new owners if you would like to ask their opinion.

Sincerely,
Gary Radzat

From: **Colleen Toner** ctoner@sonic.net
Subject: Medved lane/urban growth boundary
Date: June 10, 2015 at 12:15 PM
To: kwebster@cityofsebastopol.org



Hi Kenyon--

I am writing to express my point of view on including Medved in the urban growth boundary. While some of the home owners on the lane are in favor of the idea, I am not. The narrow lane is already very congested with parked cars and there have been many disputes between neighbors about who can park on the lane, etc. Our house is at the end of the lane and to get there, one must navigate the parking issue. In addition, that end of the lane is the fire access to ragle. It seems important to keep the area from becoming more congested. The neighbors who are pushing for the inclusion of Medved are doing so because they want to add additional units to their properties. These people are of retirement age and I believe that they would like to build up the lane with rentals. Perhaps not even live on the lane.

Additionally, water is an issue. We are on well water now and with the drought, city water is already in short supply. I don't believe that adding more homes to that supply chain (both existing homes and those to be built) is a good idea for the city nor for the residents on the lane.

The property owners who are in favor of inclusion would like to see their property values increase. I believe that quality of life that a property and a neighborhood offers is the value a property has and decisions like these should take that into account before dollar value. Again, because our property is on the end of the lane, which is the most building dense, the ability for my neighbors to build extra units on their property would negatively impact access to our property and decrease its value, possibly monetarily, but certainly the quality of life it can offer.

Thank you for your consideration on this matter.

Sincerely,
Colleen Toner
707-775-1369

From: **sara schaeffer** saraschaeffer@hotmail.com
Subject: Inclusion into the UGB and Sebastopol sphere of influence
Date: June 9, 2015 at 8:50 PM
To: kwebster@cityofsebastopol.org



Hi Kenyon,

I have an acre parcel at the end of Medved lane (8338). We are in strong support of inclusion into the UGB and Sebastopol sphere of influence.

- 1) We as a community on Medved can't even have the conversation about inclusion into Sebastopol if we are not in the SOI.
- 2) We all have aging septic and water infrastructure and many might be facing expensive well and septic upgrades.
- 3) We feel culturally part of the city and would like to have a vote on city issues as part of our civic and community participation.
- 4) Some of us would like to have a renovation or addition to our homes and would not be able to with county restrictions.

Thank you for your consideration

Sara Burt

8338 Medved lane

June 5, 2015

City of Sebastopol General Plan Update Advisory Committee
c/o Kenyon Webster, Director of Planning Department
P. O. Box 1776
Sebastopol, CA 95473

To Whom It May Concern:

I have lived in the Unincorporated Area of Sebastopol at 713 Hurlbut Avenue since 1972, forty-three years. I work at the Village Bakery to provide some additional retirement income to supplement my Social Security.

My property previously was in the Sphere of Influence and in 1994 was removed during the General Plan Update. Subsequently, it was affected by the Urban Growth Boundary Initiative which has precluded my property from being annexed into the City of Sebastopol until December 31, 2016.

My property borders the City along the south by the Burbank Affordable Housing Apartments which were constructed in 1988 providing sixty units of affordable housing configured as 12 extremely low income, 21 very low income, and 27 low income housing units. They have been good neighbors for twenty-seven years! The zoning is Planned Community.

My property borders the City Limit along the South West corner by Gravenstein Highway North, across from the Redwood Market Place, and along the West by Hurlbut Avenue, across from Farmers Insurance Agency and other offices with General Commercial Zoning.

The site is a two acre parcel with one single family residence. City Water and Sewer are available without major re-configuration of the infrastructure.

The site and location is perfect for a targeted housing development, one level small unit, senior complex, tiny houses for elderly, disabled, close to shopping with stop light and cross walks, weather resistant bus stop on a major county bus line.

I have reviewed the Housing Element Update of the Sebastopol General Plan adopted March 30, 2015. I was present and introduced myself at the City

Council Meeting when the draft was presented and debated by the City Fathers and introduced myself at that time.

Yes, there are potentially 314 units that could be constructed, but major parcels are not practical such as the Catholic Church Property listed at 56 units possible, and the Episcopal Church Property at 52 units possible. So, realistically, maybe you have a pool of 204 potential units currently within the City Limit and/or the Sphere of Influence.

First, I challenge whether the Regional Housing Needs 2014-2022 Allocation of 120 units for the next eight years is a realistic figure. Over the forty-three years that I have lived in Sebastopol, I have witnessed the decline in affordable family housing, whether rentals or ownership units so that the community can maintain housing stock for our children as they grow into adulthood. For instance, a two bedroom, two bathroom townhouse in the Village Green Complex, just under 1100SF now rents for \$1800/month! A recent sale in the West Hills Circle (aka Bodega Hills in the Housing Element Chart) sold for \$404,000, 23 ownership units originally constructed in 1997 as affordable units for low income.

Many of the potential building sites are financially unrealistic to provide housing. A good example in recent history are the three building sites on Norlee Street that were annexed into the City of Sebastopol upon application by the Zimpher Family Trust and then sold as lots to builders/developers. A 2000 SF home was recently constructed on the remaining lot, a newly constructed home listed for sale at \$789,000 and is currently in escrow.

In order to provide for more affordable homes for the family units that any community would want to retain, the homes need to be smaller and the economy of scale of a project that would provide many units at one time would help to make these homes financially feasible for the first time buyer, or tenancy units at affordable rents.

For example, a two acre site at 786 Kawana Springs Road, at Petaluma Hill Road, in South East Santa Rosa, recently was completed as a Community Project, providing 42 units of affordable rental housing,

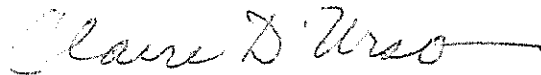
The Sequoia Village Co-housing Development provided for 20 housing units on a two acre foot print as affordable ownership units.

Two Acre Wood provided for fourteen upscale housing units on a two acre foot print.

So my request is that my property at 713 Hurlbut Avenue, Sebastopol, be included in the General Plan Update within the Urban Grow Boundary as it was previously when I bought the property, ultimately, to be annexed into the City of Sebastopol and zoned for community development to provide housing that is badly needed!

Your serious consideration to my request is greatly appreciated!

Sincerely yours,

A handwritten signature in cursive script that reads "Claire D'Urso". The signature is written in black ink and includes a long horizontal flourish at the end.

Claire D'Urso
Proud Property Owner
And Citizen of Sebastopol

From: **Russell** ytwest@gmail.com
Subject: support for Ragle inclusion
Date: June 8, 2015 at 2:11 PM
To: kwebster@cityofsebastopol.org



Hi Kenyon,

I have an acre parcel at the end of Medved lane (8360). We are in strong support of inclusion into the UGB and Sebastopol sphere of influence.

