GENERAL PLAN

CITY OF SEBASTOPOL

Adopted May 31, 1994, with amendments
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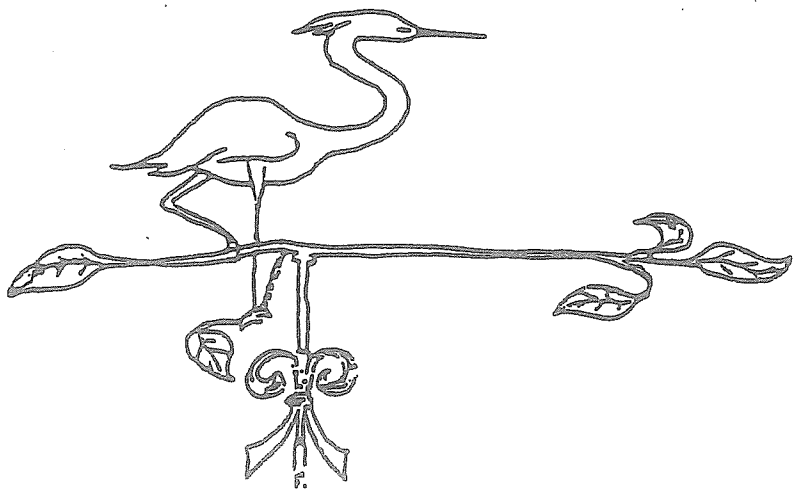

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GLOSSARY

Note: The proposed Sphere of Influence boundary is accurately depicted in the Land Use Designations Map located in the back of this document. The boundaries of the Sphere of Influence shown on other maps in this General Plan are schematic only.

Introduction

I. What is a General Plan?

This General Plan is an update of the 1982 General Plan. Every city and county in California is required by State law to have a General Plan. The General Plan establishes Sebastopol's environmental, social and economic goals, as well as the location and intensity of different land uses for the next twenty years. All of the City's more detailed zoning and subdivision ordinances, and specific plans must be in conformance with the General Plan.

The General Plan has the following purposes:

- Identify the community's land use, circulation, environmental, economic and social goals and policies as they related to land use , conservation and development.
- Enable the City Council, the Planning Commission and the Design Review Board to establish long-range conservation and development policies.
- Provide a basis for judging whether specific private development proposals and public projects are in harmony with these policies.
- Inform citizens, developers, decision makers and other jurisdictions of the ground rules that will guide development and conservation within the Sebastopol Planning Area.

The General Plan is a statement of the community's vision of the future. It is a long-range and comprehensive plan which coordinates all major components of the community's physical development for the next 20 years. Because the plan is long range and comprehensive it is general. The Plan's purpose is to serve as a framework for public and private development. It establishes requirements for additional planning studies where greater specificity is needed. In addition, this Plan is internally consistent. The goals, policies and programs relate to one another within each topic area and to the whole document.

II. Organization of the Plan

A. The Background Report, the General Plan and the Environmental Impact Report (EIR)

The Sebastopol General Plan consists of three separate documents: the *Background Report*; the *General Plan* and the *Environmental Impact Report*. The *Background Report* contains information and analysis for each of the topic areas covered by the *General Plan*. It is intended to be used as a reference document and to provide the factual basis for the polices contained in the *General Plan*. The *General Plan* consists of text, diagrams and maps which comprise the formally adopted goals, policies and programs. The *Environmental Impact Report* is a program-level analysis which determines the type and extent of environmental impacts related to the implementation of the General Plan. It also identifies what more detailed environmental analysis may be required for specific projects considered in the future.

The General Plan, policy document is organized into six chapters covering all of the elements required by State law. In addition to the mandated topics, Sebastopol has included two optional chapters: Community Identity dealing with urban design, and the downtown; and Economic Vitality containing strategies to improve the economic and fiscal health of the community. The relationship of the chapters to the State-mandated elements is presented in Table 1.

B. Goals, Policies and Programs

Goals, policies and programs are the essence of the Plan and are defined below[1]:

- *Goal: A general, overall, and ultimate purpose, aim or end toward which the City will direct effort.*

Goals are a general expression of community values and, therefore, abstract in nature. Consequently, a goal is not quantifiable, time-dependent or suggestive of specific actions for its achievement. Examples of goals include: "Maintain an attractive small town atmosphere. Diversify the economic base of the City".

- *Policy: A specific statement of principle or guiding action that implies a clear commitment but is not mandatory. A general direction that the City elects to follow in order to meet its goals.*
- *Program: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal.*

Policies must be clear. They are used to determine whether land use decisions, a change in zoning or other actions are consistent with the General Plan. An example of a policy is: "Establish a comprehensive and safe system of bicycle trails connecting all parts of the City." An example of a program to implement this policy is: "Complete the bicycle and pedestrian trail system as indicated in Map 4: Bicycle and Pedestrian Trails System".

Policies and programs establish the "who", "where", and "what" of goals. In this Plan every program states which City department is responsible for implementation. The Housing Chapter goes into more detail and states for each program the schedule and funding for implementation.

C. The Land Use Designations Map

The Land Use Designations Map which is placed in a pocket attached to the left cover of the Plan indicates the land use types and intensities for land within the City and the Sphere of Influence. It is a parcel-specific map which shows the land use for every property covered by the Plan. It is necessary to refer to this map and the text of the Plan together to determine the number of people and dwelling units per net acre for each parcel of residential land and building intensity for all other types of land uses. Building intensity is defined in terms of Floor Area Ratio (FAR) which is the gross floor area permitted on the site divided by the total net area of the site, expressed in decimals to one or two places.

Maps showing the locations of parks, schools, transportation and other public facilities are contained in the appropriate chapters of this Plan. The Transportation Chapter contains maps showing the existing road system and proposed improvements as well as bicycle and pedestrian trails. The Conservation, Open Space and Parks Chapter contains maps of sensitive environmental areas which should be consulted to determine the general location of potential constraints to development.

III. Content of the Plan

The Plan includes seven chapters which are briefly summarized below:

Chapter I: Land Use. Establishes land use designations with types and intensities of use, including open space and parks, policies and programs regarding growth management, annexation, redevelopment, and changes to the boundaries of the Sphere of Influence.

Chapter II: Transportation. Contains policies for the roadway system, Level of Service standards, transit, pedestrian and bicycle trails, transportation for the mobility impaired, ways of managing transportation demand, taking into account the relationship between land use and transportation.

Chapter III: Conservation, Parks and Open Space. This chapter includes the State-mandated open space and conservation elements. Emphasis is placed on identifying and protecting environmentally sensitive areas such as the Laguna de Santa Rosa; establishing ample open space and parks to meet the City's needs and preserve urban separators. A separate section incorporates portions of the *Laguna Park Master Plan.*

Chapter IV: Housing. This chapter includes policies and programs to increase the variety and types of housing in the City, emphasizing infill sites and increased density, mixed uses Downtown; and a discussion of housing needs and programs to provide additional housing for special groups.

Chapter V: Community Identity. Establishes urban design guidelines to ensure that new development is attractive and contributes to Sebastopol's unique sense of place. It also contains an element incorporating portions of the *Downtown Plan*; programs to preserve historic resources, develop a public art program and protect scenic views.

Chapter VI: Economic Vitality. This chapter addresses the economic and fiscal needs of Sebastopol. Policies and programs are directed at broadening the City's employment base, increasing retail sales tax revenue, and implementing an economic development strategy.

Chapter VII: Safety. This chapter includes the State-mandated safety and noise elements and contains policies and programs to protect the community from injury, loss of life and property damage resulting from natural disasters and hazardous conditions; protect the community from exposure to hazardous materials transportation, storage or disposal; and reduce the adverse effects of noise and electromagnetic radiation.

IV. The Vision of Sebastopol

Sebastopol derives its sense of place from its history and role in Sonoma County. Located between the urbanized US 101 corridor to the east and the rural county of large dairy farms and apple orchards to the west, the community functions as a market center: a town which serves the surrounding region, from Guerneville and the River area, to Graton, Bodega, and Bloomfield. Despite how current residents earn their living, Sebastopol's agricultural heritage and semi-rural surroundings state, "this is a country town."

The city's vision of itself is also the result of Sebastopol's natural and manmade landscapes. The physical boundaries of the city are clearly defined by Atascadero Creek and Ragle Regional Park on the west and by the Laguna de Santa Rosa on the east. These scenic wetlands, offering large expanses of open space, along with a gently sloping topography and many heritage trees frame the manmade environment. The street configuration, the character of the residential neighborhoods, and the parks and community facilities, all serve to strengthen the city's identity.

The community survey carried out for this General Plan reported that residents want to retain Sebastopol's small town feeling and rural character: a safe, friendly and personal environment where neighbors know each other and merchants greet their customers by their first names. To maintain and improve the community's vision for the future, residents want to improve the downtown, limit the rate of residential growth, reduce annexations, preserve and enhance environmentally sensitive areas, and improve the City's recreational facilities. This General Plan responds to that vision.

A. Summary of the Main Themes of the General Plan

The main ideas underlying the plan are summarized below:

- *Maintain the character of existing residential neighborhoods.* The Land Use Designations Map largely reflects the existing Zoning and General Plan designations. Exceptions were made for selected vacant properties and where the existing General Plan and Zoning Ordinance were different than the existing land use.
- *Emphasize infill versus annexations.* The future growth of Sebastopol should be based on more infill projects – development that occurs on individual vacant parcels of land located within the developed portions of the City, rather than by annexation of large tracts of vacant land outside City boundaries, to encourage a compact, efficient city and discourage sprawl.
- *Future growth should match available infrastructure.* The amount of future residential and commercial growth will depend on the availability and cost of providing of City services, such as water, sewer, police, fire, schools, parks and recreation. Growth Management measures establish levels of service for City services and transportation which must be met before development is approved.
- *Downtown is the center.* The future growth and development of Sebastopol should focus on the Downtown. The General Plan incorporates and builds on the Downtown Plan, by designating areas for mixed use – permitting a mixture of retail, business and multifamily residential uses.
- *Environmental protection.* Additional, strong regulations are required to protect and enhance environmentally sensitive areas such as the Laguna de Santa Rosa, Atascadero Creek and the adjacent ecosystems.
- *Provide for housing opportunities* by increasing the residential density Downtown, adopting an inclusionary housing program and generous density bonus program. Sites for additional housing are dispersed throughout the City, on main roads to reduce impacts on traffic and on the existing residential neighborhoods, and use existing infrastructure.
- *Additional Parks.* The need for additional park facilities in the southern part of the City was acknowledged by designating possible parks south of Pinecrest School and west of the reservoir, at the end of Robinson Road.
- *Employ an Urban Growth Boundary.* The Urban Growth Boundary adopted in this plan divides land intended for community development from land to be protected for natural or agricultural uses and shall be in effect for the 20-year time period of this plan.

- *Reduce the Sphere of Influence.* The Sphere of Influence – which describes the potential future, ultimate boundary of the City is reduced and made coterminous with the urban growth boundary. This reflects a commitment to focus future growth within the City – to prevent sprawl. It is based on a realistic assessment of Sebastopol's financial limitations in extending City services. These include lands in and adjacent to environmentally sensitive areas such as the Laguna de Santa Rosa and Atascadero Creek. Other portions of the Sphere were reduced to reflect the inability of City infrastructure to serve the existing Sphere of influence either through lack of sewer capacity, and documented constraints to providing other City services, such as sewer and water.

V. The General Plan Process

The City decided to update its General Plan in 1991. An extensive public participation program took place to ensure that the revised Plan reflect the concerns and views of the community. Key milestones of the public participation program are summarized below:

- The General Plan Advisory Committee (GPAC) was established by the by the City Council, comprised of members of the public, the Design Review Board, the Planning Commission and the City Council to facilitate public participation. The GPAC held over thirty meetings and workshops.
- A community survey of residents and business people was carried out to identify their concerns and viewpoints on key issues.
- Detailed Background Reports were prepared on land use, environmental resources, transportation and community design. These reports presented factual information about the City, the issues and constraints related to the General Plan.
- A leaflet on the General Plan revision was sent to all residents and business people in Sebastopol.
- A detailed description of the plan alternatives was included in the local newspaper. This was followed by a town hall meeting on the Plan Alternatives.
- Five joint Planning Commission/City Council workshops were held on the Draft General Plan.
- Public hearings were held by the Planning Commission City Council certifying the Environmental Impact Report and adopting the General Plan.

The result of this three-year process is a General Plan which reflects the concerns and values of the residents and business people of Sebastopol. It is a plan which seeks a balance among the economic, environmental and social needs of the community.

VI. Administering the General Plan

Although the General Plan covers a twenty year period, it is not intended to be cast in stone. This revision is based on estimates of future growth and development. As time passes certain assumptions made in the General Plan may no longer be valid, due to changing circumstances or new information. Cities should monitor the relevance of their General Plans to ensure they remain in touch with their evolving communities. The California Government Code § 65400[b] requires each planning department to report annually to the City Council "on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determinations". The report on housing needs is made to the State Department of Housing and Community Development (HCD).

Every five years the City should review the entire General Plan to determine whether it still reflects community concerns and goals. The Housing Element is required to be reviewed every five years according to a schedule established by HCD. The next revision of the Housing Element is scheduled for July 1997.

A. Amending the Plan

State law permits up to four general plan amendments per mandatory element per year (Gov't. Code § 65358[b]). The City's procedures for filing a general plan amendment are available at the Planning Department. General Plan amendments initiated by the City or other public agencies must follow the same notice procedures and requirements to ensure consistency and compatibility with the Plan.

Table 1: Relation of General Plan Chapters to State-Mandated Elements

Mandated Elements	General Plan Chapter
Land Use Element	Land Use Chapter
Circulation Element	Transportation Chapter
Housing Element	Housing Chapter
Conservation Element	Conservation, Open Space and Parks Chapter
Open Space Element	Conservation, Open Space and Parks Chapter
Safety Element	Safety Chapter
Noise Element	Safety Chapter

1 Refer to the Glossary for definitions of terms used in the General Plan.

Chapter I
Land Use

I. Purpose of the Land Use Chapter

The Land Use Chapter is one of the elements of the General Plan required by State law. This Chapter provides maps, tables, graphs, and text to help the reader understand the existing and proposed future uses of land in the Sebastopol Planning Area. For property owners, this Chapter serves as a guide to the potential uses of their land (although the Zoning and Subdivision Ordinances should be consulted for specific development regulations for a particular parcel).

The Land Use Chapter will also serve as a guide to City decision-makers for structuring zoning and subdivision controls, urban renewal and capital improvements programs, the distribution and intensity of development, and the location of public facilities and open space. This Chapter will also help coordinate planning with other agencies such as Sonoma County and the Sonoma County Agricultural and Open Space District.

FIGURE 1: POPULATION GROWTH 1985-1990 IN SONOMA COUNTY CITIES

City	1985-1990 Percentage Change	Rank
Cotati	64.4%	1
Rohnert Park	58.2%	2
Santa Rosa	35.9%	3
Sonoma	37.1%	4
Healdsburg	31.2%	5
Petaluma	27.6%	6
Sebastopol	24.6%	7
Cloverdale	23.4%	8

Source: U.S. Census, 1990, and California Department of Finance

II. Projections of Future Growth

A. Population (past, present, future)

Population Growth

The 1990 census showed the population within the City of Sebastopol to be 7,204. According to the Association of Bay Area Governments (ABAG), an additional 846 people live in the Sphere of Influence. ABAG also defines an area south and west of the city limits as "Rural Sebastopol." This area is home to 19,239 people. Sebastopol may also serve as a shopping and job destination for the Russian River area northwest of the city and "Coastal-Gualala" to the west with populations of 15,475 and 7,350 respectively. Thus, Sebastopol is the center of a "trade area" with a 1990 population of 50,114.

From 1980 to 1990, the population of Sebastopol grew at an annual rate of 2.6 percent. During the first half of the decade, the city grew at an annual rate of 1.8 percent. The growth rate increased significantly after 1985, to an annual average of 3.4 percent. Sebastopol, however has not grown as fast as other nearby cities. In population growth between 1985 and 1990, Sebastopol ranked seventh among Sonoma County cities. (See Figure 1.)

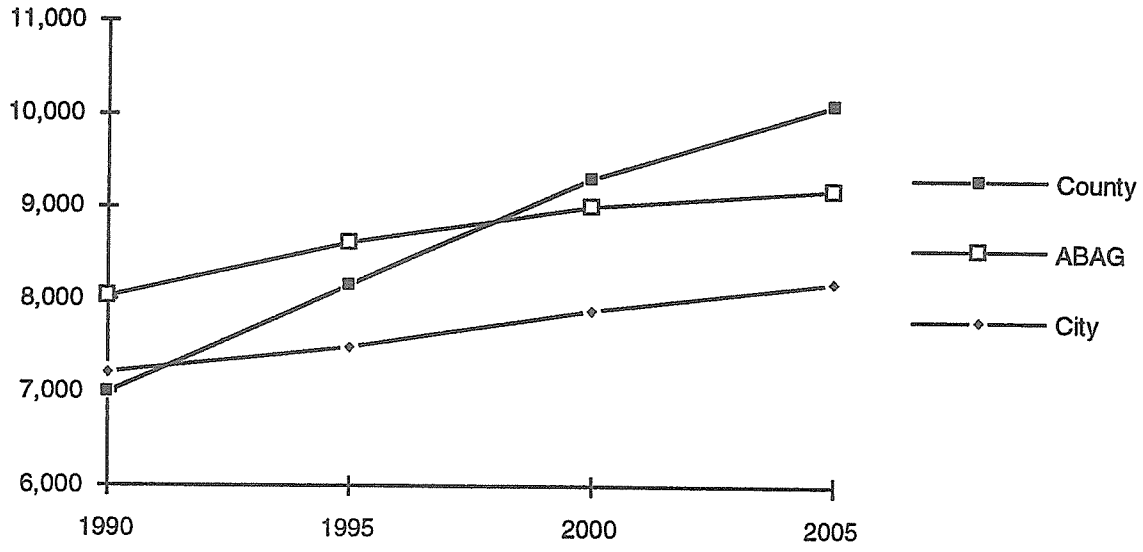
Population Projections

Population projections for Sebastopol by ABAG, Sonoma County, and the City to the year 2005 are compared in Figure 2 below. The projections for the year 2005 range from a low of 8,191 persons by the City to a high of 10,100 by the County. The ABAG projections are for the City plus the Sphere of Influence, and are based on economic projections and land availability. The 1989 Sonoma County General Plan projects an average annual growth rate of 2.5 percent for Sebastopol.

The City's projection is based on the average annual growth rate cap established by this General Plan of 40 dwelling units per year through 1998 and 25 dwellings per year starting in 1999, and an average of 2.39 persons per household.

B. Jobs (past, present, future)

FIGURE 2: COMPARATIVE POPULATION PROJECTIONS



	1990	1995	2000	2005
City	7,204	7,485	7,892	8,191
County	7,000	8,150	9,300	10,100
ABAG	8,050	8,600	9,000	9,200

NOTE: The 1992 ABAG projection includes the city AND the Sphere of Influence. 846 people were living in the 1992 Sphere of Influence (which this Plan reduces). Thus, the ABAG numbers are higher, but the slope (the rate of projected increase) is more gradual than either the City or County projections.