- 1) We as a community on Medved can't even have the conversation about inclusion into Sebastopol if we are not in the SOI.
- 2) We all have aging septic and water infrastructure and many might be facing expensive well and septic upgrades.
- 3) We feel culturally part of the city and would like to have a vote on city issues as part of our civic and community participation.
- 4) Some of us would like to have a renovation or addition to our homes and would not be able to with county restrictions.

Thank you for your consideration

Russell Sutter
8360 Medved land
707-829-3377

From: **Robert Ingram** ingram.robert@gmail.com
Subject: 8340 Medved Lane
Date: June 8, 2015 at 6:10 PM
To: kwebster@cityofsebastopol.org
Cc: rjsutter rjsutter@gmail.com



Hi! My name is Robert Ingram. My wife and I own 8340 Medved. I support being annexed into the sphere of influence for Sebastopol. I believe it would be mutually beneficial.

There are a number of reasons that are beneficial for me. For Sebastopol I believe in the future the access to our water resources is essential, as I believe a number of your wells are contaminated with arsenic. I have had my water tested a number of times and it is free of such toxins.

Also the creek going through Ragle Park is the logical boundary of Sebastopol not Ragle Rd. Of course by moving the boundary off Ragle Rd down the hill it would give Sebastopol room for a much needed bike lane. Which increases safety for cyclists.

Thank you very much
Robert Ingram

Sent from my iPad

May 30, 2015

Petition for Inclusion within the Sebastopol Sphere Of Influence

Petition Request:

This Petition is a request that certain properties immediately to the west of the City of Sebastopol be included within the City's Sphere Of Influence. The subject properties, which total approximately 44 acres, are bounded by Ragle Road to the east (City Limit), Bodega Avenue to the south (City Limit), Atascadero Creek to the west, and Ragle Ranch Regional Park to the west and north. These subject properties, which are indicated on the attached maps, will be collectively referred to as the **Ragle Area** within this and related documents.

Background:

Prior to the last General Plan update, in 1994, the properties within the Ragle Area were included within the Sebastopol Sphere Of Influence (SOI) and were eligible for annexation into the City limits. When the 1994 General Plan was adopted, the Ragle Area was removed from the SOI. Please see the attached 1994 Sebastopol Sphere Of Influence Map, from the current General Plan. This map illustrates that the Ragle Area had been included within the Sphere Of Influence until its removal in 1994. In 1996, an Urban Growth Boundary (UGB), which coincides with the shape of the 1994 SOI, was established by the voters of Sebastopol.

Access to City Water and Sewer Services:

Currently, the City Limit is located down the center of Ragle Road and Bodega Avenue. There are City utilities, including water and sewer services, located under these streets. There are many existing homes located on the County sides of these streets, yet these homes are denied potential access to the City utility services because they are outside of the SOI/UGB.

Sonoma County well & septic regulations have become much more stringent since the formation of the 1994 SOI. Some properties in the Ragle Area, including most on Medved Lane, are too small to allow for installation of both a well and a septic system under the current regulations. Also, because the water table is high within some parts of the Ragle Area, a new or upgraded septic system may not be possible for some properties under the current regulations. Properties that are unable to upgrade their septic systems to meet current regulations are limited in the extent of improvements that can be made. New bedrooms cannot be added. Old, dilapidated, and structurally unsound houses cannot be removed and replaced with new. Major renovations are limited as to their maximum allowable scope of work. Furthermore, when the 1994 SOI was formed, it was easier for a property outside of the City Limit to obtain approval for a City water and/or sewer connection. The City could grant such a connection at its discretion (subject to certain criteria). In fact, there are currently four properties in the Ragle Area that have the benefit of being connected to City water and/or sewer systems. In recent years however, the agency that regulates the boundaries of cities (LAFCO) has modified its policy so that the City is no longer allowed to offer water and/or sewer services to properties outside of the City Limit unless there is a demonstrated health hazard, such as a failed septic system or contaminated well.

Due to these regulation and policy changes, it is far more difficult for owners in the Ragle Area to improve their properties than it was when the 1994 SOI was formed. If the Ragle Area were now included within the Sebastopol SOI, property owners who wished to perform improvements to their properties, but were constrained or prevented from doing so by well & septic regulations, could request annexation to the City for the purposes of gaining access to the City water and/or sewer systems.

Future Growth Potential:

The Sebastopol Sphere Of Influence was significantly reduced in size when the 1994 General Plan was adopted (see attached 1994 SOI Map). Since that time, there has been a substantial amount of development within the City. There have also been several annexations, which have further reduced the size of the SOI/UGB. The new General Plan, which is currently under review, will define the annexable area for Sebastopol for the next 20 years. The voter approved Urban Growth Boundary will expire in 2016. Given the anticipated steady increase of population within Sonoma County, particularly within urban centers, over the next two decades, it makes sense to somewhat expand the Sphere Of Influence/Urban Growth Boundary for Sebastopol.

Logical City Boundaries:

The Ragle Area is bounded by the City of Sebastopol on two sides, and natural geographical features, including Atascadero Creek and the preserved open space of Ragle Ranch Regional Park, on the other two sides. These natural geographical features are logical long term boundaries for the City Limits of Sebastopol.

Advantages for the City of Sebastopol:

Inclusion of the Ragle Area into the Sphere Of Influence could provide the following advantages for the City of Sebastopol:

- a. The City will have control over the long term street improvements, including traffic controls, sidewalks, bicycle lanes, and parallel parking spaces, on both sides of Ragle Road, an important collector street, and Bodega Avenue, a major arterial street.
- b. Properties that ultimately annex into the City will provide both property tax and development revenue. Properties that connect to City sewer and water services will provide one time connection fees and ongoing user fee revenue.
- c. The Ragle Area is in Zone 2 on the Sonoma County Groundwater Availability Map, and is rated as a Major Natural Recharge Area. This rating indicates a plentiful aquifer. Perhaps the Ragle Area would be a good location for a future additional City well.
- d. The Ragle Area is high quality land in a prime location, and would be an asset to the City of Sebastopol.
- e. The City will have a more logical western border, as it will be defined by the natural geographical features of Atascadero Creek and Ragle Ranch Regional Park.

Please see the attached Petition Signature Sheets. Note that these signatures are all from the property owners (no signatures of rental property tenants are included). See also the attached Map of Ragle Area. The light shaded areas on the Map indicate the properties whose owners have signed this Petition. The dark shaded areas indicate the two properties that have already received connections to the Sebastopol water and/or sewer systems, and the property owners have signed a Covenant with the City stating that: *"Owners agree to support annexation of all of the above described land to the City of Sebastopol and hereby waive their right to protest said annexation..."*. The Map clearly indicates that the majority, both by number of property owners and by overall land area, within the Ragle Area are in support of inclusion into the Sebastopol Sphere Of Influence. It is understood that inclusion into the SOI is not the same as annexation into the City Limits. But it is a first step for those property owners who may wish to request annexation.

Petition for Inclusion within the
Sebastopol Sphere Of Influence
May 30, 2015

Please consider, and grant this request to include the Ragle Area into the Sebastopol Sphere Of Influence, and support future inclusion into the Sebastopol Urban Growth Boundary. Thank you.