Source: ABAG, *Projections 92*; Sonoma County General Plan, 1989; PAS & Associates

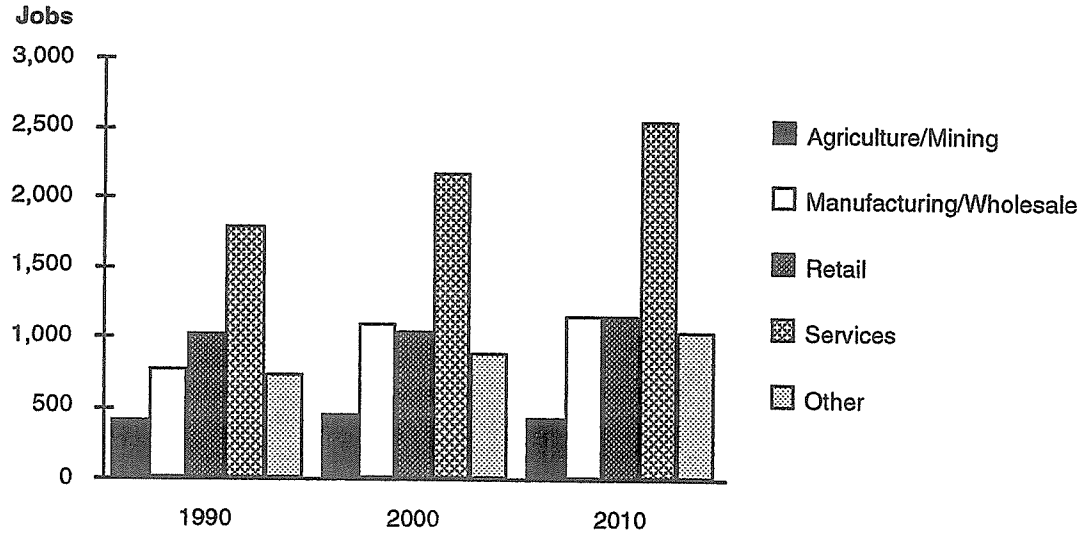
ABAG shows a total of 4,770 jobs in Sebastopol and the 1990 Sphere of Influence. These jobs are divided into five categories, as shown on Figure 3.

ABAG's employment projections take into account local development policies and trends in the national and state economy. ABAG projects a 27 percent increase in the number of jobs in Sebastopol and its 1990 Sphere of Influence to 6,050 between 1990 and 2000. The County's 1988 projections also indicate a similar increase in jobs during this period. Both employment projections underline a shift in the structure of the local economy. The largest job increases are projected in manufacturing, finance, insurance, real estate, construction (shown as "Other" in Figure 3) and in services. (See Figure 3.)

Jobs/Housing Balance

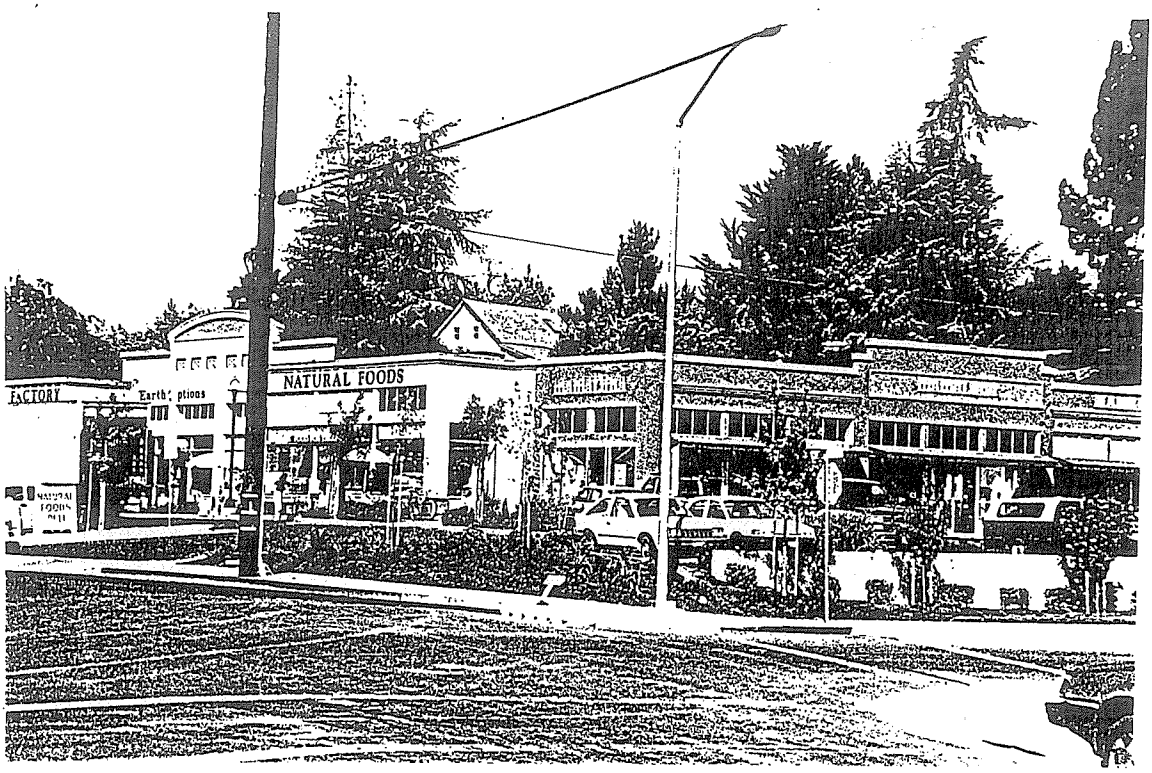
The City of Sebastopol wants to maintain a balance between jobs and housing in the area. "Balance" does not mean merely equalizing the number of jobs and the number of houses; it means matching housing opportunities with job opportunities, taking into account housing prices and rents, and wages and salaries paid, so that the area's households can afford to either buy or rent the area's housing.

FIGURE 3: EXISTING AND PROJECTED EMPLOYMENT



	1990	Perccent	2000	Percent	2010	Percent
Agriculture/Mining	420	8.8%	460	7.6%	450	6.8%
Manufacturing/Wholesale	780	16.4%	1,100	18.2%	1,160	17.6%
Retail	1,030	21.6%	1,050	17.4%	1,150	17.4%
Services	1,800	37.7%	2,55 0	42.1%	2,800	42.4%
Other	740	15.5%	890	14.7%	1,040	15.8%
Total Jobs	4,770	100.0%	6,050	100.0%	6,600	100.0%

Source: ABAG. Projections 92 Recession Update. **NOTE:** These figures are for the Sphere of Influence as it was configured in 1992.



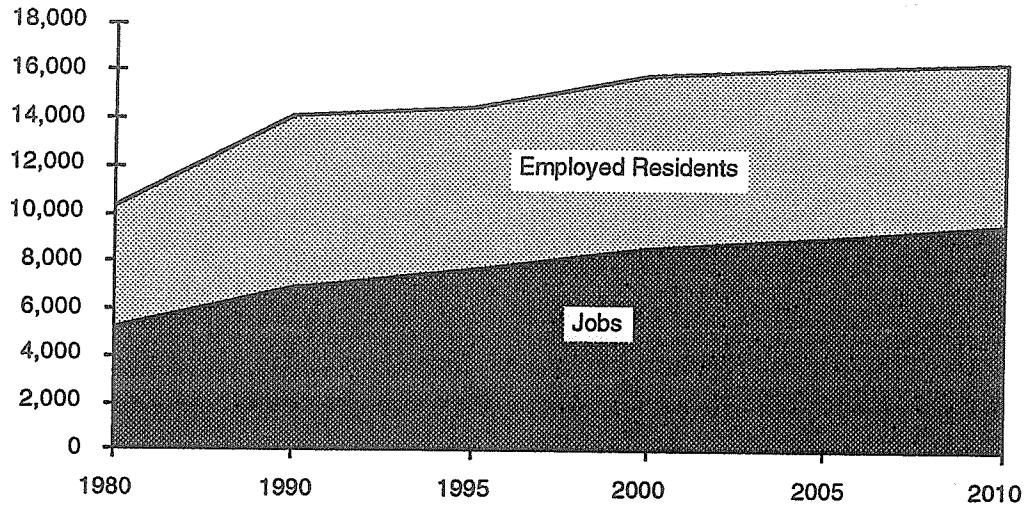
New commercial development across from the new town square

Development in the Bay Area (as elsewhere in the United States) has for many years proceeded with no coordination between the location of jobs and the location of housing. Some cities have favored the construction of shopping centers and office parks, while neglecting or even discouraging the construction of housing. Other cities have developed as "bedroom communities," housing large numbers of workers, but with very few jobs available nearby.

The result of this compartmentalization of land use has been traffic congestion, long commutes to work, and an increasing proportion of income spent on housing. If the number of residents seeking employment is greater than the number of jobs, many residents will "commute out" to distant job locations. Conversely, if the number of jobs exceeds the number of workers who can be housed locally, workers will have to "commute in" from distant communities where housing is available. Either kind of imbalance puts people "on the road" and leaves them with less time for family or involvement in the community. The consequence can be a growing population with little identification or involvement with its home town.

In addition, competition for housing closer to jobs will drive up housing prices and rents, increasing the amount that people must spend for housing, decreasing the amount they have left for discretionary purchases that help the local economy, and forcing the lowest-wage workers to commute even longer distances. This can result in a loss of diversity in the community, a residential segregation based on income levels, and a loss of retail vitality and selection. To alleviate these problems, cities have increasingly begun to focus on achieving a meaningful balance between jobs and housing.

FIGURE 4: SEBASTOPOL AREA JOBS/HOURING BALANCE



	1980	1990	1990	2000	2005	2010
Jobs	5,190	6,870	7,660	8,620	9,060	9,560
Employed Residents	10,346	14,075	14,500	15,800	16,100	16,400
Jobs per Employed Resident	0.50	0.49	0.53	0.55	0.56	0.58

Source: ABAG, Projections 92 Recession Update (Includes City of Sebastopol, 1992 Sphere of Influence, and ABAG-defined "Rural Sebastopol," south and west of Sebastopol.)

The most common measure of the balance between jobs and housing is the ratio of jobs to employed residents. The number of workers per household has increased as more women have entered the labor force, so that today it takes fewer housing units to house the labor force than in the past. Between 1980 and 1990, the number of workers per household in the Sebastopol area increased from 1.18 to 1.39. The 1990 ratio is expected to remain fairly constant until 2005.

As noted in Section II.A., above, the City of Sebastopol is part of a larger, predominantly rural area, with the rural population much larger than that within the city limits. ABAG statistics show more jobs than employed residents in Sebastopol (the ratio of Jobs/Employed Residents = 1.2), but within the larger area there are two workers for every local job (Jobs/Employed Residents ratio = 0.49). As a result, the majority of Sebastopol and outlying residents work away from the city, commuting to Santa Rosa, Marin County, and San Francisco.

The City will use the policies of this Plan to attempt to increase the number of jobs in the city so that more residents of Sebastopol and the surrounding rural area will be able to work nearby, alleviating the increases in commute traffic that would otherwise occur.

Retail Employment

A 1990 analysis of the city's economy for the Downtown Plan concluded that regional shopping centers (500,000 to 1,000,000 square feet) are typically found in cities larger than Sebastopol. Cities like Sebastopol are too small to justify regional centers of their own.

The study concludes, nevertheless, that the "the magnitude of the potential market is substantial and that there is ample opportunity for additional retail space in Sebastopol." The city's trade area of 50,000 people includes a large portion of western Sonoma County.

At least 50 percent of the residents in the trade area regularly shop in Sebastopol. The dispersed development pattern in the trade area cannot support a significant amount of local-serving retail establishments in the small rural communities, so Sebastopol retailers can continue to depend on and develop this market.

The greatest commercial growth potential is in "convenience retail." "Convenience retail" typically requires a total shopping center floor area of 100,000 square feet for food stores, liquor stores, drug and general merchandise stores, restaurants, and building supplies. The Downtown study concluded that the total convenience goods expenditures within the trade area will increase and will support an additional 75,000 square feet of retail space in Sebastopol by 2000. Another 100,000 square feet of space for auto-related businesses and building materials vendors can be supported by the year 2000.

The outlook for restaurant and comparison good shopping space is less clear and depends on opportunities within the city to attract such businesses. Were Sebastopol to become a principal tourist destination, another 120,000 square feet of retail space could be accommodated. Thus, there is a potential demand for up to 295,000 square feet of additional retail space, requiring approximately 25 acres of retail land by 2000.

Industrial Employment

Employment in manufacturing and wholesaling is projected by ABAG to increase from 780 to 1,100 jobs between 1990 and 2000. (See Figure 3.) The industrial development on Morris Street, completed in 1986, has created approximately 400 jobs.

Other Employment

Medical services for western Sonoma County and northwestern Marin are centralized in Sebastopol. The majority of this space is currently (in 1993) comprised of Palm Drive Hospital, the Sebastopol Eye Center, and specialized surgical services. In addition, approximately 35 percent of the office space in the city is occupied by medical and dental uses.

There is a growing cluster of ecological and environmentally-oriented business and industry in Sebastopol, including electric car manufacturing, suppliers of alternative building materials (such as non-toxic flooring), art entertainment, makers and retailers of alternative energy resources and products, and distributors and retailers of organic and health foods.

Employment gains in the financial, professional, and service sectors will expand the demand for office space. The amount of office space and office-based employment has increased significantly in Sonoma County, primarily in Santa Rosa. The Downtown economic study estimated that Sebastopol can accommodate between 9,000 and 10,000 square feet of additional office space per year to the year 2000. This figure can be achieved in the long term despite short-term vacancies and economic downturns.

III. Growth Management

A. What is Growth Management?

The increasing pressure for Sebastopol to grow has been a primary issue for serious debate in the community. A community survey and public workshops conducted for the General Plan update indicated strong sentiment to limit the rate of growth in the community. The community is generally concerned that if the city is allowed to grow unchecked, the quality of life that has developed over the years will be lost. Expansion of the urban area to accommodate growth would not only irreversibly alter prime agricultural land, Atascadero Creek, and the Laguna de Santa Rosa, but could place an excessive burden on the city's personnel and on the system of roads, water, wastewater, recreation facilities, and schools.

Local governments have long used a variety of approaches to regulate development. Since the first zoning ordinance in 1916, general plans, subdivision controls, zoning ordinances, and building codes have been the traditional methods of guiding growth in American cities. During the 1950's and 1960's, when rapid suburbanization and growth occurred throughout the country, many communities found that the cost for services exceeded their budgets. Faced with crowded schools, congested roads, and overburdened water and wastewater systems, some communities altered their subdivision regulations to substantially increase lot sizes and otherwise restrict the number of housing units that could be built. Other communities permitted more development but increased the requirements for developers to provide the initial capital for streets, wastewater systems, and parks; but this still left cities burdened with the continuing and escalating costs of operations and maintenance. In some cities, developers were given a choice of waiting for a local government to provide services in accord with a long term capital improvements program, or providing it themselves.

B. Sebastopol's Approach to Growth Management

Growth management is a mechanism that allows for an acceptable rate of growth which can be supported by the city's infrastructure and does not diminish the city's desired identity as a small town.

In order to evaluate its ability to accommodate growth and still maintain its small-town character, Sebastopol, through its General Plan, is establishing Level of Service standards for city services such as water, wastewater, parks and recreation, and traffic and transportation. Only development that does not result in lowering these standards will be permitted. Additionally, the City will monitor the impacts of growth on area schools and on school and City staffing levels. Sebastopol recognizes its citizens' rights to and demand for functional municipal services, and seeks to avoid overburdening City services to the detriment of its residents. Sebastopol recognizes the integral connection between the provision of infrastructure and the quality of life.

This Plan establishes Goals, Policies, and Programs to provide for monitoring the infrastructure to enable the City to evaluate its capacity to support additional growth. This Plan also reduces the size of the Sphere of Influence to that which can be accommodated by the existing wastewater capacity and water distribution systems, establishes a cap on the number of dwelling units to be constructed annually, and permits annexation only if specific criteria are met.

Sebastopol's growth is also constrained by the physical and environmental features surrounding the city - agriculture, wetlands, vernal pools, the flood plain, riparian corridors, the Laguna de Santa Rosa, Atascadero Creek, and other critical habitat and watershed areas.

Water

The City of Sebastopol provides water service to residents and businesses within the City limits from three wells. A fourth well is inactive due to groundwater contamination. Construction of an additional well is planned for the southeast area of the city. The City maintains three water storage reservoirs that have a total capacity of seven million gallons.

Since 1968, the City has replaced most of its older water mains. As a result, there are few problems with leakage, maintenance costs are relatively low, and the overall system is in excellent condition.

About a third of the water available from City wells is currently used. This estimate is based on a theoretical maximum amount of water that the three wells would produce if they operated continuously (24 hours per day) over the course of an entire year. As a practical matter, however, it is unlikely that the wells could operate at this rate over an extended period of time. Actual remaining capacity of the wells, and the amount of new development that could be accommodated, is therefore difficult to estimate accurately.

The Public Works Department and City Engineer typically review all new development proposals to determine the City's ability to provide water service. This review occurs early in the application process for the project, and the Department makes recommendations on the manner of connection to be made to the City's water system. As of 1993, the Public Works Department was recommending no further connections to the southern portion of the system, due to inadequate pressure at the southern margin of the existing system. It may be necessary to create a third (separate) pressure system with its own water supply and storage capacity to serve this area.

In projecting future water demand, the Public Works Department typically uses average per capita daily use, which is derived from water records maintained by the Department. This is an "across the board" figure obtained by dividing the total annual production from the City's wells by the city's population. (Because this Plan calls for changes in the proportions of residential and non-residential development, this method will be changed. See Program 1:3.) The city's total water usage has increased by 32 percent in the past 10 years, while the average per capita use has increased by 8 percent during the same period. Despite the 1985-1992 drought, per capita water use is increasing.

For information, policies, and programs regarding water conservation, see the *Open Space, Parks, and Conservation* Chapter.

Wastewater

The City of Sebastopol provides wastewater collection service for areas within the City limits. Sewage is treated at the Laguna Subregional Wastewater Treatment Plant on Llano Road. This facility treats sewage for the communities of Santa Rosa, Sebastopol, Rohnert Park, and Cotati, and as of 1993 had a treatment capacity of 18 million gallons per day (mgd) for the Average Daily Dry Weather Flow (ADDWF). The City of Sebastopol's share of this treatment capacity is 0.84 mgd, which was increased in 1989 from 0.70 mgd after expansion of the sewage treatment plant.

In 1990 and again in 1991, the ADDWF decreased slightly from previous years. Per capita usage in 1991 was down to 81 gallons per person per day (gpd), compared to 87 gpd in 1989 and 1990. Reduced sewage flow may be the result of several factors:

- There were six successive drought years during which residents and businesses reduced sewage flow to conserve water.
- The City's older sanitary sewer mains, which were subject to groundwater infiltration, were replaced.
- An increasing number of buildings use water-efficient plumbing fixtures, which have been required since 1988.

Each year, the City of Sebastopol estimates future sewage flow from approved and committed development projects.[1] In 1992, the City used 0.583 mgd (ADDWF), or 69.4 percent of its entitlement. Approximately 0.257 mgd of the City's entitlement remains to be used. This capacity is not sufficient to accommodate all of the residential and commercial/industrial development that would occur under buildout. However, with the cap on residential development contained in the Growth Management Section (Section III of this chapter), there is sufficient wastewater capacity to accommodate the anticipated commercial/industrial and residential development.

Generally, the City requires developers to construct sewer main extensions and other improvements to the City's collection system as necessary to serve new development. The Public Works Department and City Engineer typically review all new development proposals to determine the City's ability to provide wastewater service. This review occurs early in the application process for the project, and the Department makes recommendations on the manner of connection to be made to the City's wastewater system.

The area just south of the city limits which remains in the Sphere of Influence, cannot be served by gravity flow to the current system, due to topography. Connection to the city collection system would require a pump station and force main (a sewer pipe with sewage under pressure from a pump). However, this would overwhelm the capacity of the Petaluma Avenue trunk main. Another possibility is that this area could be served by its own gravity system discharging directly to the Llano interceptor.