Signed,
Property Owners of the Ragle Area (see attached Petition Signature Sheets)

Attachments:

1. Petition Signature Sheets, 2 pages.
2. Petition Results Summary as of May 30, 2015.
3. Map of Ragle Area, indicating the property owners who have signed the Petition.
4. 1994 Sebastopol Sphere Of Influence Map, from the current General Plan (page I-26).
5. Assessor Parcel Maps, pages 77-18 and 77-16, which include the Ragle Area parcels.
6. Covenant Burdening Land, for both 298 Ragle Road and 8370 Medved Lane, 6 pages total.




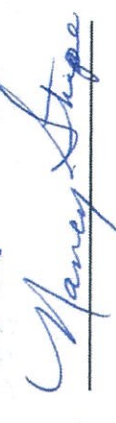
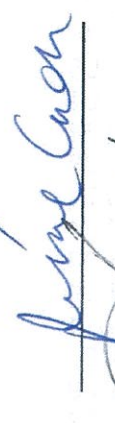



SPHERE OF INFLUENCE AND
Petition to be included within the Sebastopol Urban Growth Boundary

As the Owner of the property indicated below, I request that my property be included within the Urban Growth Boundary of the City of Sebastopol, California.

<u>APN</u>	<u>Address</u>	<u>Owner (Print)</u>	<u>Owner (Sign)</u>	<u>DATE</u>
<u>077-180-008</u>	<u>240 RAGLE RD.</u> 	<u>MARY DUYEE</u> 	<u>Mary Duryee</u> 	<u>7/6/14</u>
<u>077-180-032</u>	<u>8340 MEDVED Ln</u>	<u>JAMES DUGRAM</u>		<u>5/3/14</u>
<u>077-180-031</u>	<u>8338 MEDVED Ln</u>	<u>Tyler A. Burg</u>		<u>5/3/14</u>
<u>077-180-026</u>	<u>8380 medved Ln</u>	<u>Mary Maki-Rich Ferdie Rich</u>	<u>Mary Maki-Rich Ferdie Rich</u>	<u>5/3/14</u>
<u>077-180-019</u>	<u>430 RAGLE RD</u>	<u>Stephen Thibodeau</u>		<u>5-4-14</u>
<u>077-180-017</u>	<u>830E BODUGA AVE</u>	<u>FRANK ARMISTON</u>		<u>5/4/2014</u>
<u>077-160-001</u>	<u>8398 Boduga Ave</u>	<u>Beverly Beaver Rudolph</u>		<u>5/4/14</u>
<u>077-180-009</u>	<u>216 RAGLE ROAD</u>	<u>COLIN DOYLE</u>		<u>5/4/14</u>

SPHERE OF INFLUENCE AND
Petition to be included within the Sebastopol Urban Growth Boundary

As the Owner of the property indicated below, I request that my property be included within the Urban Growth Boundary of the City of Sebastopol, California.

APN	Address	Owner (Print)	Owner (Sign)	Date
077-180-004	8360 MEDVED LN	Russell SUTER		4/6/14
077-180-033	436-438 Ragle Rd	JAMES SHINE		4/08/14
077-180-039	8352 Bodys Hwy	Peters S. Hewlett		5/16/14
077-180-013	8282 Bodega Hwy	Nancy Strope		5/19/14
077-180-027 077-180-036	8400 Medved	Jerome Caugh		5/20/14
077-180-018	440 Ragle Rd.	G.F. RABEAT		6/17/14
077-180-021	8286 Bodega Ave	Linda Taylor		6/29/14
077-180-037	3910 RAGLE ROAD	TIFFANY STINSON		3/13/15

Petition Results Summary as of May 30, 2015

Owner#	APN	Lot Area*	Signed Petition
1.	077-160-001	16.42 acres	YES
2.	077-180-004	1.0	YES
3.	077-180-006	2.0	COVENANT**
4.	077-180-007	1.41	
5.	077-180-008	1.98	YES
6.	077-180-009	2.01	YES
7.	077-180-010	0.74	
8.	077-180-013	1.38	YES
9.	077-180-014	0.74	
10.	077-180-016	0.34	
11.	077-180-017	1.30	YES
12.	077-180-018	1.10	YES
13.	077-180-019	1.14	YES
14.	077-180-021	4.85	YES
15.	077-180-026	0.29	YES
16.	077-180-029	0.37	
17.	077-180-030	0.37	
18.	077-180-031	0.37	YES
19.	077-180-032	0.37	YES
20.	077-180-033	0.51	YES
21.	077-180-034	0.45	
22.	077-180-035	0.51	
23.	077-180-036 & 077-180-027	0.34 0.01	YES
24.	077-180-037	0.37	YES
25.	077-180-038	1.23	
26.	077-180-039	1.18	YES
27.	077-180-044 & 077-180-046	0.13 0.86	
28.	077-180-047	<u>0.44</u>	COVENANT**
		44.21 acres	

* Lot Area acreage approximate, from Assessor Parcel maps and Zillow.com






** This property is already connected to Sebastopol water and/or sewer systems and Owner has signed a Covenant with the City agreeing to support annexation.

Total # Parcels:	30	
Total # Property Owners:	28	
Petition Signers:	16	
Covenant Signers:	2	
Petition Signers/Total Owners:	16/28 =	57%
Petition+Covenant Signers/Total Owners:	18/28 =	64%

Total Land:	44.21 acres
Petition Signers Land:	34.62 acres
Petition+Covenant Signers Land:	37.06 acres
Petition Signers/Total Land:	34.62/44.21 = 78%
Petition+Covenant Signers/Total Land:	37.06/44.21 = 84%