Solid Waste Disposal

A 1991 study of solid waste generation in Sebastopol found that the City disposed of 18,278 tons of solid waste in 1990. Figure 5 shows the breakdown of solid waste generation by land use type.

Larry's Sanitary Service provides solid waste disposal service to the city. Solid waste is deposited at the Sonoma County Central Landfill Facility, located at 500 Meacham Road, west of Cotati, in an unincorporated area of the county. This landfill receives approximately 99 percent of the county's refuse.

The landfill was originally expected to be full by 1999. However, State law (AB 939) requires cities to divert at least 25 percent of solid waste (e.g., through reuse, recycling, or source reduction) by 1995. By January 1, 2000, a 50 percent diversion is mandated. This requirement will extend the life of the landfill until 2005–2007. Meanwhile, in 1991, the County of Sonoma began to evaluate possible sites for a new landfill.

Sebastopol established an effective curbside recycling program in July, 1989. During 1992, 19 percent of solid waste was diverted from landfills by recycling. To comply with State legislation, the City is considering a variety of strategies to achieve the diversion goals of AB 939 and is in the process of adopting a comprehensive plan as required by State law.

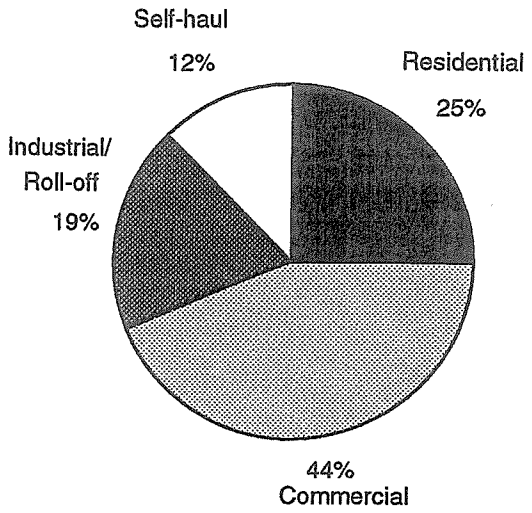
1 The City bases the sewage flow projections on the following assumptions: Residences: 200 gallons per dwelling unit per day. Offices: 0.16 gallons per square foot per day. Commercial: 0.08 gallons per square foot per day. Industrial: 0.142 gallons per square foot per day.

Public Safety

The City of Sebastopol Fire Department provides fire protection services to areas within the City limits. The Department maintains a fire station on Bodega Avenue, which is staffed in 1993 by 1.5 salaried employees (the Fire Chief and a half-time secretary) and 31 volunteers. The Fire Department reviews all new development proposals for compliance with Fire Code requirements and other fire protection-related concerns. The Department anticipates that it will eventually need to hire additional paid staff as the number of calls for service increases. The number of calls the Department receives is linked not only to new development, but also to other factors such as increased traffic and an aging population.

The City of Sebastopol Police Department provides police services to areas within the City limits. In August 1991, the Department moved into a new building located on Laguna Park Way. The Department staff in 1993 included 14 sworn police officers. The Police Department routinely reviews new development proposals for issues of concern for police services, such as security, traffic, and circulation design. The police and fire facilities are adequate for the future growth envisioned by this Plan.

FIGURE 5: SOLID WASTE DISPOSAL QUANTITIES



Source	Tons per Year	Percent
RESIDENTIAL	4,603	25.2%
COMMERCIAL	7,982	43.7%
INDUSTRIAL/ROLL-OFF	3,429	18.8%
SELF-HAUL	2,264	12.4%
TOTAL	18,278	100.0%

Source: EMCON Associates, Solid Waste Generation Study, City of Sebastopol, California, June 1991

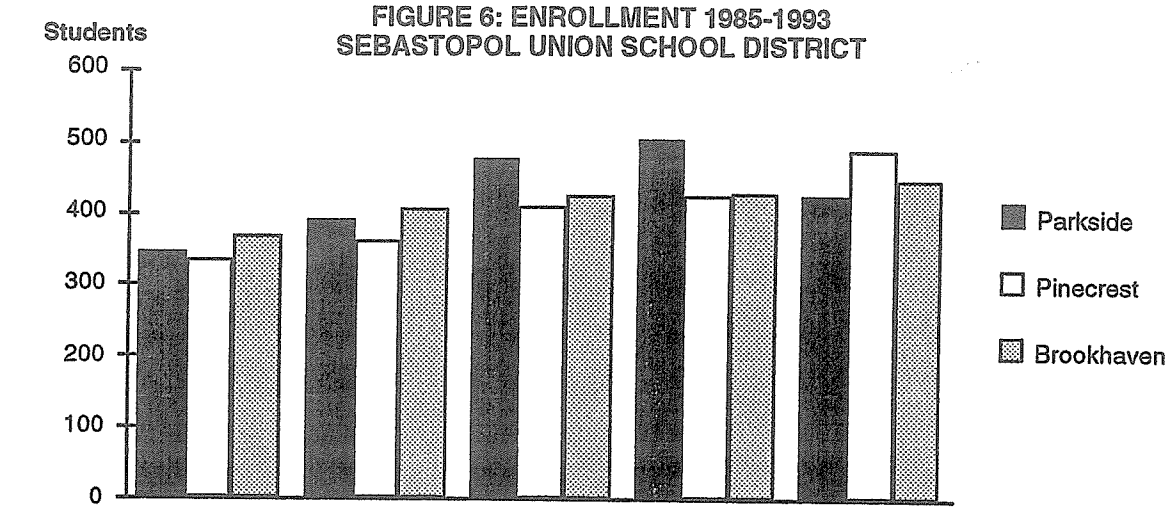
Public buildings

The City maintains a City Hall and Public Library at the corner of Bodega Avenue and North High Street, in the Downtown Core. Other public facilities include the Community Center, located in the northeast corner of the city, and the City Corporation Yard, located at Johnson and Morris Street. These facilities are adequate for the growth anticipated by this Plan. There is need for additional public meeting rooms, Fire Department facilities expansion, and to make City-owned buildings accessible in accordance with the Americans with Disabilities Act requirements.

Schools

The Sebastopol Union School District operates two elementary schools and one middle school: Parkside (Kindergarten through 2nd grade), Pinecrest (grades 3–5), and Brookhaven (grades 6–8). Figure 6 below shows past and current enrollment at these three schools.

FIGURE 6: ENROLLMENT 1985-1993
SEBASTOPOL UNION SCHOOL DISTRICT



1985

	1985	1987	1989	1991	1993
Parkside	346	392	476	502	425
Pinecrest	337	363	410	423	486
Brookhaven	370	405	424	429	445
Total	**1,053**	**1,160**	**1,310**	**1,354**	**1,356**

Source: Sebastopol Union School District, 1993

As of 1991, all three District schools were overcrowded. Since 1987, the District has added eight portable classrooms to the three campuses. While school mitigation fees levied by the District are sufficient to purchase, locate, and furnish a new portable ($60,000–$65,000), the school sites are running out of space for additional portables. The portables reduce the amount of available play space and result in overcrowded campuses. Based on present enrollment levels, the District in 1991 was considering adding a total of two portables to existing school sites.

Both the District and the State Department of Education have made projections for future student enrollment at the District's schools. In estimating effects from new residential development, the Sebastopol Union School District typically uses a student generation rate of 0.5 students per dwelling unit. Depending on the nature of the residential development, the District occasionally increases this estimate to 1.0–1.5 students per dwelling unit. The District had estimated that by 1995 there would be 1,654 students in the three elementary schools; the State estimate was 1,987. Due to slower growth in recent years, these numbers will probably not be reached.

The district voters approved a parcel tax measure on the June 1993 election ballot. Funding from the parcel tax will allow the District to rehabilitate existing school sites; the funds can not be used for new school facilities. The parcel tax will provide approximately $525,000 between 1993 and 1998.

State law allows school districts to levy school impact fees on new residential and non-residential development. Fees are currently set at $1.58 per square foot of residential space and $0.25 per square foot of non-residential floor space. The Sebastopol Union School District receives nine-thirteenths of these fees; the remaining four-thirteenths are allocated to the Analy Union High School District (see below).

The Analy High School District operates three schools for grades 9–12 for Sebastopol and its outlying areas: Analy High School, Laguna Continuation High School, and El Molino High School. High school enrollment for the 1992-1993 school year was at capacity (1,028 students at Analy alone). The District added three portable units at Analy to provide additional capacity for students.

The Analy District expects increases in high school student enrollment between 1990 and 2000. Based on a student generation rate of 0.18 high school students per dwelling unit, the district estimates that the entire High School enrollment area will reach 1,500 students in 1999.

Additional portables and/or permanent classrooms will be required to serve this student population. All expansion projects, other than the addition of portable units, depend on State funding.

The Analy High School District participated with the Sebastopol Union School District in the June 1993 parcel tax measure. The passage of this measure will provide $300,000 for five years for the High School District.

C. Goals, Policies, and Programs for Growth and Infrastructure Management

The following goals, policies, and programs implement the City's approach to growth management discussed in Section III.B. Growth management is implemented to ensure that future growth will not overburden the City's public facilities and infrastructure. The policies and programs below call for monitoring and establishing Level of Service (LOS) standards for City services and infrastructure; requiring that new development pays it's "fair share" to maintain these Levels of Service; establishing clear boundaries for future expansion of the City by reducing the Sphere of Influence and adopting an Urban Growth Boundary (UGB); and adopting specific annexation criteria.

Goal 1 Phase future growth so that City resources are not exceeded.

P.1 Phasing Growth: Use information on growth and infrastructure capacity to phase growth.

Program 1.1: Prepare and adopt a Growth Management Ordinance.
Responsibility: Public Works and Planning Departments, City Council

Program 1.2: Monitor growth and infrastructure capacity.
Responsibility: Planning, Engineering, Public Works Departments

"Infrastructure capacity" refers to the ability to deliver a number of municipal services. Those services most commonly measured are water supply, wastewater disposal, traffic flow on streets and highways, fire and police protection, and school capacity. The City will establish a system to monitor building activity within the City and (separately) within the Sphere of Influence. The system will also monitor the capacities of wastewater treatment facilities, water distribution, road capacity and maintenance, school capacity, and parks and recreation facilities. City staff will provide reports on growth and changes in infrastructure capacity to the Planning Commission, City Council, and the public annually. The information will be used to assist in determining when the city is approaching Levels of Service where resources will be exceeded and what actions must be taken.

Program 1.3: Revise the City's water demand calculations based on land use changes in this Plan.
Responsibility: Public Works Department

Program 1.4: Maintain Level of Service (LOS) standards and guidelines for City services.

- Water: The standard for water volume and flow is established by Title 22 of the State of California. The minimum fire flow standard is 1,000 gallons per minute.
- Wastewater: The standard for sewage treatment is based on capacity. The City shall maintain a reserve capacity of at least the equivalent of five years' wastewater utilization, based on 1992 wastewater usage figures. (This reserve capacity would permit the City either to reduce development or to purchase increased wastewater capacity. At the time that the City reaches the reserve capacity established above, it must either reduce the amount of development commensurately, or increase wastewater capacity, or reduce volume through conservation. It typically takes at least five years to plan, approve and complete the construction of new wastewater treatment facilities.)
- Parks: The standard for parks is five acres of park land for each 1,000 residents. As of 1993, the City has only three acres of parks per 1,000 residents.
- Fire: The standard for fire service is an emergency response time of less than five minutes for 80 percent of calls.
- Police: The standard for police service is a response time of three minutes for 70 percent of emergency calls.
- Drainage: The standard for storm drainage facilities is established by the Sonoma County Water Agency. The Sonoma County Water Agency plans and constructs storm drainage facilities in the Planning Area, then turns them over to the City after one year for continued maintenance.
- Schools: The standard for school class size and appropriate square footage of play area per student is established by the Sebastopol Union School District and the Analy High School District. Both Districts shall be contacted yearly to determine that their standards are maintained.
- Traffic: The standard for traffic is shown in the Transportation Chapter.

Responsibility: Planning, Engineering, and Public Works Departments

P.2 Levels of Service: Manage growth and infrastructure capacity so that the quantity and capacity of City services and infrastructure will not drop below acceptable Levels of Service as a result of new development.

Program 2.1: Review all development proposals for their direct and cumulative effects on City-adopted LOS standards. The City will only permit developments that meet City-adopted Level of Service standards.
Responsibility: Planning and Public Works Departments

Program 2.2: Establish the maximum number of new residential units at 40 dwelling units per year through 1998 and 25 dwellings per year starting in 1999, but not to exceed a maximum of 575 new dwelling units during the time frame of this General Plan.
Responsibility: City Council

The City will establish a translation (or equivalency) for senior housing, single-room occupancy units (SROs), congregate care facilities, and convalescent hospitals and nursing homes. When development activity is lower than the maximum established, any unused allocations under the maximum, or cap, will carry over to be used in future years, but not longer than three years.

P.3 New Development Pays Fair Share: Require new developments to pay their "fair share" of capital improvements for public services and facilities to maintain adequate Levels of Service in the city.

Program 3.1: Establish a five-year Capital Improvements Program.
Responsibility: Public Works Department, Planning Commission, City Council.

The Capital Improvements Program will be reviewed annually by the Planning Commission to ensure that capital improvements are consistent with the General Plan and will maintain the Levels of Service established in Program 1:4.

Program 3.2: Continue the program of public facilities impact fees.
Adequate public facilities should be provided for new urban development, and new developments should bear their "fair share" cost of providing such facilities. In order to make reasonable provision for new facilities, the City of Sebastopol has established public facilities impact fees. The fees are intended to provide for facilities that are required in addition to normal on-site and off-site development improvements.
Such fees are established to implement the policies of the General Plan and may include charges for connection to the water system, sanitary sewer system, improvements to school facilities, drainage improvements, traffic and roadway improvements, and other capital improvements such as parks and public buildings.
Responsibility: Planning and Finance Departments

Program 3.3: Establish and maintain a computerized land use database system.
This system would contain updated parcel-specific information regarding General Plan, Zoning, parcel size, development pending and approved, and other relevant factors. Using a computerized land use database will permit the City to monitor development, implement growth management programs, and to cooperate effectively with regional agencies such as ABAG and the County Congestion Management Plan (CMP).
Responsibility: Planning Department

Program 3.4: Work with the school districts to obtain school impacts fees as defined by State Law and plan for future school needs.
Responsibility: Planning Department

P.4 Jobs Housing Balance: Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.

Program 4.1: Ensure that applications for new development contain sufficient information for staff to analyze its contribution to a jobs/housing balance in the Sebastopol area.
Responsibility: Planning Department

IV. Annexation

The City seeks to avoid repeating the pattern of urban sprawl by concentrating development within the City limits. Through this General Plan, the City is reducing the size of the Sphere of Influence (the theoretical ultimate limit of city growth) and establishing criteria for annexing land to the city. Map 3 shows the changes to the boundary of the Sphere of Influence. The following Goals, Policies, and Programs address annexation.

Goal 2 Maintain Sebastopol as a small town.

P.5 City-Centered Growth: Focus future growth within city limits.

P.6 Favor Infill: Encourage development within the city limits; favor infill development over annexation.

Program 6.1: Direct new development to locations within the city limits.
Responsibility: Planning Department

Program 6.2: Establish design review guidelines for infill development.
Responsibility: Design Review Board, Planning Commission, City Council

P.7 Do not allow development in areas not served by municipal utilities.

P.8 Extension of City Services Outside Sphere of Influence: Prohibit extensions of wastewater, water, and other City services to new development in unincorporated areas outside the Sphere of Influence.

Program 8.1: Reserve a specific amount of wastewater capacity to be used for existing development outside the city limits.
Responsibility: City Council, Public Works Department

There are a number of older subdivisions in the Sphere of Influence which may require connection to the City's wastewater system when septic system failures occur.

P.9 Urban Growth Boundary: An Urban Growth Boundary (UGB) is established.

The Urban Growth Boundary is a line beyond which development will not be allowed, except for public parks and public schools. The UGB shall be in effect during the 20-year time frame of this General Plan.

P.10 Coordination With Other Agencies: Continue to coordinate planning efforts with the County to reinforce the UGB, and thus to protect adjacent agricultural land and open space, through the creation of a Referral Area that surrounds the UGB.

P.11 Sphere of Influence Same as UGB: Establish the Sphere of Influence Boundary to coincide with the UGB.

Program 11.1: Limit the amount of land designated for urban uses to those areas that can be reasonably predicted to be developed over the 20-year life of the General Plan. Areas not projected for urban development within the life of the General Plan will be kept outside the Urban Growth Boundary.
Responsibility: City Council, Planning Department

Program 11:2 Request the Sonoma County Local Agency Formation Commission (LAFCO) approve the revised Sphere of Influence boundaries.
Responsibility: City Council

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.

Goal 3 Ensure that development adjacent to the Sphere of Influence is compatible with the goals and policies of the Sebastopol General Plan.

P. 13 Monitor Development Outside the Sphere of Influence: Review public and private development proposals and land use changes within the Referral Area.

Program 13.1: Enter into a Memorandum of Understanding (MOU) with the County of Sonoma to establish a Referral Area within which the City will be able to comment on land use changes and development proposals under review.
Responsibility: Planning Department

V. Residential Land Use

A. Existing Residential Land Use

The proportion of land allocated for different land uses by this Plan is typical for a small, predominantly residential community. Within the city, 592.4 acres is designated residential as of 1993, with the majority of residential land in the medium density designation. Of this total, 465.4 acres are developed with housing, while 127 acres are vacant or developed at less than the density allowed by zoning. Within the city's proposed Sphere of Influence, which represents the area within the county that is the probable ultimate boundary of Sebastopol, 161.6 acres is designated residential. (See Figure 7.)

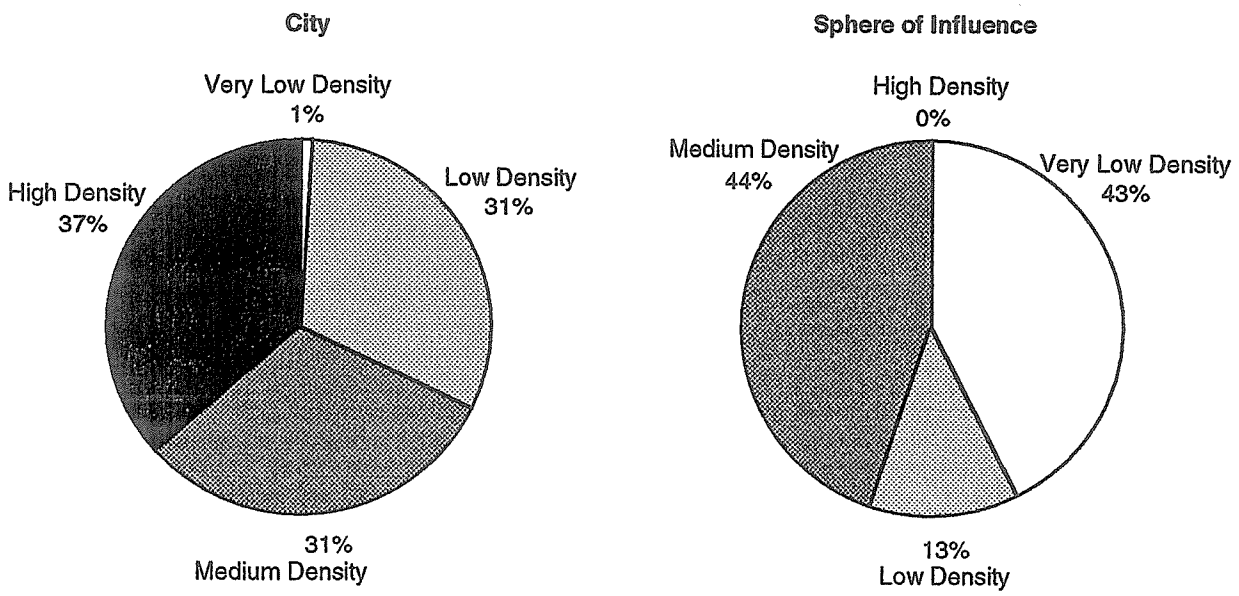
B. Land Available to Meet Housing Needs

More than two-thirds of the 127 acres of vacant and underdeveloped residential land in the city is designated Medium or High Density. (See Figure 7.) The 46.5 acres of vacant and underdeveloped land designated High Density represent 36.6 percent of all the vacant and underdeveloped residential land within the city. The *Housing* Chapter contains a table showing the principal vacant and underdeveloped residential land in the city.

Much of the 161.6 acres of land designated for residential use in the reduced Sphere of Influence is only partially developed. On the majority of parcels in this area, residential development is significantly less dense than what it is proposed to be if these parcels are annexed to the City.

In addition to land designated for residential use, this General Plan also permits residential development as a secondary use in the General Commercial, Downtown Core, and Industrial Land Use Designations.

FIGURE 7: RESIDENTIAL LAND



Land Use Designation	Total Acres City	Vacant and Underdeveloped Land in the City	Total Acres Sphere of Influence	Total Acres City + Sphere of Influence
Very Low Density [0 - 1.0 du/acre]	2.8	1.7	68.8	71.6
Low Density [1.1 - 2.0 du/acre]	86.6	39.5	20.8	107.4
Medium Density [2.1 - 6.0 du/acre]	362.8	39.3	72.0	434.8
High Density [6.1 - 15.0 du/acre]	140.2	46.5	0.0	140.2
Total Residential Land	**592.4**	**127.0**	**161.6**	**754.0**

Source: PAS & Associates and Studio B



Typical residential area

The densities permitted in this General Plan will allow construction of 1,307 additional units in the City and the reduced Sphere of Influence. (This total includes 40 units in General Commercial, 87 units in Downtown Core, and 122 units in Industrial Land Use Designations.) Added to the 3,052 units in existence in 1993, this would allow a total of 4,359 units when the city was fully built-out. Based on the average of 2.39 persons per dwelling unit, the potential housing supply could accommodate a build-out population of 10,418. The residential dwelling unit cap established by this General Plan (Program 2:2) will permit 575 additional units from 1994-2013. This will accommodate a total population of 8,669.

C. Goals and Policies for Residential Land Use

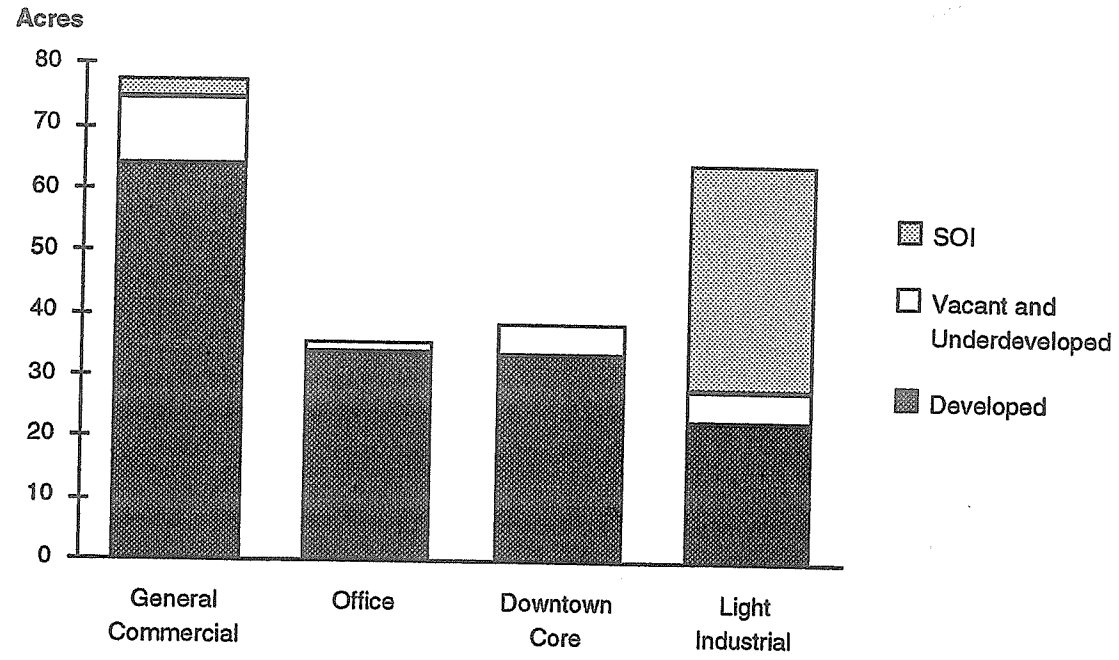
Goal 4 Preserve the unique character and ambiance of residential areas.

P.14 Preserve older existing homes.

P.15 Prevent encroachment of non-residential uses.

P.16 Protect Residential Neighborhoods: Protect residential neighborhoods from the effects of adjacent non-residential uses.

FIGURE 8: NON-RESIDENTIAL LAND USE



LAND USE DESIGNATION	TOTAL ACRES CITY	VACANT AND UNDERDEVELOPED ACRES CITY	SPHERE OF INFLUENCE ACRES	TOTAL ACRES CITY + SPHERE OF INFLUENCE
General Commercial	74.5	10.7	3.1	77.6
Office	35.7	1.6	0.0	35.7
Downtown Core	38.4	5.1	0.0	38.4
Light Industrial	27.7	4.9	36.5	64.2
Total	**176.3**	**22.3**	**39.6**	**215.9**

Source: City of Sebastopol Planning and Engineering Departments; PAS & Associates, August 1993

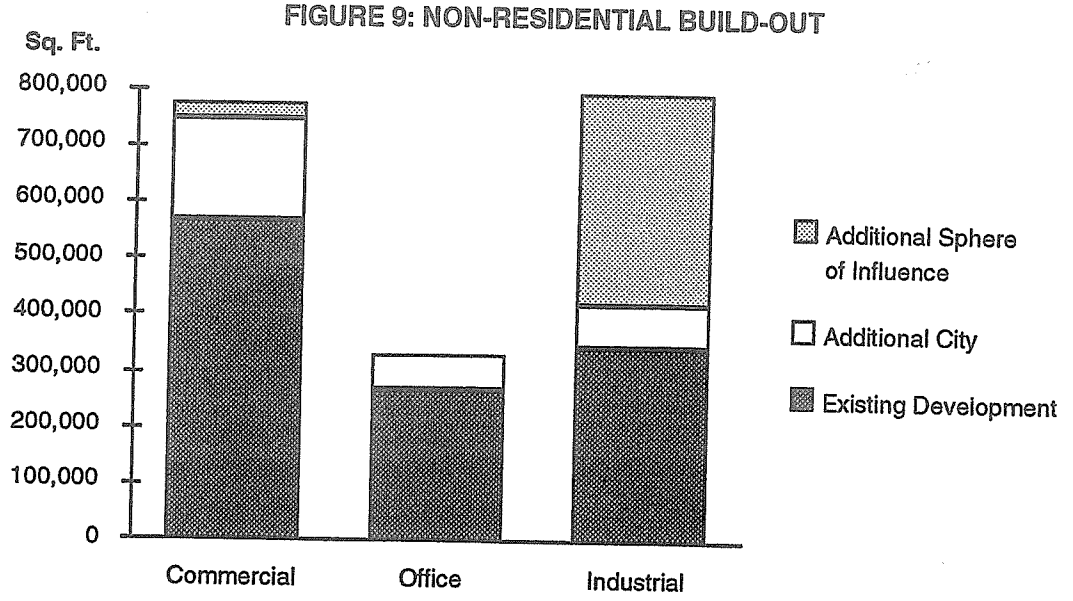
General Plan Goals 1 and 2 and related policies define the conditions under which it will be appropriate to annex land for residential purposes, taking into consideration the desired rate of growth; infrastructure constraints; and the relative benefits and costs of different types of residential development. Additional Goals, Policies, and Programs can be found in the *Downtown and Community Identity* Chapter, the *Transportation* Chapter, and the *Housing* Chapter.

VI. Commercial/Industrial Land Use

A. Existing Commercial and Industrial Land Uses

Non-residential land use in Sebastopol is a mixture of traditional downtown development, newer shopping centers, and commercial strip development. Section B, below, describes the various areas of the city in which this commercial, industrial, and office development is found.

FIGURE 9: NON-RESIDENTIAL BUILD-OUT



Land Use Type	Existing Development	Additional Sq.Ft., City	Additional Sq. Ft., Sphere of Influence	Additional Permitted	Total at Buildout
Commercial	567,990	177,195	30,492	207,687	775,677
Office	270,774	59,453	0	59,453	330,227
Industrial	345,660	72,970	374,515	447,485	793,145
Total	**1,184,424**	**309,618**	**405,007**	**714,625**	**1,899,049**

Source: PAS & Associates

The amount of industrial floor area has increased markedly since 1986 with the construction of 10 industrial buildings on Morris Street. This General Plan provides for even more industrial development in the Sphere of Influence.

Most of the existing non-residential space in the Sphere of Influence is comprised of industrial and warehouse uses. The Vacu Dry fruit processing plant, on the corner of Highway 116 and Industrial Road, comprises 75.3 percent of the non-residential space in the city's Sphere of Influence.

B. Commercial Land to Serve Future Growth

The land designated to serve the future commercial needs of the city is located Downtown, on South Main Street, and on Healdsburg Avenue. Office uses are largely located Downtown. Industrial development can occur on vacant lots in existing industrial areas on Morris Street and on 36.5 acres of industrially designated land in the southern portion of the Sphere of Influence. The acreages for commercial, office, and industrial uses are indicated in Figure 8, and the potential building square footage is indicated in Figure 9.

The additional square footage of commercial space that could be built within the city and the Sphere of Influence was estimated using assumptions regarding the likely intensity of development under the City's land use regulations as of 1993. The measure of the intensity of commercial uses is typically measured by Floor Area Ratio (FAR) which is the maximum gross floor area of a building permitted on a site divided by the total net area of the site. This fraction is expressed in decimals to one or two places. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross sq. ft. of building floor area to be built. On the same site, a FAR of 0.4 would allow a 4,000 sq. ft. building. FARs are used in general plans and zoning ordinances to regulate the intensity of development.

The maximum intensity of commercial space for office and industrial/warehouse uses contained in Figure 9 above was estimated by using the FARs contained in the Land Use Designations. The maximum potential square footage of commercial, office, and industrial space was applied to 75 percent of the developable land to account for rights-of way, setbacks, parking, and other requirements. The Industrial and Commercial square footage was reduced to take into account the potential residential units that could be built in these land use designations.

The results of this estimate show there was enough vacant and developable land designated Downtown Core and General Commercial within the city in 1993 to increase retail space by approximately 177,195 square feet. An additional 30,492 sq. ft. would be permitted in the reduced Sphere of Influence. The total of 207,687 is enough to accommodate the estimated demand for 175,000 square feet needed by the year 2000 for convenience retail, auto-related businesses, and building materials, as shown in the 1990 Downtown Study. It will also allow for some development of restaurants and comparison goods shopping. The Downtown Study showed that there is a potential demand for this type of retail development; however, uncertain market conditions make it more difficult to estimate the potential demand for this type of retail space.

The 1990 Downtown Study indicated a potential demand for new office space between 1993 and 2000 of 72,000 to 80,000 square feet. The estimated buildout under this Plan is 59,453 square feet of office space. However, the higher FARs of the Downtown Core would permit additional development if there is a greater market demand.

Goals, Policies, and Programs for Commercial Land Use

The City has adopted the following Goals, Policies, and Programs for developing commercial land:

Goal 4 Emphasize, develop, and establish Sebastopol's role as a market and service center for the West County.

Goal 5 Increase the city's retail sales tax base.

The city has a greater need for commercial development than for residential development. It is necessary for the city to strengthen and diversify its retail sector. The city hopes to regain its place as a full-service community, not necessarily by becoming bigger, but by doing a better job in what it offers its citizens and other residents of western Sonoma County.

P.17 Encourage Mixed Use Development: Encourage mixed-use developments in the Downtown and other selected areas of the city; maintain non-residential uses on the ground floor.

P.18 Sufficient Land to Meet Economic Goals: Maintain a sufficient supply of land in the Commercial and Downtown Core Designations to meet the economic development goals set forth in the *Economic Vitality* Chapter and *Community Identity* Chapter.

Program 18.1: Prepare a Specific Plan for the South Main Area.
The area lies south of Downtown and includes the Gravenstein Highway South Strip. Along this corridor are many historic Victorians, some of which have been converted to professional offices.
Responsibility: Planning Department

P.19 Local-Serving Retail Uses: Encourage local-serving neighborhood retail uses readily accessible to residential areas.

Small-scale developments, compatible with the immediately surrounding area are needed. For example, "mom-and-pop" pedestrian-oriented stores would be encouraged, while larger-scale, auto-oriented enterprises would be discouraged.

Goal 6 Increase job opportunities in the office sector of the economy.

P. 20 Non-Conforming Residential Uses: Allow legal non-conforming single family residences in Commercial land use designations to expand and/or be rebuilt without the need of a conditional use permit.

Program 20.1: Revise the Zoning Ordinance to allow non-conforming single family residences to expand and rebuild even if they are destroyed to an extent greater than 50 percent of their assessed value.
Responsibility: Planning Department

P.21 Office and Downtown Core: Maintain a sufficient supply of land in the Office and Downtown Core Designations to meet future need.

P.22 Encourage office uses above the ground floor in commercial areas.

C. Industrial Land Needed to Sustain the Local Economy

Diversifying and strengthening the local economy is a priority for the City. The amount of industrially-designated land has been increased significantly in this Plan to permit business and job growth. Of the 64.2 acres of land in the Light Industrial designation, 27.7 acres are within the city and 36.5 acres are within the Sphere of Influence. The majority of vacant and underdeveloped industrially-designated land is located in the southern portion of the Sphere of Influence. The available land would permit 72,290 sq. ft. of additional industrial space within the city limits and 374,515 sq. ft. in the Sphere of Influence.

The City would like to build on the economic successes of the Morris Street industrial complex. It is the location for a remarkable diversity of businesses that include companies making compact discs, electronic, and aviation equipment; software designers; publishers; and a number of research and development firms. The Light Industrial designation allows residential uses at a density of 6.1 to 15 units per acre as a secondary and ancillary use. This will permit the development of a variety of live/work spaces and facilitate the establishment of an incubator for new businesses. New industrial uses should be developed in an industrial park setting according to a comprehensive plan wherever possible.

Goals, Policies, and Programs for Industrial Land Use

Goal 7 Increase industrial employment in Sebastopol while maintaining the quality of the environment.

P.23 Industrial Land: Designate sufficient land for industrial uses.

P.24 Infrastructure Constraints to Industrial Development: Resolve infrastructure constraints to industrial development.

Program 24:1: Adopt a Specific Plan for the southern portion of the Sphere of Influence, as designated on the Land Use Designations Map, prior to considering annexation requests in this area.

The Specific Plan should resolve issues such as improving the southern gateway to the city; incorporating and enhancing the industrial facilities and land uses of the Vacu Dry plant so that it becomes a part of the City's economic and tax base; and preserving the Laguna while increasing its accessibility to birdwatchers and hikers.

Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area need to be properly evaluated and mitigated.

Responsibility: Planning Department, Planning Commission, City Council

P.25 Ensure that industrial development does not overburden infrastructure.

Program 23.1: Require proposed industrial developments to provide the City with an engineering report of the anticipated potable water and wastewater demand.

Additional review will be required for proposed industrial uses with a high potable water and wastewater demand. The City will either deny such projects or require appropriate mitigations.

Responsibility: Planning Department

P.26 Encourage Attractive Industrial Parks: Encourage new industrial development in an industrial park setting that is attractive and includes open space and mixed uses.

Program 26.1: Revise the Zoning Ordinance to require an integrated development plan with design standards for industrial development.

Responsibility: Planning Department

D. Redevelopment Goals, Policies, and Programs

Goal 8 Create opportunities for economic development and redevelopment.

P.27 Active Role for Redevelopment Agency: Ensure that the Community Development Agency takes an active role in implementing the economic development strategy.

P.28 Rehabilitate Existing Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements.

Program 28.1: Consider the "adaptive reuse" grant and loan program to rehabilitate and retrofit existing commercial structures to meet contemporary market needs.

Responsibility: Redevelopment Agency

The City has already assisted many owners of commercial properties to upgrade and renovate their buildings.

Goal 9 Ensure that development adjacent to the Sphere of Influence is compatible with the goals and policies of the Sebastopol General Plan.

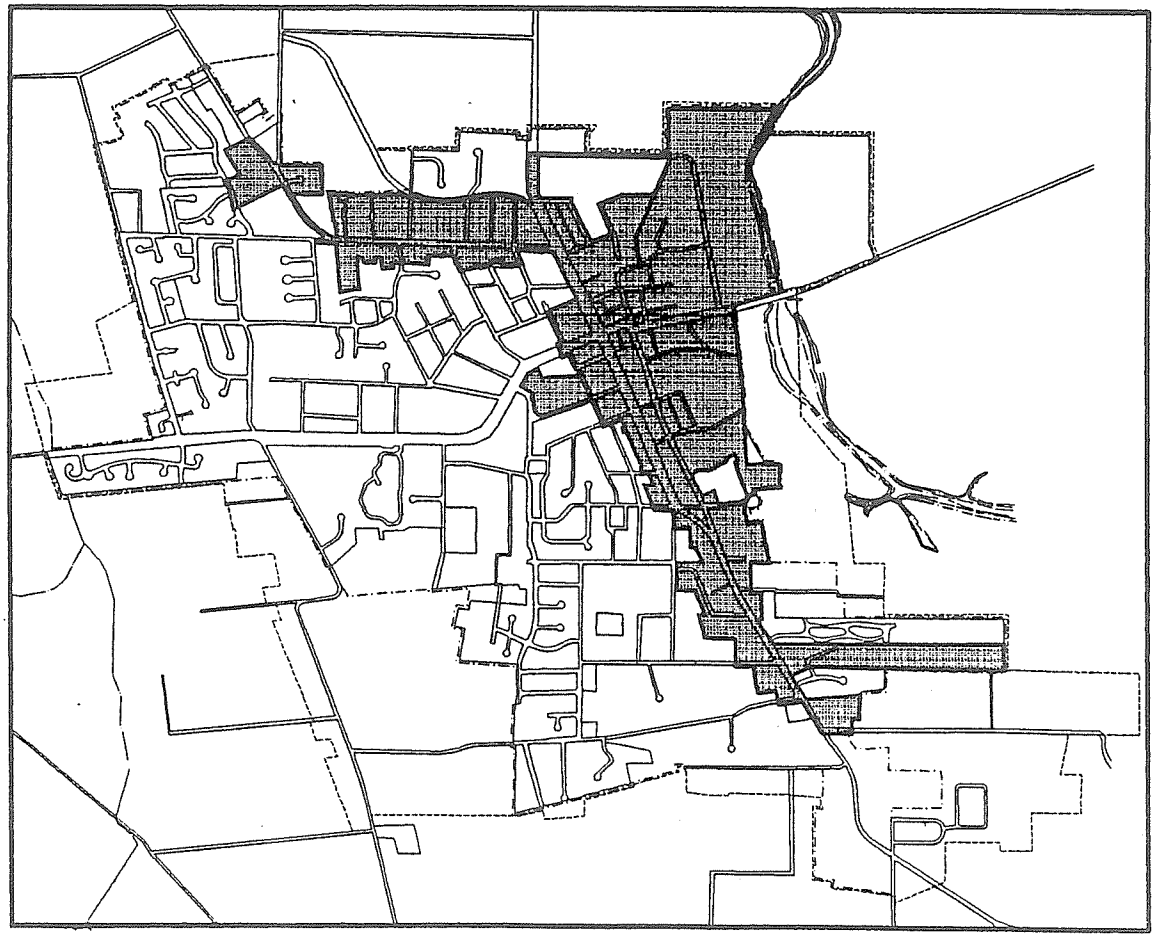
P.29 Monitor Development Outside the Sphere of Influence: Review public and private development proposals and land use changes within the Referral Area.