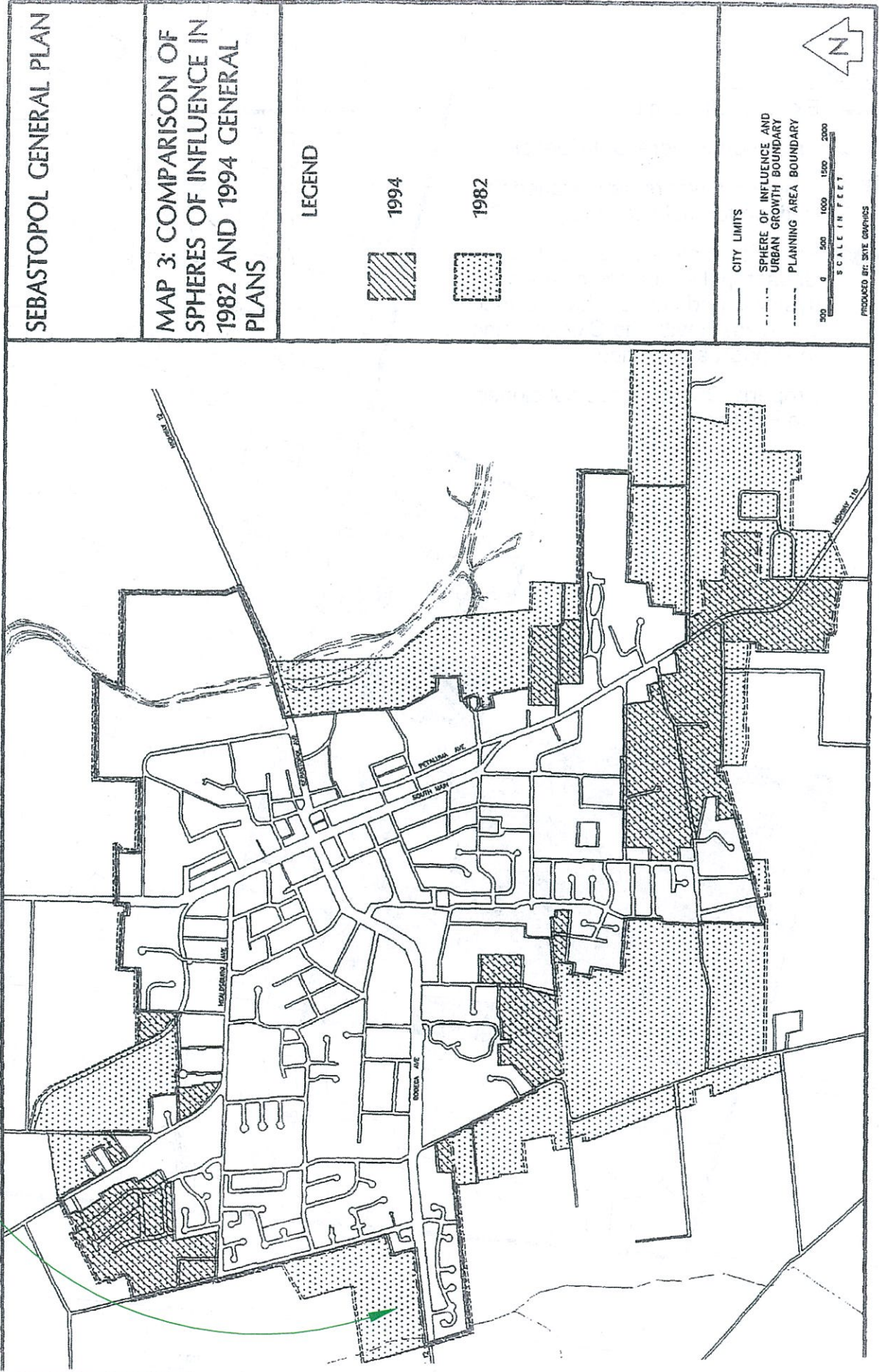
Map of Ragle Area

Legend

-  Existing City Limit
-  Proposed Sphere Of Influence
-  Property Owners have signed the Petition for inclusion into the SOI
-  Property is already connected to Sebastopol water and/or sewer systems and Owners have signed a Covenant with the City agreeing to support annexation
-  Property Owners have not signed the Petition



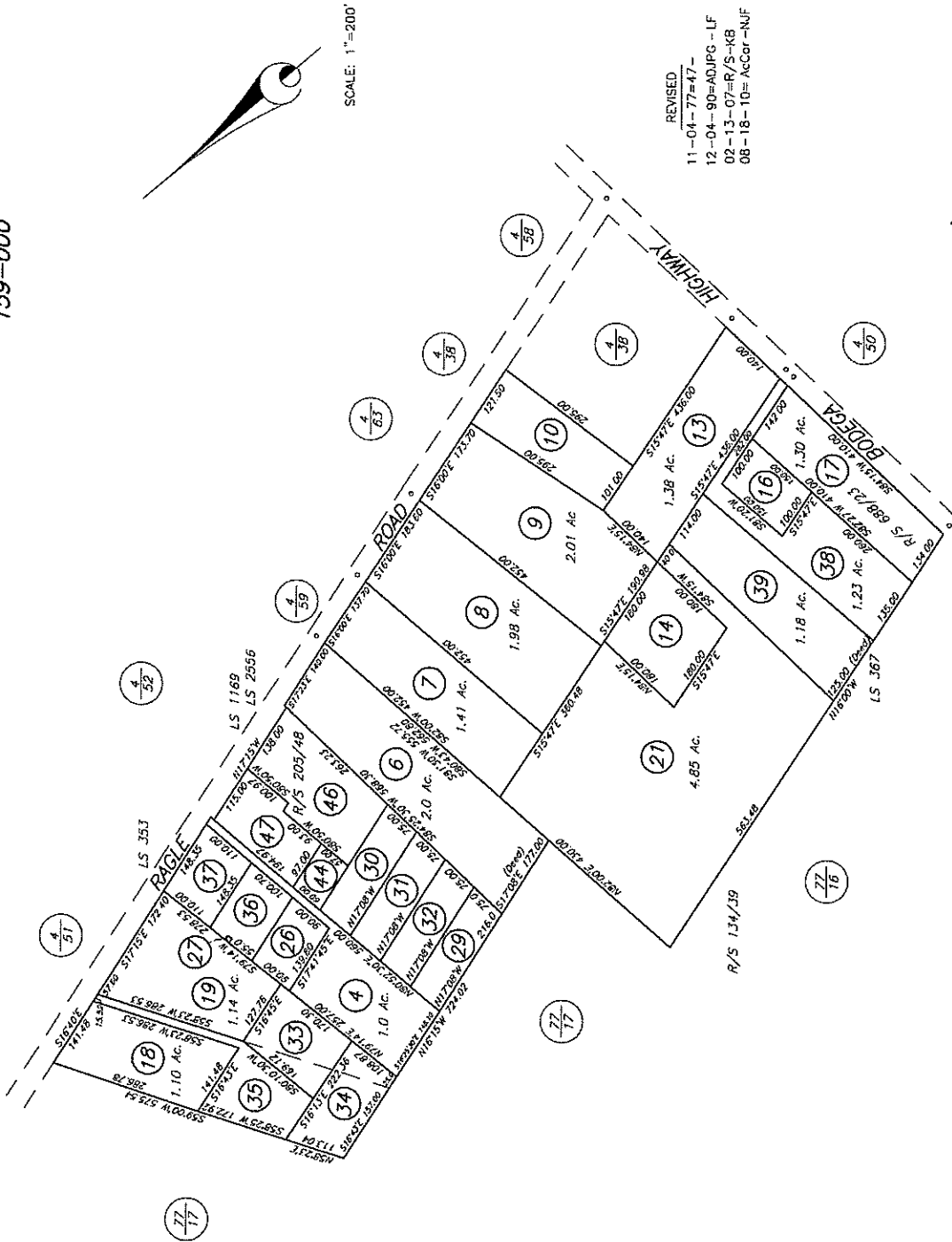
Ragle Area, which is indicated as being removed from the Sphere Of Influence in the 1994 General Plan



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
159-000

77-18



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. Its liability is assumed for the accuracy of the data delineated. The Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk.077, Pg. 18
Sanoma County, Calif. (ACAD)