Program 29.1: Enter into a Memorandum of Understanding (MOU) with the County of Sonoma to establish a Referral Area within which the City will be able to comment on land use changes and development proposals under review.
Responsibility: Planning Department

E. Redevelopment Area

Most of the commercially zoned lands within the city are a part of the City's redevelopment area, shown on Map 2. The unique powers and financial resources of the Redevelopment Agency can be used to implement Downtown revitalization programs. This Plan calls for economic development and redevelopment to be coordinated. The city's Redevelopment Agency is implementing the Downtown Plan and will play an important role in continuing to actively promote economic development. Potential actions include facilitating redevelopment of approximately 10 acres of underdeveloped land immediately east of Downtown. The Redevelopment Agency will share responsibility for implementing the policies and programs in the Economic Vitality and the Community Identity Chapters of this Plan.

MAP 2: COMMUNITY DEVELOPMENT PROJECT AREA



VII. Agricultural and Other Land Uses

A. Agriculture

Although Sebastopol is located in a significant agricultural region, there is no agricultural production in the city and only a few acres of apple orchards and grazing land in the Sphere of Influence.

B. Open Space, Parks, and Community Facilities

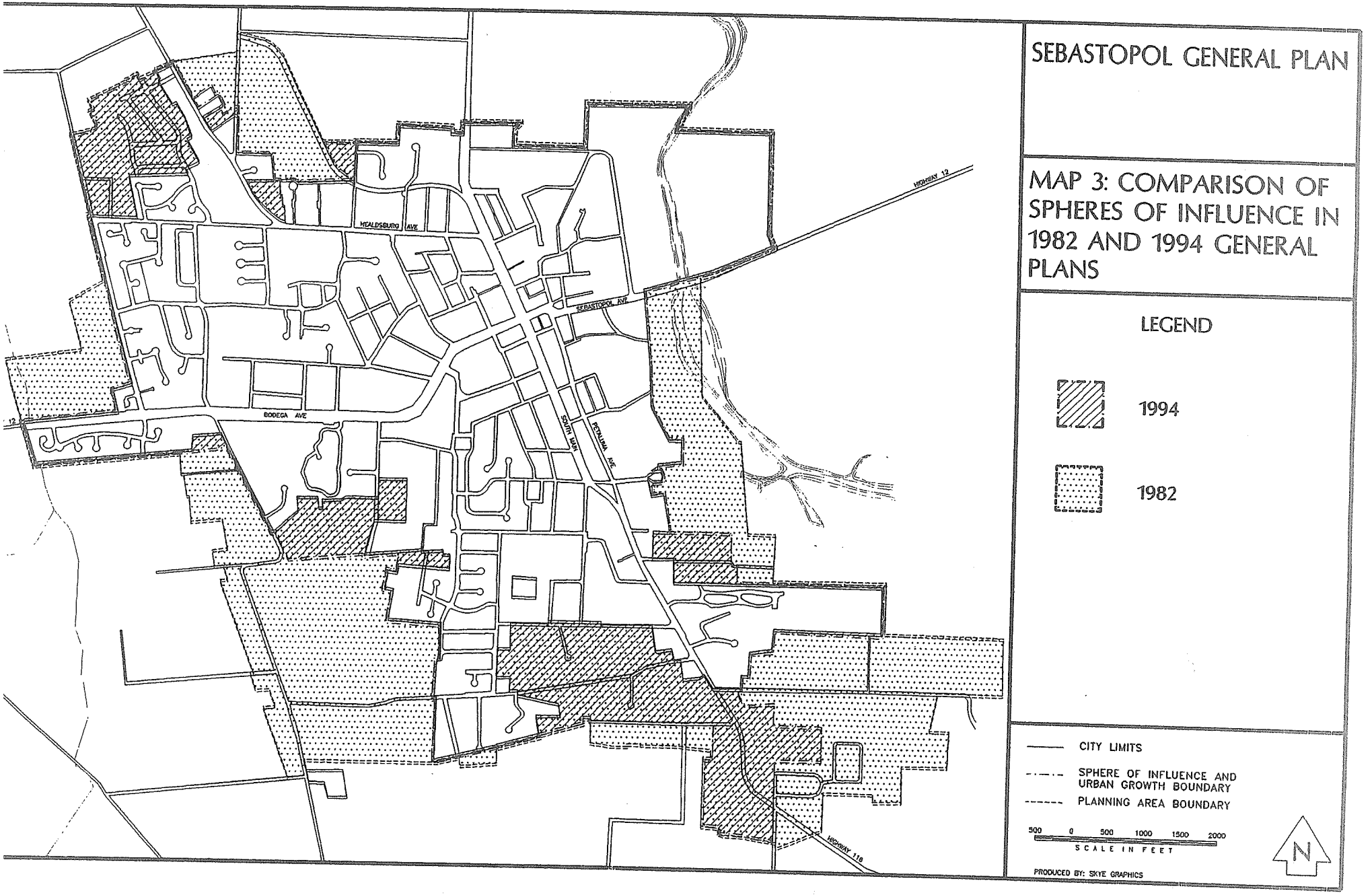
FIGURE 10: OPEN SPACE, PARKS, AND COMMUNITY FACILITIES

Land Use Designation	City Acres	Sphere of Influence Acres	Total Acres City + Sphere of Influence
Open Space	88.9	0.0	88.9
Parks	34.6	24.8	59.4
Community Facilities	89.5	0.0	89.5
Total	**213.0**	**24.8**	**237.8**

Source: PAS and Associates

A significant portion of Sebastopol's sense of place comes from the environment. The city is situated at the edge of one of northern California's largest and most biologically diverse wetlands—the Laguna de Santa Rosa—and adjacent to the rolling orchard and rural residential areas that characterize western Sonoma County. The importance of preserving the natural environment was a consistent theme expressed in the results of the community survey and in the public meetings on the General Plan. A high priority of the community is maintaining open space separators around Sebastopol and preserving the Laguna de Santa Rosa and Atascadero Creek. This General Plan reduces the Sebastopol Sphere of Influence. The area deleted from the Sphere of Influence will remain a "Referral Area," and the City will closely monitor any public or private plans affecting this land.

Figure 10 shows the acreage of land in the city and the Sphere of Influence set aside for Open Space, Parks and Community Facilities. A more thorough discussion of these lands is included in the *Parks, Open Space, and Conservation* Chapter.



SEBASTOPOL GENERAL PLAN

MAP 3: COMPARISON OF SPHERES OF INFLUENCE IN 1982 AND 1994 GENERAL PLANS

LEGEND

1994

1982

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

VIII. The Land Use Designations Map

This General Plan establishes 11 Land Use Designations as shown on the Land Use Designations Map. These designations determine the standards of population density and building intensity. For residential uses, the densities are shown in dwelling units per gross acre. For the commercial and industrial designations, building intensity is defined by Floor Area Ratio (FAR). The specific uses listed are illustrative but not exclusive. Detailed descriptions of land uses permitted in each Land Use Designation are defined by the Zoning Ordinance.

By law, "standards of population density and building intensity" must be established. For residential uses, the population density is based on 2.39 persons per household. In the event of a discrepancy between residential units per acre and persons per acre, the unit density (not the population density) shall govern.

The General Plan establishes designations for land both in the city and outside city limits within the city's Sphere of Influence as defined by the County's Local Agency Formation Commission (LAFCO). The Sphere of Influence is the ultimate physical boundary of the city.

An Urban Growth Boundary has been established in this General Plan which divides land intended for community development from land to be protected for natural or agricultural uses and shall be in effect for the 20-year time period of this plan.

A. Comparison with the Previous General Plan

A number of land use changes are reflected in the Land Use Designations Map for the 1994 General Plan. The map reflects the reduction in the city's Sphere of Influence. This map is parcel-specific, unlike the previous General Plan which gave only a general boundary for each land use area designated. The area of land designated for Industrial use is increased and a new Downtown Core designation has been established to implement the goals and policies of the Downtown Plan. This designation will also expand housing opportunities by allowing multifamily housing in the Downtown area.

With the exception of small adjustments to the Very Low and Low Density Residential designations, the proposed density ranges of each proposed residential Land Use Designation are consistent with the previous (1982) General Plan. With the exceptions noted in the paragraph above, the Land Use Designations for most of the land in the city remain the same.

Figure 11 : Comparison between Residential Densities in the 1982 and the 1994 General Plan Land Use Designations

Land Use Designations	1994 Plan	1982 Plan
Very Low Density Residential	0 to 1.0	0 to .49
Low Density Residential	1.1 to 2.0	0.5 to 2.0
Medium Density Residential	2.1 to 6.0	2.1 to 6.0
High Density Residential	6.1 to 15.0	6.1 to 15.0

Source: PAS Associates

Figure 11 above compares residential densities in the 1982 and 1993 General Plan Designations. The density range for the Very Low Density designation has been expanded to a larger range of 0 to 1.0 du/acre, which is more appropriate for semi-rural residential areas at the periphery of the Planning Area. The Low Density designation range has been narrowed to 1.1 to 2.0 du/acre, which is appropriate for large-lot residential developments within the city.

B. Land Use Designations: Density Ranges and Permitted Uses

Residential Land Use Designations

Residential land use designations define densities and types of residential uses, and allow group care and day care facilities in multifamily residential areas. Churches, schools, and utilities facilities are permitted in all residential land use designations. The residential densities described below are given in dwelling units per net acre. A net acre is the actual area of a given property, including any right-of-way reserved, dedicated or used for utilities and streets, minus undevelopable land because of environmental constraints such as wetlands, riparian vegetation and required buffer setbacks.

Very Low Density Single Family Residential: Designates areas suitable for single family dwellings at a density up to one unit per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. Population density for this designation could range from zero to 2.4 persons per acre.

Low Density Single Family Residential: Designates areas suitable for single family dwellings at a density of 1.1 to 2.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. Population density for this designation could range from 2.6 to 4.8 persons per acre.

Medium Density Single Family Residential: Designates areas suitable for single family dwellings at a density of 2.1 to 6.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. Population density for this designation would range from 5.0 to 14.4 persons per acre.

High Density Residential: Designates areas suitable for multifamily dwellings at a density of 6.1 to 22 units per acre. Population density would range from 14.6 to 36.0 persons per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units.

Commercial, Office, Downtown Core, and Industrial Designations

Office: This designation provides areas for office activities which serve local and regional needs. It allows professional, administrative, medical, dental, and business offices, bed and breakfast uses, along with ancillary commercial and service uses. Residential uses are permitted as a secondary use to the primary office use at the Medium Density Residential density of 2.1 to 15 units per acre. The maximum FAR shall not exceed 1.0 (not including the residential use).

General Commercial: This designation provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This designation permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, and business and personal services. This designation is typically assigned to parcels, located on a major arterial street, that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes. Maximum FAR shall not exceed 1.0. Residential uses are permitted as a secondary use to the primary commercial uses permitted in this land use designation if generally located above the ground floor at the High Density Residential density of 6.1 to 22 units per acre. The residential space will not be counted in calculating the FAR for a development. (Residential uses in the General Commercial designation would require a conditional use permit.)

Downtown Core: This designation applies to Sebastopol's Downtown and permits office, commercial, and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15 to 44 units per acre if combined with commercial land uses, such as office and retail. Maximum FAR shall not exceed 2.0 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Second story housing is encouraged.

Light Industrial: This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not generate excessive adverse environmental impacts. Other uses permitted in this designation include offices ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; light manufacturing; and similar uses. Residential uses are permitted as a secondary use to the primary light industrial uses permitted in this land use designation at the High Density Residential density of 6.1 to 22 units per acre. Maximum FAR shall not exceed 0.55 (not including the residential use).

Open Space: This designation applies to areas of land which are essentially unimproved and devoted to the preservation of natural resources, agriculture, outdoor recreation, and for the maintenance of public health and safety. The only structures permitted are shelters, restrooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land. Maximum FAR shall not exceed 0.10.

Parkland: This designation applies to existing and proposed active and passive parks, and linear parks (landscaped paths) in urban areas. Structures allowed are shelters, restrooms, storage sheds, other structures needed to accommodate public use or provide for maintenance of the land, and recreational facilities. Maximum FAR shall not exceed 0.10.

Community Facilities: This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations, and school sites. Maximum FAR shall not exceed 1.0.

Office/Light Industrial: This designation represents a synthesis of the Office and Light Industrial classifications and is intended to promote well-planned, integrated business parks, which will serve as major employment centers within the community. The Office/Light Industrial designations only applies to sites of three (3) acres or larger and must be implemented through the PC-Planned Community zoning process. Land uses within business parks shall be limited to non-polluting, "clean" industries and businesses with primary permitted uses including corporate and administrative offices and research and development uses. Ancillary uses shall be permitted under this designation, which may include warehousing and distribution, exercise facilities, child care uses, and food service uses which provides support services to primary uses. FAR shall not exceed 0.40.

The maximum densities and FARs described under the land use designations described on the previous page will only be permitted in developments that meet all of the other policies and implementation programs of the General Plan and comply with the Growth Management Ordinance. The City does not guarantee that an individual project will attain the maximum densities indicated by the General Plan Land Use Designations. Maps identifying Environmentally Sensitive Areas, Hazards and Constraints, Floodways, Street System, Parkland and Trails are an integral part of the General Plan and should be consulted in order to obtain a complete interpretation of General Plan policies and programs applicable to a given area or parcel of land. The Community Identity chapter of the General Plan contains specific standards and urban design guidelines to preserve Sebastopol's small town character and to ensure that the Downtown remains the economic and cultural center of the community. Similarly, the General Plan does not imply that the minimum densities may be achievable for all properties: in some areas there may be environmental constraints that may reduce the density of development below the minimum established by a given land use designation. In addition, the Zoning and Subdivision Ordinances contain measures that may limit the density or intensity of any parcel of land within the City.

Chapter II
Transportation

I. Purpose of the Transportation Chapter

It is a requirement of Government Code §65302[b] that every General Plan include a circulation element which consists of "the general location and extent of existing and proposed thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the General Plan." This Chapter conforms with the requirements of the Government Code.

The Transportation Chapter discusses transportation issues for the Sebastopol Planning Area. It briefly describes the existing circulation system and travel characteristics, projects future traffic based on the buildout of the land uses described in the *Land Use Chapter,* and identifies the resulting anticipated roadway deficiencies[1]. Policies and implementation programs contained in this chapter provide a guide for decisions regarding transportation system improvements to accommodate Sebastopol's anticipated growth. Detailed description and analysis of Sebastopol's transportation system is contained in the *Background Report.*

The *Transportation Chapter* has been prepared to:

- Relate Sebastopol's transportation needs to anticipated land uses.
- Minimize through-traffic on local roadways.
- Encourage public transportation, bicycle and pedestrian movement, and other alternatives to the single-occupant motor vehicle (SOV).
- Provide improvements to the transportation system which compliment and support the other goals of this General Plan.

In addition to identifying the transportation improvements required to serve the anticipated buildout of the Sebastopol Planning Area, this Chapter takes into account the traffic impact of anticipated development in the western part of Sonoma County and the roadway improvements adopted in the Congestion Management Plan's network. At buildout, certain intersections will be operating at their design capacity while others will exceed the City's desired Level of Service standard. Special circumstances justify this condition: this occurs where right-of-way limitations do not permit widening for roadway improvements.

1 The provision of additional parking facilities is discussed in the *Economic Vitality Chapter.* Parking lot design standards are discussed in the *Community Identity Chapter.*

II. Coordinating Regional Transportation Planning

The growth in traffic is a regional problem closely related to the pattern of land use, a burgeoning population, and an over-reliance on the single-occupant vehicle that has evolved in the San Francisco Bay area. Land use decisions made by other cities and the County of Sonoma have a significant impact on transportation in the Sebastopol Planning Area. Coordinating transportation planning with other agencies has become essential, but alone will not solve transportation problems. The City is working with regional agencies and jurisdictions described below:

- *Sonoma County Transportation Authority* (SCTA): Develops and administers a countywide Congestion Management Plan (CMP) adopted by every urbanized county in the State under the terms of a State referendum approved in 1990.

  The Sonoma County CMP establishes service levels, coordinates local land use planning, and establishes capital improvement programs. The City must maintain a Level of Service (LOS) of E or better on the CMP network.

  If any roadway falls below this standard, the City must go through a procedure to prepare a "deficiency plan" or risk losing a portion of the gasoline taxes it receives for road purposes from the State.

  In addition, the City must submit to the SCTA for review and analysis any general plan amendments generating more than 400 new PM peak hour trips. Major capital improvements using State or federal funds must be included in the CMP's capital improvement program.
- *County of Sonoma:* Sonoma County maintains and plans the county road system and operates Sonoma County Transit which has several routes serving Sebastopol.
- *Golden Gate Bridge, Highway and Transportation District* Operates Golden Gate Transit with express bus service to Sebastopol.
- *Metropolitan Transportation Commission* Prepares and carries out a Regional Transportation Plan, establishes priorities for federal and State funding, and conducts studies of transportation corridors.

Goal 1 Reduce regional traffic growth.

P.1 Regional Transportation Efforts: Participate in regional transportation planning efforts.

Program 1.1: Continue to provide City Council and staff representation on regional transportation planning agencies.
Responsibility: City Council, City Manager and Planning Department.

P.2 Sonoma County's Congestion Management Plan: Coordinate with the Sonoma County Congestion Management Plan.

A Congestion Management Plan (CMP) employs growth accommodation techniques, including traffic Level of Service requirements, standards for public transit, trip reduction programs and capital improvement programming for the purpose of controlling and reducing the cumulative regional traffic impacts of development. As of 1990 State law requires all cities and urbanized counties to adopt and annually update a Congestion Management Plan.

The two State Highways and Bodega Avenue are classified as "routes of regional significance," and the City will have to prepare a "deficiency plan" to allow development to occur if those routes or intersections along them reach a LOS "F". The City has adopted LOS standards which are more stringent than those in the County CMP. Refer to Policy 16 of this Chapter.

P.3 Support Regional Alternatives to the Single-Occupant Vehicle: Support regional transportation policies and programs which increase the use of public transit, carpools, bicycles and other alternative modes of transportation and limit the growth of single-occupant vehicle traffic.

Program 3.1: Continue to provide staff resources to review, analyze, and monitor regional transportation plans.
Responsibility: City Manager

III. Level of Service Standards

The Level of Service (LOS) is a qualitative indicator rather than an accurate quantitative measure describing the relative ease or congestion of traffic movement. Level 'A' represents free flow conditions and level 'F' represents jammed conditions where traffic flow is at or over the capacity of the roadway and consequently moves very slowly. Table 1 below explains in more detail the Level of Service concept. There are several methods of determining Level of Service . For roadway sections, Level of Service is the volume divided by the capacity of the roadway. At a signalized intersection, the LOS is determined by calculating the amount of through and turning traffic in each direction and dividing that by the capacity designed to accommodate those turning movements. LOS is normally used to describe peak-hour conditions, the early morning or late afternoon hours when traffic is the heaviest.

TABLE 1: LEVEL OF SERVICE DEFINITIONS

Level of Service	Description	V/C Ratio*
Free Flowing LOS A	Relatively free-flow. No restrictions to vehicle maneuverability or speed. Very slight delay	0.00-0.60
Minimal Delays LOS B	Stable Flow. Some slight reduction in maneuverability and speed. Vehicle platoons form. This is a suitable level of operation for rural design. Slight delay	0.61-0.70
Acceptable Delays LOS C	Stable flow operation. Higher volumes. More restrictions on maneuver-ability and speed. Acceptable delay.	0.71-0.80
Tolerable Delays LOS D	Approaching unstable flow operation. Queues develop. Little freedom to maneuver. Tolerable delays for short periods.	0.81-0.90
Significant Delays LOS E	Unstable flow or operation. Low operating speed; momentary stoppages. This condition is not uncommon in peak hours. Congestion and intoler-able delays.	0.91-1.00
Excessive Delays LOS F	Forced flow or operation. There are many stoppages. The highway acts as a vehicle storage area. Jammed. Gridlock.	1.00+

Source: Highway Capacity Manual, HRB Special Report 87. [*V/C is the ratio of traffic volume tocapacity.]

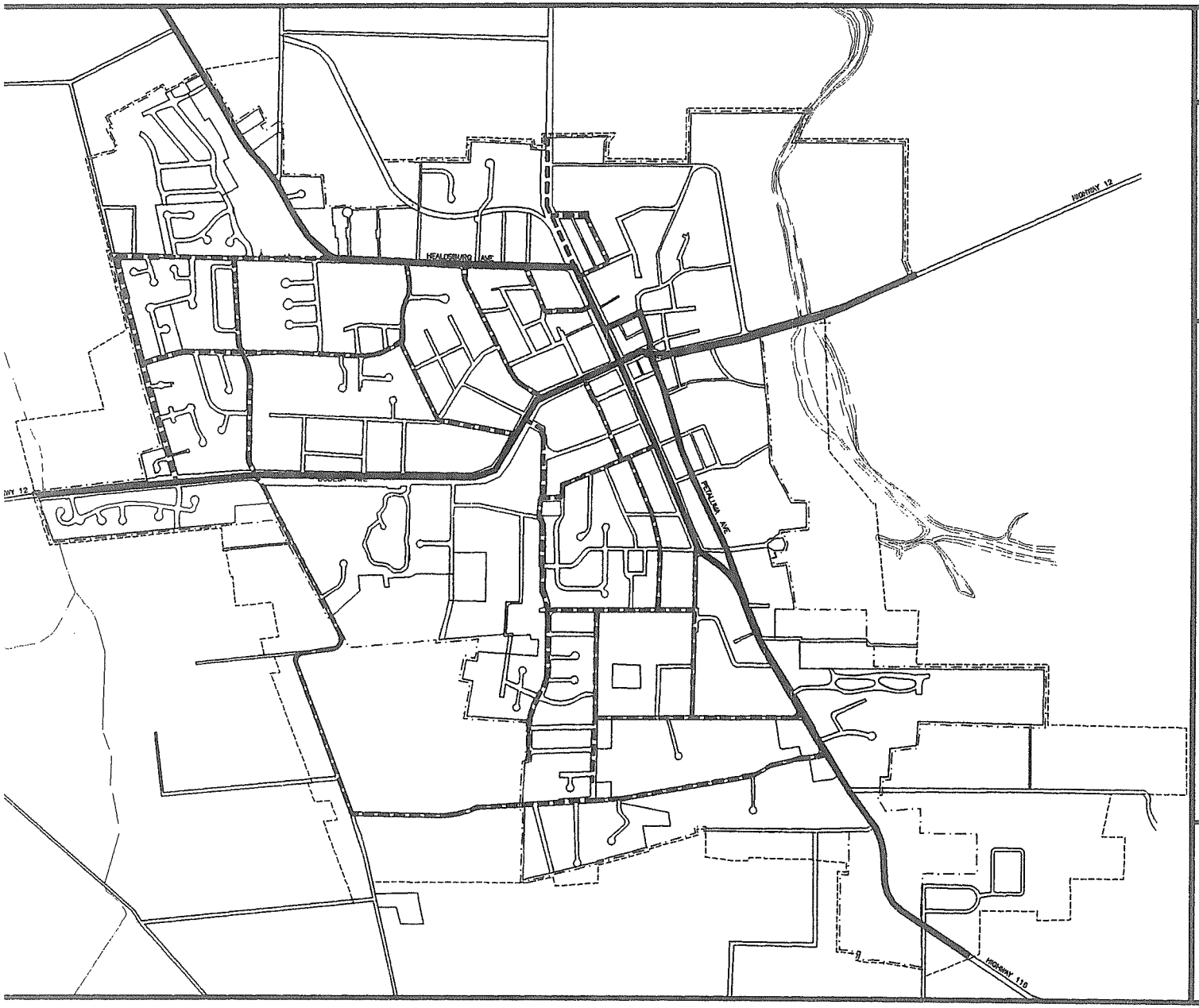
IV. Existing Conditions

One of the unique characteristics of Sebastopol is that it is bisected by two State Highways, S.R. 12 and S.R. 116. Since Caltrans controls these routes along Healdsburg Avenue, Main Street, Sebastopol Road, and Petaluma Avenue, changes or improvements to parking, signalization, bicycle routes, etc., require State approval. The traffic on and appearance of these roadways affects the future of the Downtown and of the entire City.

The streets and roads are classified according to their function as explained in Table 2. Map 1 shows Sebastopol's street classification.

Street Type	Definition
Arterial	Arterial Arterial are roadways designed to carry heavy traffic volumes at relatively low speeds (25 to 35 MPH). Some arterial streets may be one-way streets, or may have medians to control turning traffic and enhance safety. Separate turning lanes are usually provided at cross-streets and important driveways, and signals control major intersections. Within Sebastopol arterials are limited to two "through" travel lanes (one in each direction or two in each direction for a one-way couplet.) Examples of arterial streets include Petaluma Avenue and Bodega Avenue.
Congestion Management Program (CMP) Segments	CMP Segments are arterials designated in Sonoma County Congestion Management Program as principal arterials,required by Government Code § 65089. All State Highway s must be included as CMP routes. Other arterials are added that serve major through movements between important centers of activity. A CMP route may also connect a major traffic generator (like the City of Sebastopol) into the State freeway system. The CMP Segments include Highway 12 (East City limits to Highway 116); Bodega Avenue (Highway 116 to West City limits); Highway 116 (South City limits to Highway 12); and Highway 116 (Highway 12 to North City limits).
Colllector	Collector streets are designed to channel traffic from local streets into the major arterial system, and to handle shorter trips within a neighborhood and business district, or between such areas that are adjacent to each other. Collectors normally have one lane in each direction (two total). Examples include Pleasant Hill Road, Lynch Road, Valentine Avenue, High Street and Jewell Avenue. Travel distances for trips on collector streets should be short, not more than a half mile in most cases.
Local Street	Local streets are intended to provide direct access to residential, commercial, industrial or other abutting land. These streets should serve local traffic movements and are not intended to handle through-traffic. They may be loop streets, cul-de-sacs, or regular "grid type streets.

Source: *Transportation Analysis for the General Plan,* TJKM Transportation Consultants,1993.



SEBASTOPOL GENERAL PLAN

MAP 1: STREET SYSTEM FUNCTIONAL CLASSIFICATION

LEGEND

ARTERIAL STREETS (AND CONGESTION MANAGEMENT PROGRAM ROUTE)

COLLECTOR STREETS

STREETS NOT CLASSIFIED ARE CONSIDERED LOCAL STREETS

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

Traffic volumes in the Sebastopol Planning Area[2] have been increasing steadily in the past six years. Traffic volumes on Highway 12 has been growing by an average of almost 1,600 vehicles/day each year, while traffic on Highway 116 north of Healdsburg Avenue and North Main Street have been growing by approximately 800 vehicles /day each year. The growth in traffic volumes is far in excess of the increase in the City's population. Figure 1 illustrates the traffic growth since 1985 at three State Highway locations. Existing traffic volumes are indicated on Map 2.

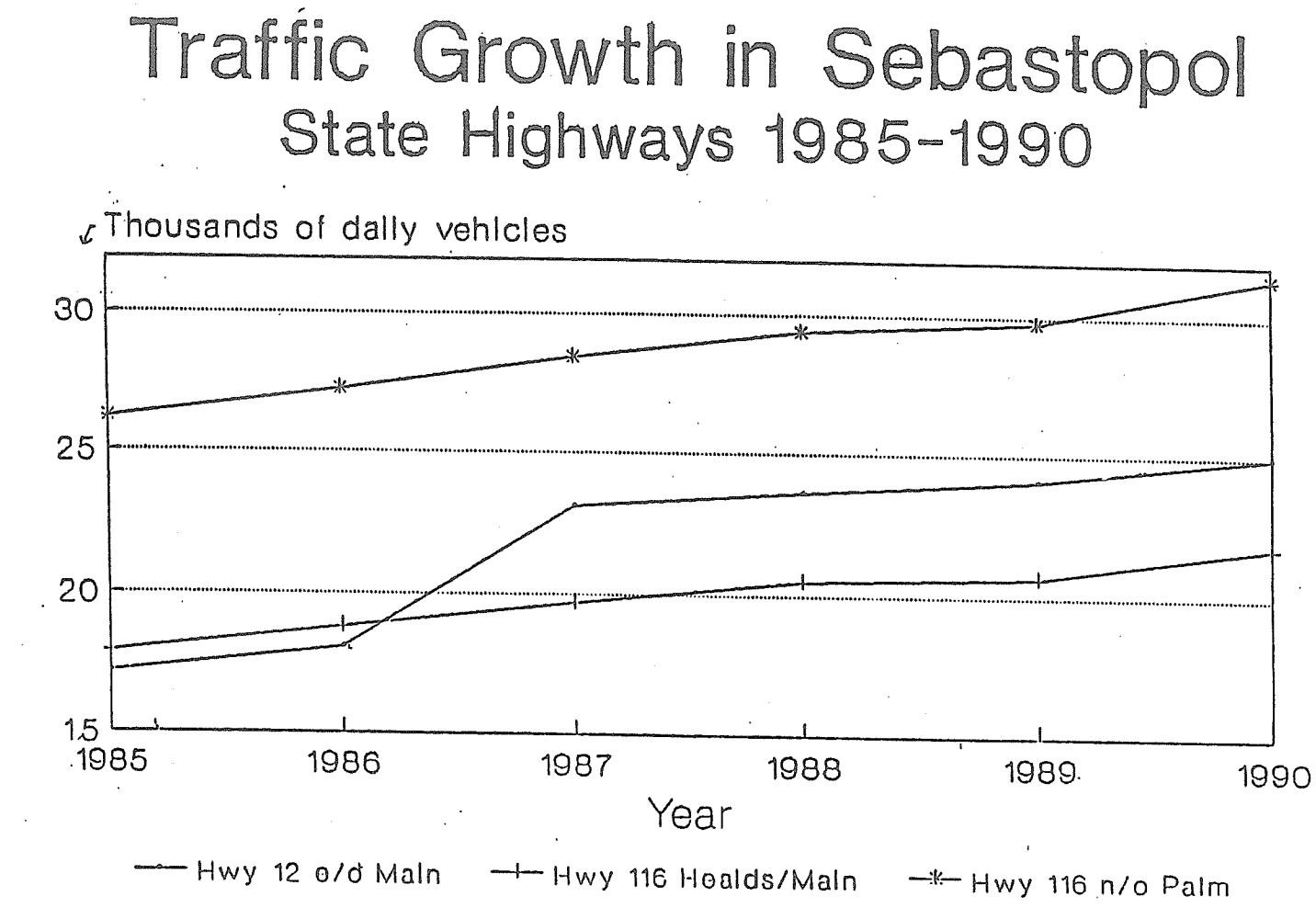
The most severe traffic congestion occurs during the weekday commute periods, particularly during the afternoon 3 to 6 PM commute. Level of Service on Highway 116 northbound (westbound) between Palm Drive and Healdsburg Avenue is "D" with average speed of 12 MPH. Most unsignalized intersections Downtown such as Main Street/Keating Avenue; Bodega Avenue/High Street; Main Street/Burnett Avenue; Petaluma Avenue/Burnett Avenue; and Sebastopol Avenue/Morris Street have LOS of between D and E during the commute hours. Other intersections and street segments generally operate at a LOS of "C" or better.

Approximately one-half of this traffic growth is not generated in Sebastopol, but has origins and destinations outside of the City. This increasing traffic is the result of job growth in Santa Rosa, residential development in western Sonoma County, and new commercial development along Highway 116.

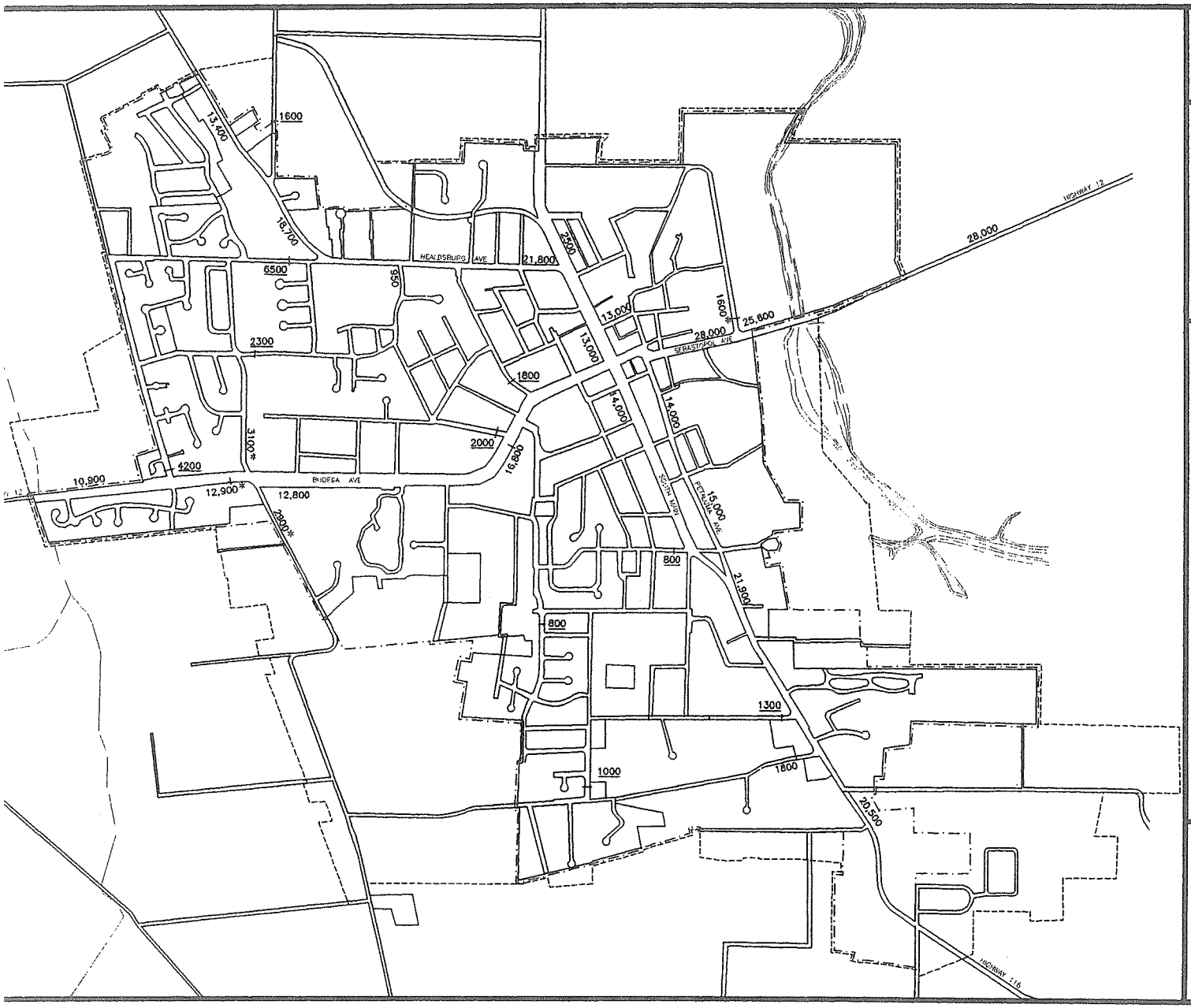
Sebastopol also experiences weekend traffic congestion from tourism. Bodega Avenue is a key access route to the Sonoma Coast and Mendocino County, while Highway 116 provides access to the Russian River area. Weekend traffic during the summer on Bodega Avenue, for example, is 13 percent higher than on weekdays.

2 The Planning Area includes the City, its Sphere of Influence and the Area of Interest. The Land Use Chapter contains a map of the Planning Area.

Figure 1: Growth in Traffic Volumes



Source: Caltrans Traffic Volumes



SEBASTOPOL GENERAL PLAN

MAP 2: AVERAGE DAILY TRAFFIC (ADT) VOLUMES

(rounded to nearest hundred)

LEGEND

000 COUNTS BY DKS FOR THE GENERAL PLAN 1983 - 1991

* VOLUME BASED ON DOUBLING ONE-WAY COUNT

—— CITY LIMITS

-·-·- SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

- - - - - PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKIF GRAPHICS

V. Future Traffic Levels

Future traffic demand is directly related to future land use. When changes are made to the type or intensity of land use, there is a commensurate change in travel demand. Similarly, modifications to the transportation system will generate a change in land use. The relationship between land use and transportation is the central concept in this Chapter of the General Plan: decisions regarding land use and transportation must be viewed together.

In order to forecast future traffic volumes that would be generated by the potential development anticipated by the General Plan, the TRANPLAN computer traffic model was used. Projected traffic volumes were based on the Sonoma County CMP Countywide Traffic Model and the total amount of housing units and non-residential building square footage that could be built by the year 2013 within the Sebastopol Planning Area. To increase the accuracy of the traffic projections, the City and the Sphere of Influence were divided into nineteen traffic zones. Assumptions regarding the amount of population and employment growth were made for each traffic zone taking into account the type and intensity of existing and future development, areas of vacant developable land, and the growth management policies established by the General Plan. Detailed discussion of the traffic model is contained in the *Background Report.*

The model includes the existing roadway network as shown on the *Land Use Designations Map,* in addition to the following roadway improvements:

- Jewell Avenue extension (after Lynch Road is improved);
- Signalization of Pleasant Hill and Bodega Avenue.

In addition, the traffic projections are based on roadway improvements contained in the *Sonoma County General Plan* and the County's *1993 Adopted CIP Network.* This network includes the following improvements:

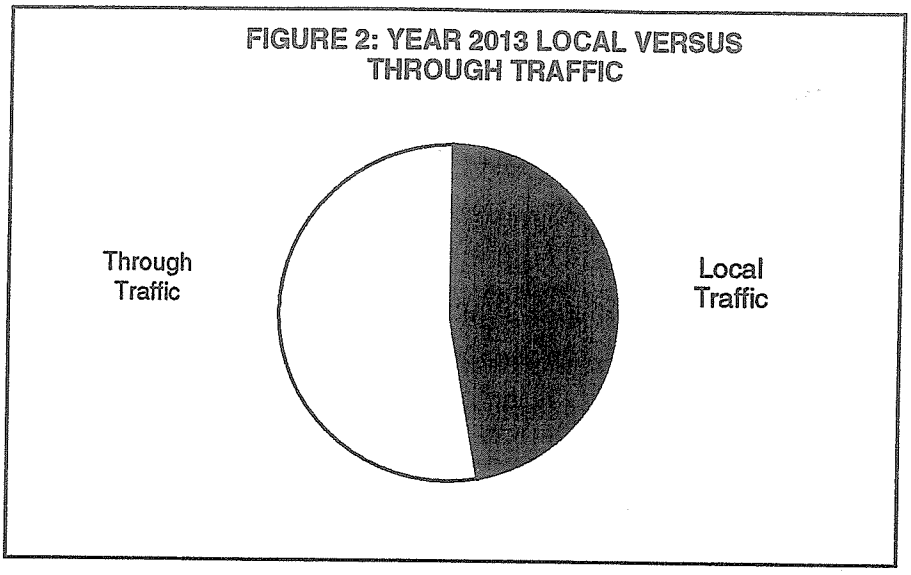
- Six lanes on U.S. 101 from Highway 116 in Cotati to southern Windsor;
- Sebastopol Bypass using Llano Road between Highway 116 and Highway 12, and the realignment of Highway 116 /Llano Road intersection.
- The extension of Llano Road from Highway 12 to Occidental Road; and
- The extension of Todd Road directly west from Llano Road to Highway 116 along its existing east-west alignment.