KEY 11/13/09 AG

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
159-000

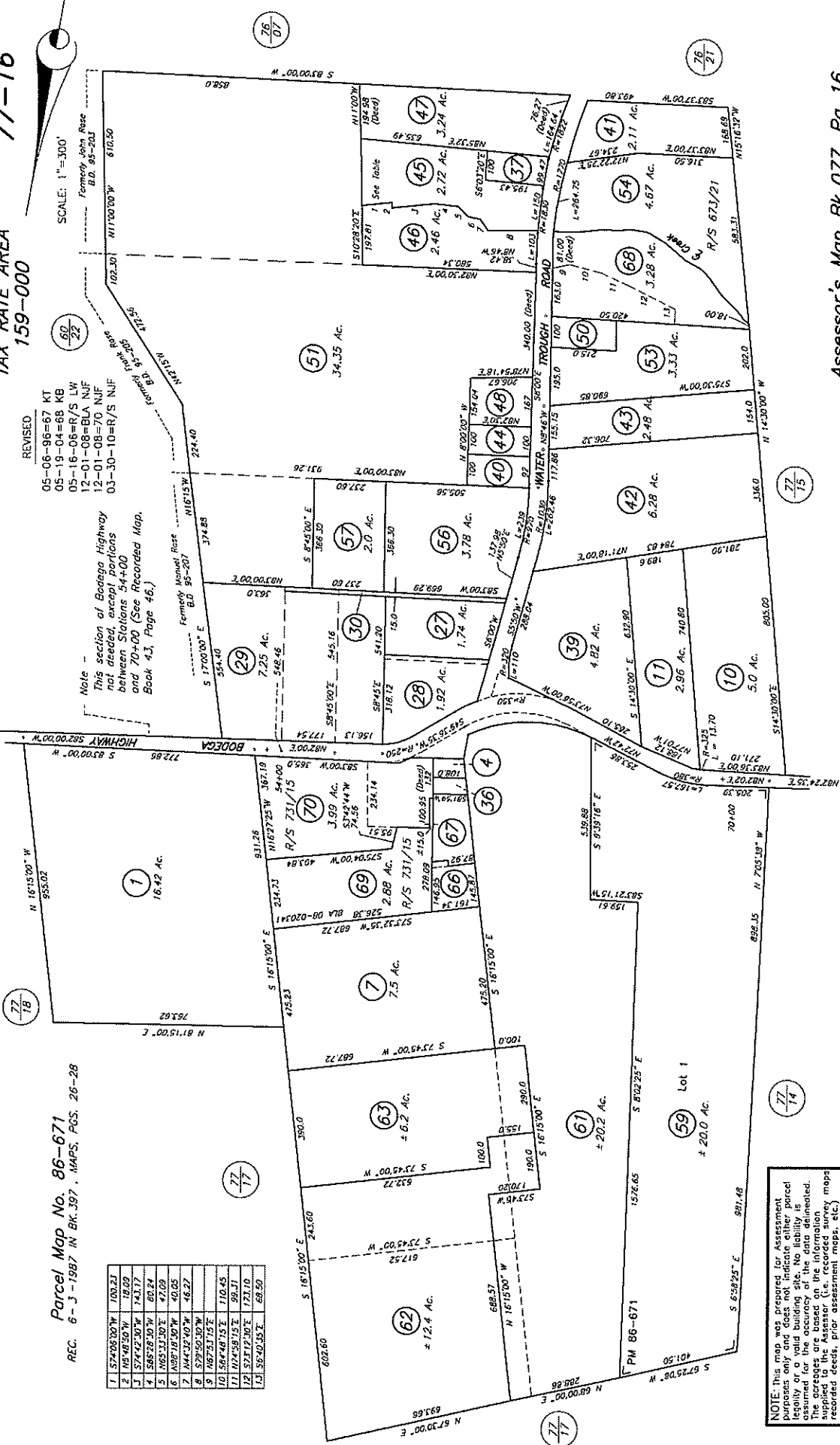
77-16

REVISED
05-06-96=67 KT
05-19-04=68 KB
05-16-06=R/S LW
12-01-08=BLA NJF
12-01-08=70 NJF
03-30-10=R/S NJF

Note - This section of Bodega Highway not deeded, except portions between Stations 54+00 and 70+00 (See Recorded Map, Book 43, Page 46.)

Parcel Map No. 86-671
REC. 6-3-1987 IN BK.397, MAPS, PGS. 26-28

1	574205.00'W	100.23
2	105465.50'W	10.00
3	574220.00'W	143.17
4	585228.50'W	60.24
5	166533.50'W	47.09
6	108218.50'W	40.05
7	144432.00'W	46.27
8	529560.00'W	66.27
9	167233.50'W	110.45
10	58748.15'W	99.31
11	102458.15'W	123.10
12	52112.00'W	123.10
13	5640.35'W	68.50



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The Assessor or Assessor's Office is not responsible for the information supplied on this map. The Assessor's Office may map recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 077, Pg. 16
Sonoma County, Calif. (ACAD)

KEY 12/01/08 NJF

RETURN TO

Luis Lopez Flores
P.O. Box 2110
Sebastopol, CA 95473



1993 0164564

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF

12/21/1993

FEE: \$

11.00

TT: \$

11:55:51

PGS:

3

PAID

COVENANT BURDENING LAND

The undersigned, ROBERT HARRIS, SHIRLEY HARRIS, LUIS FLORES, and ROMAN GOMEZ, hereinafter referred to as the OWNERS, are the owners of that certain parcel of real property in the vicinity of Sebastopol, situated at 298 Ragle Road, Sebastopol, commonly known as Assessor's Parcel No. 077-180-06, Sonoma County, being the lands referred to in this agreement.

OWNERS desire to obtain and have applied for sewer and water service from the City of Sebastopol for said property to allow the use of an existing single-family residence.

The City of Sebastopol hereinafter referred to as CITY, considers it in the community's interest to encourage annexation to the CITY when protection of the public health is needed, by allowing a connection to the CITY's sewer or water system.

In consideration of the City of Sebastopol permitting OWNERS to connect to the sewer and water lines in Ragle Road (said connections to be made at the sole cost and expense of OWNERS and subject to such other connection fees normally chargeable by the CITY to property outside the CITY), OWNERS do hereby grant to the City of Sebastopol the following burdens upon the above described real property which said burdens and the covenants hereby granted shall run with the land and be a burden upon the land until such time as said

land is annexed to and incorporated into the City of Sebastopol or until the City Council of the City of Sebastopol executes a release of said covenant.

1. OWNERS covenant, promise and agree to cause all of said real property to be annexed to the City of Sebastopol at the earliest possible time after determination by the City Council that annexation of said land is desirable and feasible in the City Council's opinion under the applicable annexation laws of the State of California.