Traffic congestion will increase significantly, as indicated by peak hour traffic volumes for the year 2013 in Map 3. A summary of intersection levels of service is shown on Table 3. The largest increase is projected to occur on Highway 12 at the east City limits, where the peak hour volume would increase by 76 percent over existing conditions. Highway 116 is projected to experience increases ranging between 32 and 49 percent over current levels. Signalized intersections Downtown are projected to operate with a LOS of "F" and experience severe congestion.

Sebastopol will continue to be heavily impacted by through traffic which accounts for an average of 53 percent of projected trips[3]. The potential development within the City and its Sphere of Influence still will have a significant impact on future traffic conditions. Development in the region and in western Sonoma County will continue to affect traffic congestion in Sebastopol. Figure 2 illustrates the average locally generated versus through traffic for the year 2013 at four key roadway sections in the City.

3 Projected through traffic figures are not significantly different than current figures. Through traffic in 1992 on four key roadways sections, two on Highway 116 and two on Highway 12, averaged 48 percent of total traffic.

FIGURE 2: YEAR 2013 LOCAL VERSUS THROUGH TRAFFIC

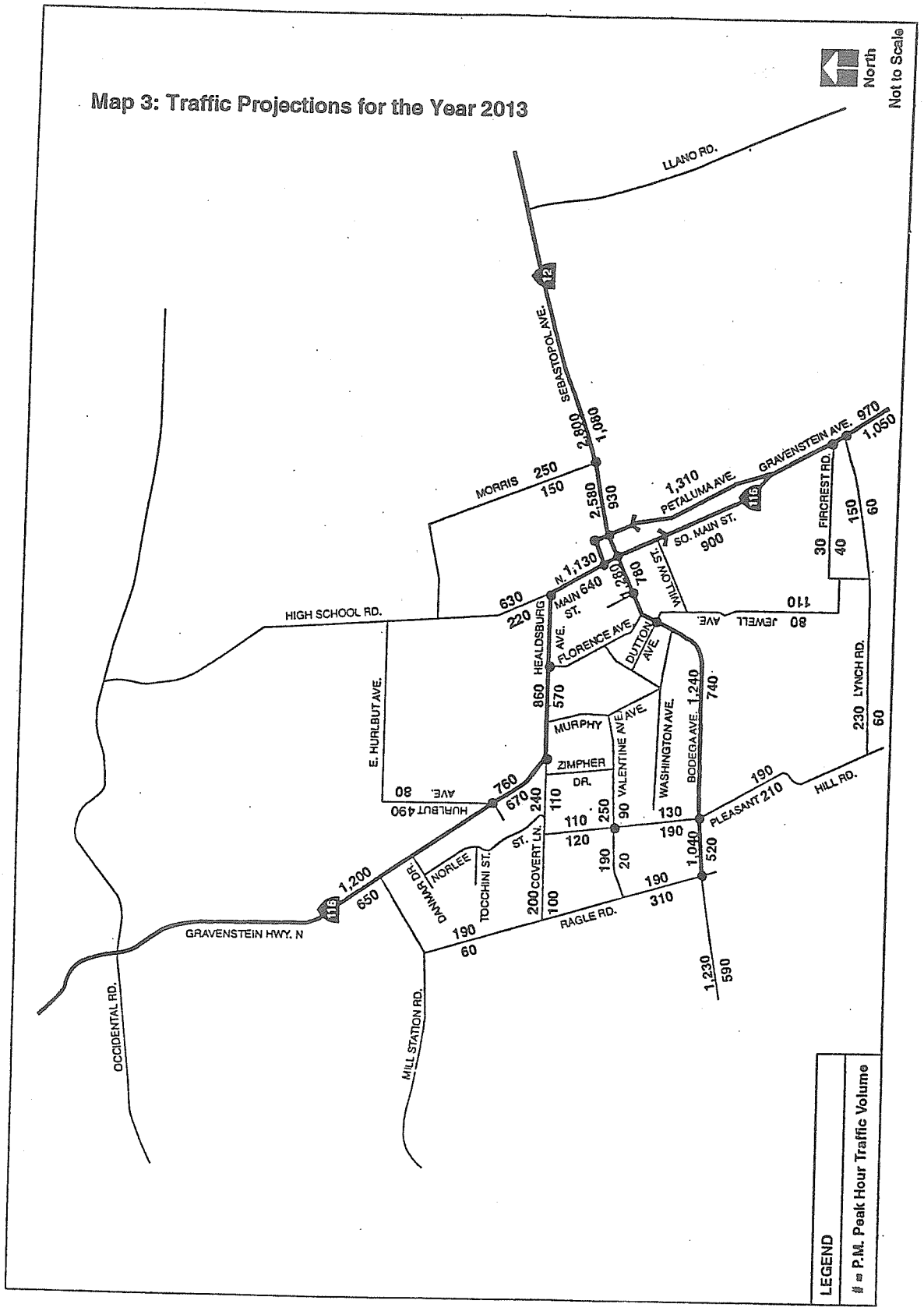


The projections indicate the importance of and the effect on Sebastopol of land use and transportation decisions made by other jurisdictions. Nonetheless, the goals, policies and programs contained in this Chapter are based on the view the City must correlate its transportation and land use decisions to reduce the transportation impacts of development within the City, despite the relative importance of regionally generated traffic.

TABLE 3: SUMMARY OF YEAR 2013 INTERSECTION LEVELS OF SERVICE WITH AND WITHOUT BYPASSES

Intersection	Year 2013 LOS without Bypasses	Year 2013 LOS with Bypasses
1. Gravenstein Highway North/Hurlbut Avenue	D	C
2. Healdsburg Avenue/Covert Lane	F	A
3. Healdsburg Avenue/ Florence Avenue	E	D
4. Healdsburg Avenue/High School Road	B	B
5. North Main Street/McKinley Street	F	C
6. Main Street/Bodega Avenue/Sebastopol Road	E	D
7. Petaluma Avenue/Sebastopol Road	F	D
8. Petaluma Avenue/McKinley Street	F	B
9. Gravenstein Highway South/Fircrest Avenue	C	D
10. Gravenstein Highway South/Lynch Road	C	A
11. Sebastopol Road/Morris Street	F	B
12. Pleasant Hill Road/Valentine Avenue	A	A
13. Bodega Avenue/High Street	F	F
14. Bodega Avenue/Jewell Avenue	E	B
15. Bodega Avenue/Pleasant Hill Road	F	D
16. Bodega Avenue/Ragle Road	F	D

Source: *Transportation Analysis for the General Plan*, TJKM Transportation Consultants, 1993


Map 3: Traffic Projections for the Year 2013
North
Not to Scale
LLANO RD.
SEBASTOPOL AVE.
2,800
1,080
MORRIS
250
150
2,580
930
1,310
PETALUMA AVE.
GRAVENSTEIN AVE.
970
1,050
SO. MAIN ST.
900
N. 1,130
1,280
780
WILLOW ST.
FIRCREST RD.
30
40
150
60
HIGH SCHOOL RD.
630
220
MAIN 640
ST.
110
80
JEWELL AVE.
HEALDSBURG AVE.
FLORENCE AVE
DUTTON AVE
860
570
1,240
740
MURPHY AVE.
ZIMPHER DR.
VALENTINE AVE
WASHINGTON AVE.
BODEGA AVE.
230
LYNCH RD.
60
E. HURLBUT AVE.
80
AVE.
760
670
HURLBUT
490
240
110
110
250
90
130
190
PLEASANT
210
HILL RD.
ST.
COVERT LN.
120
190
20
1,040
520
NORLEE
TOCCHINI ST.
DANMAR DR.
1,200
650
200
100
190
310
190
60
RAGLE RD.
GRAVENSTEIN HWY. N
1,230
590
OCCIDENTAL RD.
MILL STATION RD.
LEGEND
= P.M. Peak Hour Traffic Volume

VI. Streets and Roads

The City is committed to maintaining a roadway system that is safe and efficient. Future transportation improvements recommended by this Plan recognize the interconnection of land use and transportation decisions countywide. Future transportation needs must take into account alternatives to the single-occupant vehicle, such as increased use of public transit and carpools, and reducing the demand for travel by better land use planning. The increased residential densities and mixed uses Downtown and the encouragement of live/work spaces contained in this Plan are examples of land uses which will reduce travel demand.

Transportation improvements should contribute to Sebastopol's community identity and sense of place. The traffic projections indicate that Levels of Service will decline at several intersections below the standards established by this Plan and the CMP. The transportation improvements recommended below recognize that it is not possible nor desirable to accommodate all of the projected traffic at established LOS standards. This would require extensive street widening which would negatively affect the community's sense of place, and in some locations, such as Bodega Avenue, there is no available right-of-way. Rather it is the intention of the General Plan to control land use and support alternate modes of transportation to keep Level of Service standards.

Goal 2 Develop a citywide and areawide circulation system that is safe and efficient.

P.4 Roadway Improvements: Support improvements that enable the existing roadway system to operate safely and efficiently.

Program 4.1: Install traffic signals at the following intersections when an analysis of traffic levels and safety factors establishes a clear need for such an improvement:

- Pleasant Hill Road/Bodega Avenue, with exclusive left and right turn lanes
- Morris Street/Sebastopol Road
- Healdsburg Avenue/Covert Lane
- Petaluma Avenue/McKinley Street
- Bodega Avenue/Ragle Road
- Lynch Road/Highway 116

Responsibility: Planning and Public Works Departments

Program 4.2: Extend the following street when an analysis of traffic levels and safety factors establishes a clear need for this type of improvement:
a) Abbot Street to connect Petaluma Avenue to Morris Street.
Responsibility: Planning and Public Works Departments

P.5 Discourage strip commercial uses: Discourage strip commercial uses.

Program 5.1: Adopt standards to consolidate driveway access onto arterials for commercial uses.
Responsibility: Planning Department

P.6 High Trip-Generating Uses: Require site-specific traffic studies for all high trip- generating uses such as drive-in facilities, fast food and convenience markets, major tourist accommodations, shopping centers, and other generators of high traffic volumes.

P.7 Continuation of Streets: Facilitate the continuation of streets and bicycle and pedestrian paths through new developments wherever possible.

Program 7.1: Review site plans of developments to facilitate the continuation of streets, bicycle and pedestrian paths to improve local circulation.
Responsibility: Planning Department

Continuation of existing streets should be considered in the review of development of larger parcels located between streets where this will not generate adverse impacts for traffic movement, public safety and the character of the neighborhood. Priority shall be given to providing pedestrian and bicycle trails to connect streets wherever possible.

Goal 3 Regard the quality of life in Sebastopol and maintaining community identity as more important than accommodating traffic.

P.8 Community Identity Higher Priority than Accommodating Traffic: Place a higher priority on safety and pedestrian-oriented design and scale, as opposed to traffic flow and speed.

P.9 Community Priorities for Transportation Improvements: Place a higher priority on maintaining a sense of place, and enhancing the attractiveness of the Downtown and residential neighborhoods, than on traffic flow and movement.

P.10 Protect Irreplaceable Resources: Ensure that transportation facilities do not adversely impact irreplaceable resources such as the Laguna de Santa Rosa, important open space lands, recreational facilities and neighborhood integrity.

P.11 Reduce Pollution: Reduce the air, water, and noise pollution that results from vehicular traffic by reducing the number of trips.

P.12 Promote Public Participation and Education in Transportation Decisions: Actively seek public participation in the preparation and review of regional and local transportation plans.

Program 12.1: Continue to hold public meetings on proposed transportation plans and improvements.
Responsibility: Planning and Public Works Departments

Goal 4 Build a by-pass around Sebastopol.

A by-pass around Sebastopol has been discussed since the 1950s. A number of options have been considered over the years to handle north-south and east-west traffic. The large amount of through-traffic combined with constraints to increasing roadway capacity within Sebastopol makes the by-passes necessary. The construction of by-passes would improve traffic conditions for western Sonoma County and reduce the impact of on City roads.

The north-south bypass contained in the Sonoma County General Plan uses the existing road system and includes an extension of Llano Road from its present terminus at Highway 12 to Occidental Road. The Llano Road/Highway 12 intersection would be signalized to facilitate through movements on Llano Road. In addition, the County's General Plan calls for the extension of Todd Road to Highway 116. These improvements would provide a north/south and limited east-west bypass, however, at a considerable distance from the City. A bypass located closer to the City is not feasible since it would irreversibly damage the Laguna de Santa Rosa and no feasible plan line exists through the City for an east-west by-pass.

P.13 Sebastopol Bypasses: Continue to work with the federal government, State Caltrans, and the County of Sonoma to design and obtain funding for bypasses around Sebastopol.

Program 13.1: Establish a City liaison committee to lobby for a by-pass funding with federal, State and County governments.
Responsibility: City Council and City Manager

Program 13.2: Work with the County and Caltrans to construct the following road improvements:

a) Extension of Llano Road from Highway 12 to Occidental Road, including the realignment of the Highway 116/Llano Road intersection so the primary north-south movement would be Highway 116 (south of Llano Road) to Llano Road (north of Highway 116).
b) The extension of Todd Road directly west from Llano Road to Highway 12 along its existing east-west alignment.

Responsibility: Planning and Public Works Departments

Program 13.3: Work with the County of Sonoma to evaluate an east-west bypass route that utilizes Elphick Road, Watertrough Road to Highway 116 (Bodega Highway).
Responsibility: City Council, City Manager and Planning Department

Goal 5 Develop and manage a street and highway system that accommodates future growth and maintains acceptable levels of service, taking into account environmental and other constraints.

P.14 New Development Contributes to Traffic Mitigation: Ensure that development contributes to measures to mitigate traffic impacts.

Program 14.1: Continue to implement the citywide Traffic Impact Fee Program and develop a traffic mitigation plan.
Responsibility: Planning Department

P.15 Non-Roadway Traffic Mitigations: Consider ways to reduce traffic impacts in addition to improvements based on traffic mitigation.

The policies and programs in the Land Use Chapter calling for increased mixed uses, focusing development within the City and increasing the residential density Downtown are examples of non-roadway traffic mitigation. The programs in this Chapter promoting the use of public transit, bicycles and carpooling also serve to reduce the demand on the roadway system.

P.16 Level of Service Standards: Establish Level of Service (LOS) standards.

Program 16.1: Adopt the following Level of Service Standards:

a) At Intersections: Allow a minimum operation of LOS D for signalized intersections within the Downtown; a LOS C for all signalized intersection outside of the Downtown; and LOS D for all side street movement at unsignalized intersections.

b) On Road Segments: Allow a minimum LOS E for Highway 12, east of Main Street; LOS D for Highway 116 and Bodega Avenue; and LOS C for all other road segments.

c) On Local Residential Streets: Allow a maximum of 1,500 to 2,000 vehicles per day on all existing residential streets and a maximum of 1,000 to 1,500 vehicles per day on all new residential streets.

Responsibility: Planning and Public Works Departments

The Land Use Chapter defines how this and other Level of Service standards shall be applied. Land Use Chapter Policy 2 states that the City must "Manage growth and infrastructure capacity so that the quantity and capacity of City services and infrastructure will not drop below acceptable Level of Service as a result of new development."

Goal 6 Preserve the peace and quiet of residential areas.

P.17 Reduce through-traffic on local streets.

Program 17.1: Adopt and enforce a truck route plan for Sebastopol that limits trucks to arterial and collector streets, and specifies weight limitations and fines for non-compliance. Install route signs as required.

Responsibility: Planning and Public Works Departments

Program 17.2: Develop measures to reduce traffic on local residential streets when traffic studies confirm that traffic volumes on such streets exceed the LOS established in this Chapter.

Responsibility: Planning and Public Works Department

Program 17.3: Consider the following measures, as appropriate, to reduce through-traffic from using local streets in residential areas:

a) utilize one-way street systems to carry through-traffic;

b) narrow and landscape the entrances to residential areas that experience heavy traffic, as appropriate; and

c) restrict turning movements into residential areas.

Responsibility: Planning Department

The Community Identity Chapter contains programs to revise the City's subdivision ordinance permitting narrower residential streets.

VII. Alternatives to the Automobile

Traffic congestion will continue to worsen significantly despite the roadway improvements and bypasses recommended in this Plan. Building more roads is clearly not the solution. Providing effective alternatives to the single-occupant vehicle (SOV) must become an essential component of transportation planning. This includes increased use of public transit, carpools, staggered and flexible work hours, and bicycling combined with land use patterns and measures to reduce travel demand. In addition, non-SOV transportation solutions contribute to energy conservation, reduce pollution and the immense cost of building and maintaining additional highways and roads.

A. Public Transit

Sebastopol is served by four transit services. Intra-city service is provided by Sebastopol Transit Service which operates five routes throughout the community using two buses. Inter-city transit service within Sonoma County is provided by Sonoma County Transit (SCT) with routes to Santa Rosa, the lower Russian River area, Cotati and Rohnert Park. Inter-County transit service is provided by Golden Gate Transit which provides express routes to San Francisco. Service to Mendocino County is provided by Mendocino Transit Authority (MTA) from Point Arena via Sebastopol to Santa Rosa. Demand responsive transit services are available from a number of social service organizations in Sebastopol including the Council on Aging, the Senior Dining Center and Volunteer Wheels. A commercial taxi service is also available.

Goal 6 Reduce dependence on the automobile.

P.18 Encourage Alternatives to the Single-Occupant Vehicle: Encourage alternatives to the use of the single-occupant vehicles (SOV's).

Program 18.1: Work with organizations promoting the use of alternatives to single-occupant vehicles, such as Rideshare.
Responsibility: Planning Department

P.19 Encourage transit use.

Program 19.1: Continue to support and expand the Sebastopol Transit Service.
Responsibility: City Council and Finance Department

Program 19.2: Evaluate the feasibility of establishing a shuttle bus service linking various commercial, residential and employment centers in Sebastopol.
Responsibility: City Manager, Finance and Planning Departments

Program 19.3: Continue to require the provision of bus stops, bus shelters, benches, turnouts, and related facilities in all major new commercial, industrial, residential, and institutional developments.
Responsibility: Planning Department

Program 19.4: Encourage the County to continue expanding transit services, as economically feasible.
Responsibility: City Council and City Manager

Program 19.5: Identify sites and funding sources for park and ride commuter lots near to transit routes.
Responsibility: Planning and Public Works Department

Park and ride lots should be directly accessible to major arterials such as Highway 12, Bodega Avenue and Highway 116. Since travel to Santa Rosa is the predominant commuter route from Sebastopol, the park and ride lot should be accessible to Sonoma County Transit lines, and not impact residential neighborhoods and major intersections. A parking supply of 50 to 100 spaces should be adequate for the anticipated demand.

P.20 Bus Shelters: Encourage attractive, well-lighted and comfortable bus shelters placed in convenient locations.