2. OWNERS covenant and agree to execute any and all additional instruments, petition, consents (including the consent that said land be taxed along with other lands within said CITY, to discharge and pay the interest on the existing bonded indebtedness of said CITY existing at the time of annexation of said land) and waivers as may under the law be properly requested or required by said CITY in the course of completing annexation to said CITY.

3. OWNERS agree to support annexation of all of the above described land to the City of Sebastopol and hereby waive their right to protest said annexation of said land as owners of land within the territory proposed for annexation to the City of Sebastopol.

4. The utility connections permitted by CITY may not be used to service additional dwelling units or commercial uses or facilities. Further, the City of Sebastopol shall be under no obligation whatsoever to furnish additional utility facilities or connections.

5. This agreement shall be irrevocably binding upon the OWNERS, heirs, executors, administrators and assigns, from and after such time as the City of Sebastopol acts in reliance thereof by providing or authorizing the above described sewer and water services.

Dated: 12.20.93

Robert Harris
ROBERT HARRIS

Shirley M. Harris
SHIRLEY HARRIS

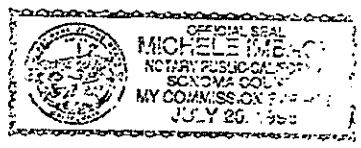
Luis Flores
LUIS FLORES

Roman Gomez
ROMAN GOMEZ

STATE OF CALIFORNIA
COUNTY OF Sonoma
On December 20, 1993 before me, Michelle Timbach
Notary Public,
personally appeared Robert Harris, Shirley Harris, Luis Flores and Roman Gomez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature *Michelle Timbach*



SF 9472 6 (Rev. A 11/90) (CA)

Covenant Burdening Land

Return to:
City of Sebastopol

no 2351 no 400

RECORDED AT REQUEST OF City, Seb
AT _____ MIN. PAST 12 M.
Official Records of Sonoma County, Calif.
Hub [signature] COUNTY RECORDER [signature]
Fee \$ FREE Paid. Date: 12 24 1975

COVENANT BURDENING LAND

P 71062

The undersigned, hereinafter referred to as OWNER, is the owner of that certain parcel of real property in the vicinity of Sebastopol situated at 8370 Medved Lane and commonly known as Assessor's Parcel No. 77-180-07, Sonoma County, and being the land referred to in this agreement.

OWNER desires to obtain and has applied for water services from the City of Sebastopol for said property. The City of Sebastopol, hereinafter referred to as CITY, considers it is in the community's interest to encourage annexation to the CITY and eliminate the construction of or use of water systems below city standards.

In consideration of the City of Sebastopol permitting OWNER to connect to the existing eight inch water line in Ragle Road, said connection to be made at the sole cost and expense of OWNER and subject to such other connection fees normally chargeable by the CITY to property outside the CITY. OWNER does hereby grant to the City of Sebastopol the following burdens upon the above described real property which said burdens and the covenants hereby granted shall run with the land and be a burden upon the land until such time as said land is annexed to and incorporated into the City of Sebastopol or until the City Council of the City of Sebastopol executes a release of said covenant.

1. OWNER covenants, promises and agrees to cause all or any part of said real property to be annexed to the City of Sebastopol at the earliest possible time after determination by the City Council that annexation of all or any part of said land is desirable and feasible in the Council's opinion under the applicable annexation laws of the State of California.

2. OWNER covenants and agrees to execute any and all additional instruments, petition, consents (including the consent that said land be taxed along with other lands within said CITY to

RECEIVED

8/12/75

CITY OF SEBASTOPOL

discharge and pay the interest on the existing bonded indebtedness of said CITY existing at the time of annexation of said land) and waivers as may under the law be properly requested or required by said CITY in the course of completing annexation to said CITY.

3. OWNER agrees to support annexation of all or any part of the above described land to the City of Sebastopol and hereby waives his right to protest said annexation of said land as an owner of land within the territory proposed for annexation to the City of Sebastopol.

4. This agreement in addition to the foregoing, constitutes a promise which is of the essence of this agreement and a condition of any commitment made by the City of Sebastopol and reliance thereon and failure of OWNER to fully comply with the covenant shall relieve the City of Sebastopol of any obligation whatsoever to furnish or continue to furnish any utility facilities to the property of OWNER and specifically that the City of Sebastopol may terminate said water service at any time after reasonable written notice to OWNER.

5. OWNER agrees that at such time CITY sewer is available, OWNER shall connect to the sewer line, said connections to be made at the sole cost and expense of OWNER and subject to such other connection fees normally chargeable by the CITY to property outside the CITY.

6. This agreement shall be irrevocably binding upon the OWNER, his heirs, executors, administrators and assigns, from and after such times as any action taken in reliance thereon by the City of Sebastopol in providing or authorizing the providing of the above described water service.

DATED: July 16, 1975

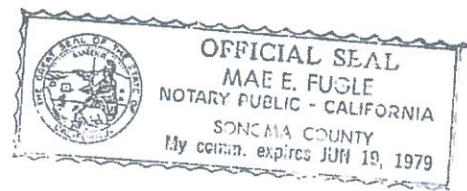
Emile Land

STATE OF CALIFORNIA)
COUNTY OF SONOMA) SS.

On July 16, 1975, before me, the undersigned a Notary Public in and for said County and State, personally appeared Eunice Sands, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Mae E. Fugle

NOTARY PUBLIC



END OF DOCUMENT

7-16-75

September 10, 2014

City of Sebastopol
General Plan Advisory Committee
P.O. Box 1776
Sebastopol, CA 95473

Dear members of the General Plan Advisory Committee:

Attached is a petition requesting that our neighborhood (see attached map), currently outside of Sebastopol's Urban Growth Boundary, remain in unincorporated Sonoma County with current Sonoma County zoning. This is an environmentally sensitive area, consisting of the lowlands and floodplains along Atascadero Creek adjacent to Ragle Ranch Park. It includes critical wildlife habitat, provides groundwater recharge and flood control and helps maintain the water quality of Atascadero Creek. We are in the middle of a drought; preservation of our watershed is crucial. Protecting views along our roads as we enter and leave the city, and views from within Ragle Park are also important considerations. Preserving this area as it is will have ecological and esthetic benefits that will enhance the future of Sebastopol.

Sebastopol is a great place to live, except for the traffic problem, and our neighborhood has more than its share. Many large trucks and commuters use Ragle Road as a connector to 116 in order to bypass downtown. The intersection of Ragle and Bodega is very dangerous for pedestrians due to a combination of poor visibility and drivers frequently exceeding the posted speed limit. The intersection at Ragle, Valentine, and Medved is another dangerous spot, lacking a crosswalk across Ragle. Other than at Ragle and Bodega, there is only one crosswalk across Ragle Road, at Ragle Park, nearly a half-mile between crosswalks. We do not want any more traffic in our neighborhood.

Let's plan for the future with integrity and a conscience, and put the environment, public safety, and quality of life over profit.

If you have questions regarding this petition and these issues, please call me at 829-9791.

Sincerely,



Louise Eisen
8290 Bodega Ave
Sebastopol CA 95472

Attachments

C: Sebastopol City Council
↳ Sebastopol Planning Commission

We are petitioning for our neighborhood west of Ragle Road (see attached map) to remain outside of Sebastopol's Urban Growth Boundary. We are opposed to annexation by the City of Sebastopol. We believe that current County zoning is appropriate for our neighborhood and that we should remain outside Sebastopol's Urban Growth Boundary.

- 14 Name Louise Eisen Date 8/1/14
Address 8290 Bodega Ave Sebastopol
Phone/email 829-9791 Flora_phile@yahoo.com
- 16 Name Martin Ozols Date 8-3-14
Address 8312 Bodega Ave Sebastopol
Phone/email 707 823 2253 Marelex@tol.com
- 8 Name Francisco Ferreira Date 5/3/14
Address 240 Ragle Road Sebastopol CA
Phone/email 707-823-2561 ferreirafranky@yahoo.com
- 46 Name Tamera Reed Date 8/3/14
Address 332 Ragle Rd. Sebastopol CA.
Phone/email (707) 694-2526
- 5.0 Name Marcy Maki-Rich Date 8-3-14
Address 8380 Medved Ln. Sebastopol
Phone/email 823-1852 bikegal50@yahoo.com
- hand-you! 30 Name Rosalind Tanenbaum Date 8/3/14
Address 8336 Medved Lane
Phone/email 823-2933
- 34 Name Vera + Russell Burdick Date 8-3-14
Address 448 Ragle Rd
Phone/email 707-823-2966
- 12 Name Jennifer Sando - Baker Date 8-3-14
Address 436 Ragle Rd, Sebastopol 95472
Phone/email 823-97233 eak@redneckj@yahoo.com
- 11 Name Jane Danenstrom Date _____
Address 438 Ragle Rd Sebastopol
Phone/email 827-8110 danenstrom3@sbccab.net
- 10 Name Viki Ius Date 8-5-14
Address 172 RAGLE RD, SEBASTOPOL, CA 95472
Phone/email (707) 548-0459

We are petitioning for our neighborhood west of Ragle Road (see attached map) to remain outside of Sebastopol's Urban Growth Boundary. We are opposed to annexation by the City of Sebastopol. We believe that current County zoning is appropriate for our neighborhood and that we should remain outside Sebastopol's Urban Growth Boundary.

- 38 Name Juan Pedro and Joyce Gaffney Date _____
Address 8354 Bodega Ave Sebastopol 95472
Phone/email 824-1819 juanpedrogaffney@corohispano.org
- 35 Name BRUCE & KATHERINE DUNNAN Date 8/12
Address 432 RAGLE RD.
Phone/email 707-823-6625 CCYOTER@SBC.NET
- 37 Name Tiffany Samson Date 8/5/14
Address 3416 RAGLE ROAD SEBASTOPOL CA 95472
Phone/email 823-5213
- 6 Name Cristina Gomez Date 8/5/14
Address 298 Ragle Rd. Sebastopol Ca, 95472
Phone/email 707-829-4721
- 26 Name Jerome Couch Date 8/5/14
Address 8400 Medved Ln.
Phone/email (707) 480-2564
- 7 Name John Azzizza & Colleen Wimmer Date 8/12/14
Address 266 RAGLE RD
Phone/email ~~707~~ 707 824 0834
- 47 Name John & Risty Marchal Date 9/19/14
Address 8370 Medved Lane, Sebastopol, CA
Phone/email 707.634.6222
- 18 Name Ashley Padzat Date 9/13/14
Address 440 Ragle Rd. Sebastopol
Phone/email 707 570 9218 arozzato@yahoo.com
- 44 Name Amy Lombrozo Date 9-17-2014
Address 332 Ragle Rd
Phone/email 707 829 8976
- 29 Name Galia Verni Date 9/17/2014
Address 8344 Medved Ln Sebastopol
Phone/email 707-829-2427

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
159-000

77-18



REVISED
 11-04-77=47-
 12-04-90=ADJG-LF
 02-13-07=R/S-KB
 08-18-10=ACor-MLF

NOTE: This map was prepared for Assessment purposes only and does not constitute a legal description of any parcel. The accuracy of the information is assumed to be correct as shown on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Troy and Nicole McAdams
1382 Hwy. 116 South
Sebastopol, CA 95472

Sebastopol General Plan Advisor Committee
c/o Kenyon Webster, Planning Director
City Hall, City of Sebastopol
7120 Bodega Ave,
Sebastopol, CA 95472

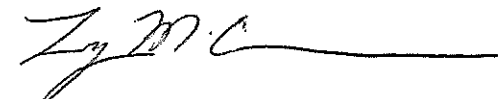
October 8, 2014

Subject: 1382 Hwy 116 South
Sebastopol, CA
APN: 063-011-017

Dear GPAC,

Please accept this letter as a request that the revised General Plan designate this property commercial, light industrial and low density (2 acre minimum). This property is immediately south of the present City limits and in the County, but within the City of Sebastopol sphere of influence. Please confirm your receipt of this request.

Thank you.

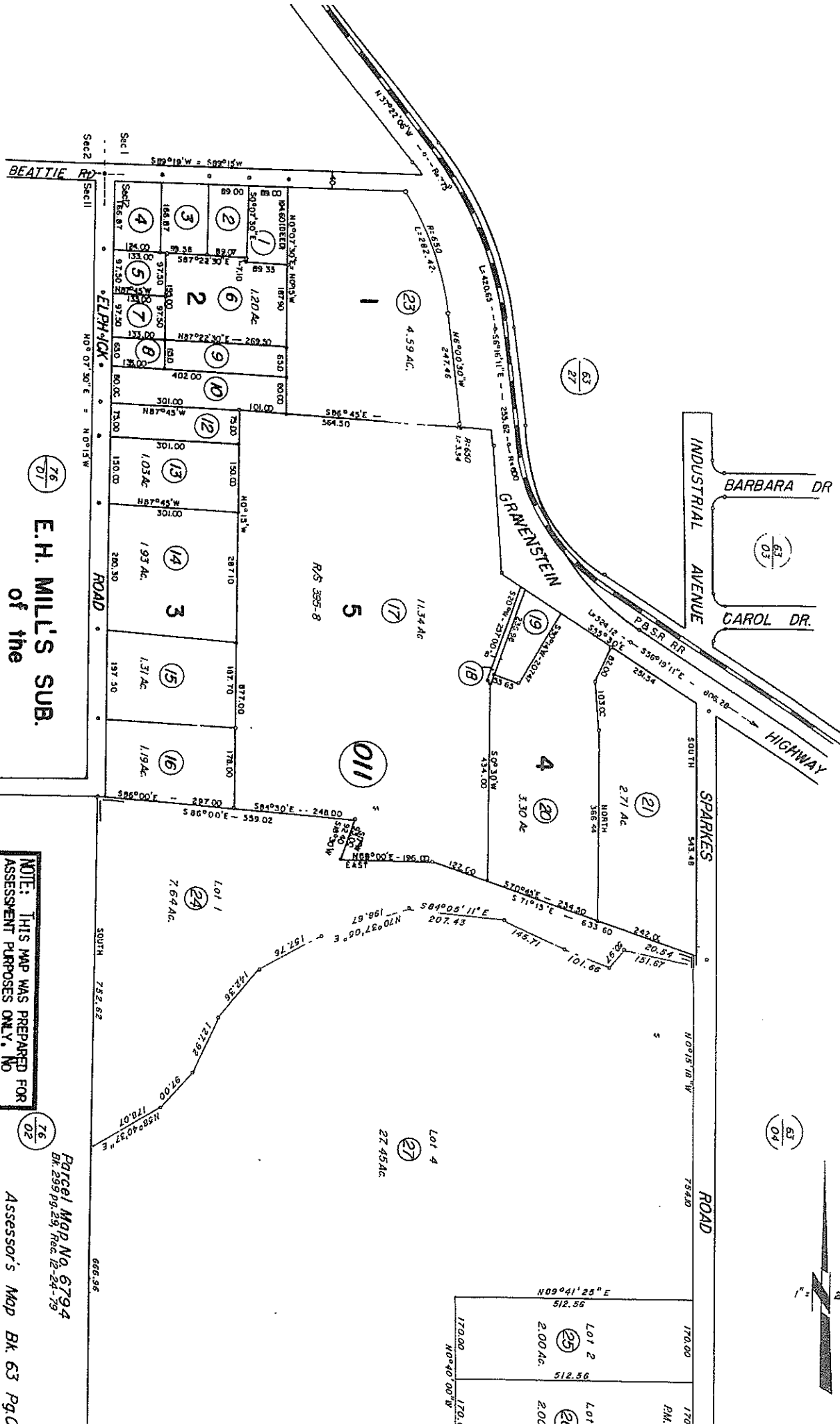

Nichole McAdams

Troy and Nicole McAdams,
Property owners

Attach: AP map

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
90-004



E.H. MILL'S SUB.
of the
A. FINE TRACT

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Parcel Map No. 6794
Bk. 259 Pg. 25; Rec. 12-24-79

Assessor's Map Bk. 63 Pg. C
Sonoma County, Calif.

Figure 4-1
General Plan Land Use Map:
GPAC Discussion Areas

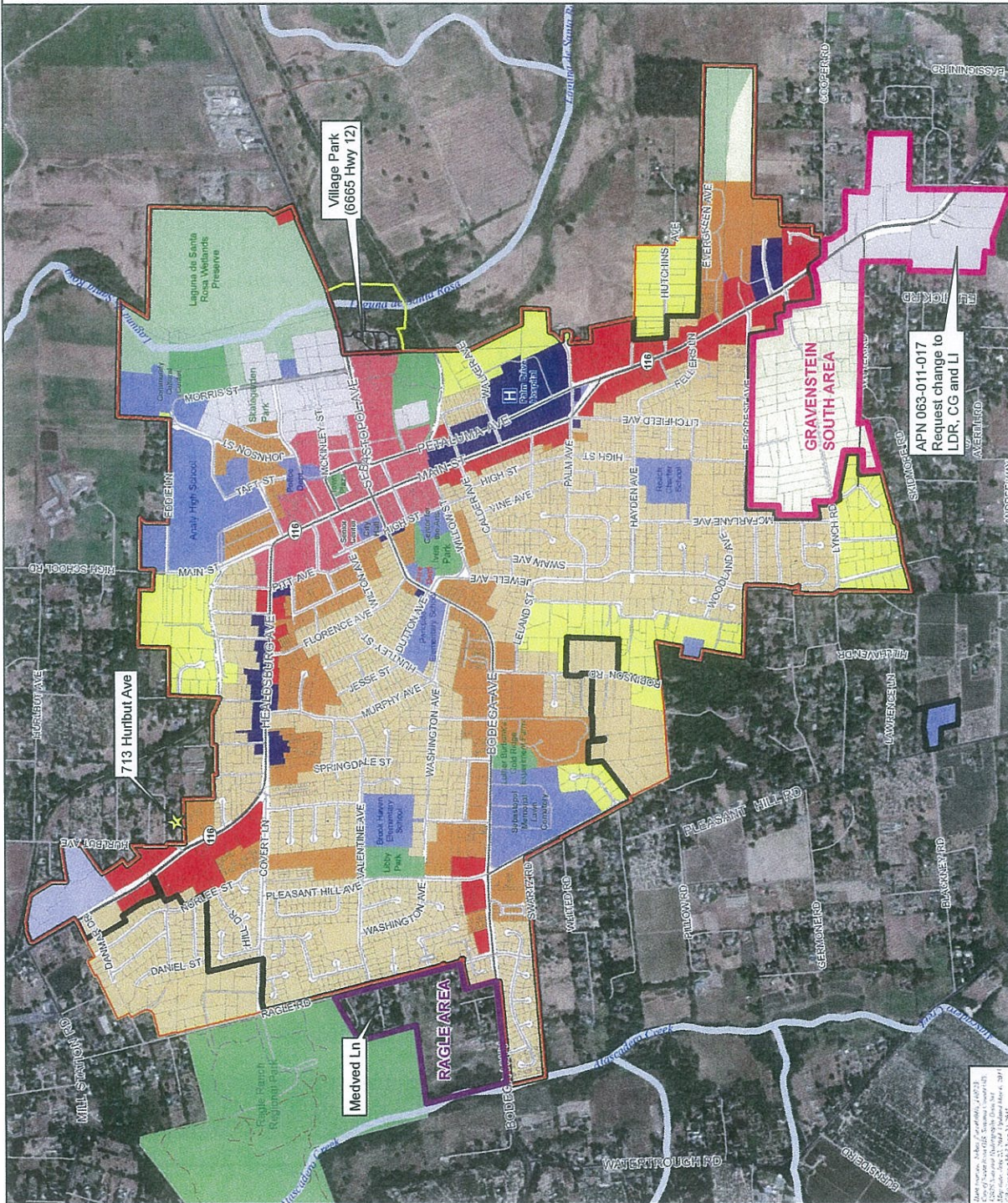
- Land Use Designation**
- VDR - Very Low Density Residential
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - HDR - High Density Residential
 - CD - Downtown Core
 - CG - General Commercial
 - IJ - Light Industrial
 - OLI - Office/Light Industrial
 - O - Office
 - CF - Community Facility
 - OS - Open Space
 - PA - Park
- Planning Boundaries**
- City of Sebastopol
 - Sphere of Influence
 - Urban Growth Boundary



1:14,000

De Novo Planning Group

11 East Hill Planning, Design, and Environmental Group



Map Source: Aerial Photography, 1/2013
 City of Sebastopol GIS Systems, 1/2013
 City of Sebastopol GIS Systems, 1/2013
 City of Sebastopol GIS Systems, 1/2013
 City of Sebastopol GIS Systems, 1/2013