Program 20.1: Identify, in collaboration with Golden Gate Transit and Sonoma County Transit, additional locations for bus stops and shelters.
Responsibility: Planning Department

Program 20.2: Work with Golden Gate Transit and Sonoma County Transit to obtain changes to schedules and routes as needed to serve the community.
Responsibility: Planning Department

Program 20.3: Review bus shelter designs and plans. Provide additional facilities or features for bus shelters such as maps of bus routes in key areas serving a large ridership, as necessary.
Responsibility: Planning Department and Design Review Commission

Although Golden Gate Transit and Sonoma County Transit have specifications for bus shelters, the City should participate in the location of new bus stops to determine that they are compatible with surrounding development. Bus shelters located in key areas may require additional lighting, benches, and bicycle parking facilities which could be provided by the City.

B. Bicycle and Pedestrian Trails

With better facilities and trails, bicycling and walking can become a more significant part of the transportation system. Sebastopol has many opportunities to promote cycling and walking: most of the city is reasonably flat; the weather is mild; and the city is compact with relatively short distances between residential areas, parks, schools and commercial centers. General Plan policies which increase residential density Downtown, establish mixed uses, and favor infill development rather than urban sprawl also promote cycling and walking for local trips.

At present Sebastopol has a limited network of bicycle paths. There is a Class I bike trail between Sebastopol and and Stony Point Road, just outside of Santa Rosa and from High School Road west outside the City limits on the old railroad right-of-way. This is part of a regional bicycle trails system. The main impediment to increased bicycle use is the lack of an integrated bike trail system within the City. Constraints to expanding the bicycle trails system include the discontinuous street pattern, narrow streets, and Caltrans regulations which prohibit additional bike lanes along Highways 116 and 12. The policies and programs below recognize these constraints and focus on increasing the number of Class I and Class 2 bike trails, and providing additional bicycle storage facilities at public transit facilities, schools and commercial centers.

Most streets in Sebastopol have a sidewalk. Several well-used pedestrian trails exist in Sebastopol providing a short cut through blocks Downtown and access to schools. There is a need to ensure that new development include additional pedestrian trails to schools and parks and to improve accessibility wherever possible. Often this only requires the dedication of a narrow strip of land. Other priorities include improving pedestrian access to Downtown and the Laguna de Santa Rosa.

The California Street and Highways Code has established three categories of bicycle trails based on needs and the physical conditions of the right-of-way.

Class 1 Bikeway-Bike path or Bike Trails. These facilities are constructed on separate right-of way, are completely separated from the street traffic and have minimal crossflows of automobile traffic. The state standard for minimum paved width of a two-way bike trail is eight feet. The City's bike trail along the Laguna to Santa Rosa is a Class 1 Bikeway.

Class 2 Bikeway-Bike lane. A restricted right-of-way for the exclusive use of bicycles with vehicle parking and crossflow by pedestrians and motorists permitted. Bike lanes are normally striped within paved areas of highways and are one-directional with a minimum standard width of five feet.

Class 3 Bikeway- Bike route. A route for bicyclists designated by signs or other markings and shared with pedestrians and motorists. Bike routes are typically designated to provide linkages to the Bikeway system where Class 1 or 2 Bikeways cannot be provided.

Goal 7 Make it easier and safer for people to travel by bicycle.

Goal 8 Make it easier and safer for people to walk.

P.21 Comprehensive Bicycle Path System: Establish a comprehensive and safe system of bicycle trails connecting all parts of the City.

Program 21.1: Complete the bicycle and pedestrian trail system as indicated in *Map 4: Bicycle and Pedestrian Trails System.*
Responsibility: Planning and Public Works Departments

Program 21.2: Incorporate bicycle and pedestrian facilities into the design and construction of all roadway improvements as feasible.
Responsibility: Planning and Public Works Departments

Program 21.3: Continue to participate in the Countywide Bicycle Advisory Committee.
Responsibility: Public Works Department

In order to qualify for Proposition 116 funding for Class 1 bicycle trails, the City's bicycle plan must be approved by the Countywide Bicycle Advisory Committee and Caltran's Division of Highways, Office of Bicycle Facilities.

Program 21.4: Utilize park in-lieu funds, dedications, grant funding, traffic impact fees, and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike and pedestrian path system, bike racks and other bicycle-related facilities, as indicated in *Map 4: Bicycle and Pedestrian Trails System.*
Responsibility: Public Works Department

Program 21.5: Prepare and distribute maps of Sebastopol's bicycle and pedestrian trails system at public buildings, the library, schools and other public places.
Responsibility: Planning Department

Program 21.6: Construct bike trails according to the standards established by Caltran's *Planning and Design Criteria for Bikeways* for the roadway system. Alternative designs may be required in the Laguna de Santa Rosa.
Responsibility: Planning and Building Departments

Program 21.7: Maintain bicycle and pedestrian trails to ensure that they are free of debris, and other obstacles. Consider increasing the number of trash receptacles, solar-powered emergency telephones and increased lighting along bicycle trails.
Responsibility: Public Works Department

Program 21.8: Require new development to provide on-site connections to existing and proposed bicycle and pedestrian trails, as appropriate.
Responsibility: Planning Department

P.22 Bicycle Parking: Provide adequate and secure bicycle parking at public transit facilities, park and ride lots, schools, the library, parks, city offices, and commercial areas.

Program 22.1: Require new development to provide secure bicycle parking.
Responsibility: Planning Department

Revisions to the parking standards contained in the Zoning Ordinance are required to implement this program. The Zoning Ordinance should specify the number of bicycle parking spaces required as a ratio of building and the type of bicycle racks and locker designs which should be used. The specifications for bicycle racks should reflect the type of use. Long term parking at bus stops and workplaces would require locker-type storage for bicycles, whereas short-term parking at stores would require the simpler locking bicycle racks.

Program 22.2: Continue to maintain and improve bicycle parking at City Hall, the library, public parks and the recreation center.
Responsibility: Public Works Department

Program 22.3: Work with Golden Gate Transit and Sonoma County Transit to place covered bicycle parking at bus stops and to increase the number of buses able to take bicycles.
Responsibility: Planning Department

Program 22.4: Revise the Zoning Ordinance to require large employers to provide covered bicycle parking and shower facilities.
Responsibility: Planning Department

Program 22.5: Continue the bicycle safety programs run by the Police Department.
Responsibility: Police Department

The Police Department runs an innovative bicycle safety education program in the elementary schools.

P.23 Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.

Program 23.1: Require a sidewalk on both sides of all collector and arterial streets and either a sidewalk or a walkway on local streets.
Responsibility: Planning and Public Works Departments

P.24 Improve Pedestrian Facilities: Create and maintain a safe and convenient pedestrian system.

Program 24.1: Continue to provide traffic controls and lighting in areas with high volumes of pedestrian movement.
Responsibility: Police and Public Works Departments

P.25 Pedestrian Paths: Develop a series of continuous pedestrian paths or walkways within Downtown and residential neighborhoods. (This program refers to off-site improvements.)

Program 25.1: Permit asphalt pedestrian paths in low density single-family residential areas in lieu of curb, gutter, and sidewalk, where appropriate.
Responsibility: Planning Department

Providing asphalt pedestrian paths, as opposed to concrete sidewalk,s would be appropriate in some low-density residential areas and where pedestrian access is not located adjacent to a street. Factors to consider in applying this program include compatibility with the neighborhood, connection with the existing sidewalk system or paved surfaces such as asphalt paths, safety and aesthetics. Refer to related additional policies in the Community Identity Chapter.

Program 25.2: Revise the Subdivision Ordinance to allow asphalt pedestrian paths within developments and to nearby streets, community facilities, and adjacent developments as a part of on- and off-site improvements. (This program refers to on-site improvements for all types of development.)
Responsibility: Planning Department

Revisions to the Subdivision Ordinance will make these asphalt paths (as opposed to 6 foot wide concrete sidewalks) optional and discretionary, taking into account community sentiment, the type of adjacent development and other relevant factors. Including these lower-cost paths within developments will provide an incentive to use the paths for short trips, instead of driving.

Program 25.3: Ensure that pedestrian paths in environmentally sensitive areas are sited and constructed in a manner compatible with maintaining ecological diversity.
Responsibility: Planning and Public Works Departments

Pedestrian paths in the Laguna de Santa Rosa should be sited to avoid wetlands and other sensitive areas with signs to discourage people from straying off the path. The specifications for pedestrian paths in these areas should be reviewed by a biologist prior to construction.

Refer to Section III of the Conservation, Open Space and Parks Chapter for policies and programs dealing with interpretive paths in the Laguna.

C. Access for the Mobility Impaired

Providing transportation facilities accessible to persons who are mobility-impaired is essential. It is estimated that approximately 3 percent of the population in Sebastopol cannot use conventional public transit due to a disability. The federal Americans with Disabilities Act approved in 1990 contains many requirements that remove barriers for those with disabilities.

Goal 9 Provide persons who are mobility-impaired with access to transportation.

P.26 Federal Regulations for Persons with Disabilities: Enforce federal and State regulations regarding access for persons with disabilities.

Program 26.1: Continue to review all projects for handicapped access and require the installation of curb cuts, ramps and other improvements facilitating handicapped access in conformance with State and federal regulations.
Responsibility: Planning and Public Works Department

Program 26.2: Consider supporting "Volunteer Wheels" and other similar organizations that provide transit service to the elderly and the mobility-impaired.
Responsibility: City Council

Program 26.3: Develop and implement a program to require city-owned facilities to meet the American with Disabilities Act requirements.
Responsibility: Planning and Public Works Departments

Program 26.4: Include in the capital improvement program a schedule and cost for complying with the American with Disabilities Act.
Responsibility: Public Works Department

The City also supports the Council on Aging transit service to Burbank Heights activity center.

D. Measures to Reduce Travel Demand

Measures to reduce travel demand are directed at reducing the number of single-occupant vehicles during the peak hour commute periods. These programs include the promotion of car and van pooling; encouraging telecommuting; providing shuttle buses to transit lines; providing incentives and rewards for bicycling and walking; and preferred parking for carpools. The effectiveness of such programs depends on having large concentrations of businesses and institutions. At present Sebastopol has a relatively small employment base. Businesses in the City are typically small to medium-sized and are dispersed throughout the Downtown, the adjacent industrial area and along the arterial roads.

Goal 10 Reduce travel demand

P.27 Reducing Travel Demand: Promote measures to reduce travel demand.

Program 27.1: Continue to implement the Trip Reduction Ordinance and consider inclusion of multiple employment centers in this ordinance and other ways to strengthen this ordinance.
Responsibility: Planning Department

The City has adopted a Trip Reduction Ordinance which requires employers with 100 or more employees to inform their staffs of ways to reduce peak hour trips in single-occupant vehicles.

Program 27.2: Consider establishing incentives for new commercial and industrial developments to provide cafeterias, lunchrooms, showers, bicycle parking and other amenities encouraging alternatives to driving alone to work. Incentives that should be considered include exempting these facilities from the floor area ratio limits, and reducing parking requirements.
Responsibility: Planning Department

VIII. Transportation Funding

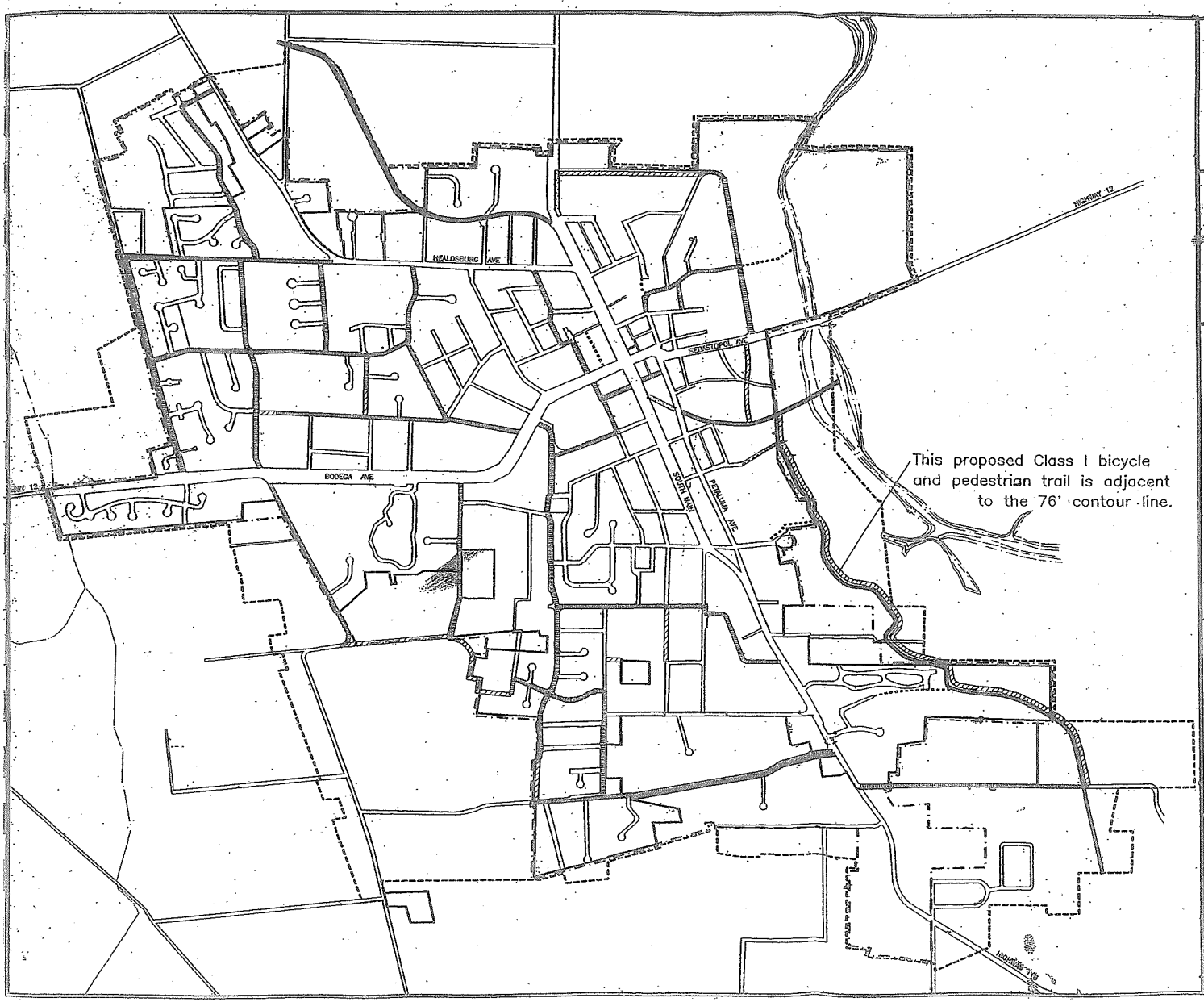
For many years the road system has received the largest proportion of public expenditures for transportation. A priority of this Chapter is promoting effective alternative modes of transportation. In order to achieve this shift a change must occur in funding for transportation. Funding commitments must match changing priorities.

Goal 11 Promote balanced funding for transportation systems.

P.28 Balanced Transportation Funding: Promote a shift in transportation funding away from the road system to improvements related to public transit, rail, bicycle, pedestrian, and carpool transportation.

Program 28.1: Establish a higher priority in funding for alternative modes of transportation in developing the City Capital Improvement Programs.
Responsibility: City Manager, Finance, Planning and Public Works Departments

Program 28.2: Work with other jurisdictions in the County and the region, such as MTC, to lobby for increased funding for alternative transportation modes.
Responsibility: City Manager and City Council.



SEBASTOPOL GENERAL PLAN

MAP 4: EXISTING AND PROPOSED BICYCLE AND PEDESTRIAN TRAILS

LEGEND

- Existing Bicycle and Pedestrian Trails
- Proposed Class I Bicycle Trail
- Proposed Class II Bicycle Trail
- Proposed Class III Bicycle Trail
- Proposed Pedestrian Trail
- 76' foot contour line

The proposed bicycle and pedestrian trails are schematic only. They are to be used to indicate the approximate desired location and alignment of proposed trails.

- CITY LIMITS
- SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY
- PLANNING AREA BOUNDARY

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SCALE IN FEET

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PRODUCED BY: SKYE GRAPHICS

Chapter III
Conservation, Parks and Open Space

Purpose of the Conservation, Parks and Open Space Chapter

This General Plan combines two State mandated elements, Conservation and Open Space into one chapter entitled Conservation, Open Space and Parks which also includes sections dealing with recreation. The legal requirements for the Conservation and the Open Space Elements are defined in Sections 65302(d) and 65560 respectively of the Government Code.

Open Space land is defined in the statutes as "any area of land or water which is essentially unimproved and devoted to open space use and which is designated on a local, regional, or state open space plan as open space for the preservation of natural resources, the managed production of resources, outdoor recreation, or for public health and safety." There are nine mandatory issues which must be addressed by the Conservation Element: water and its hydraulic force; forests; soils; rivers and other waters; harbors; fisheries; wildlife; minerals and other natural resources.

This element emphasizes the preservation of biological resources, particularly in areas bordering watercourses, and recognizes the city's need for a well-distributed system of parks, open spaces and trails. Since the protection of natural resources depends on cooperation among different levels of government, many City policies and implementation programs reflect and strengthen those of the County.

There are three sections to this Chapter. Section I contains policies and implementation programs to protect the natural environment, including: biological resources; environmentally sensitive areas; agriculture; water resources; air quality; solid waste and recycling; and energy conservation. Section II contains policies and implementation programs to ensure that Sebastopol residents will enjoy the recreational benefits of open space, parks, and trails as the City develops. Section III contains the goals, policies and programs from the *Laguna de Santa Rosa Park Master Plan*, (henceforth termed the *Laguna Park Master Plan*).

Section I: Open Space and Conservation

A. Open Space and Conservation

A significant aspect of Sebastopol's sense of place comes from the natural environment and open space within and surrounding the City. The importance of preserving the natural environment was a theme consistently expressed by the community survey and in public meetings on the General Plan. Sebastopol is situated at the edge of one of northern California's largest and most diverse wetlands areas – the Laguna de Santa Rosa, adjacent to Atascadero Creek and to the rolling orchard and rural residential areas of western Sonoma County.

Most of the wildlife and natural vegetation within the Sebastopol Planning Area exist in the Laguna de Santa Rosa and Atascadero Creek. The principal biological resources of these wetland areas, as well as the plans and legislation applicable to this area, are summarized in the *Background Report.*

The Laguna de Santa Rosa, located at the City of Sebastopol's eastern boundary, is a seasonal wetland that flows north from Rohnert Park to the Russian River. Approximately 300 species of plants, and a similar number of vertebrate animals (birds, mammals, reptiles, amphibians, and fish) are known to occur in the Laguna. It is a complex system of wetland and upland habitats that includes open water, emergent marsh, riparian forest, vernal pools, oak savanna, oak woodland, and grassland. The Laguna drains a basin of 250 square miles that includes the cities of Sebastopol, Cotati, Rohnert Park, and Santa Rosa.

Located at the western boundary of Sebastopol, Atascadero Creek is part of a larger watershed that includes Green Valley Creek and the Atascadero Marsh. This marsh is located where Atascadero Creek crosses Green Valley Road, before merging with Green Valley Creek, adjacent to the Graton Sewer Plant. The marsh and much of Atascadero Creek have an abundance of animal life, with numerous species of birds.

The Laguna de Santa Rosa and Atascadero Creek are considered important natural resources which must be protected and enhanced. These open space areas serve several important functions: maintaining and reinforcing the character of Sebastopol by strengthening urban separators; preserving significant groundwater recharge areas on which Sebastopol's potable water supply depends; and ensuring the survival of many plant and animal species.

The City has established goals, policies and programs to preserve and enhance these areas. Foremost, the majority of open space areas are located in the Referral Area – an area outside of the sphere of influence. The County and other jurisdictions will inform and request comments from the City regarding proposed development and changes to their land use regulations in the Referral Area. Extension of City services, such as water, sewer and the resulting urbanization, is thereby precluded from occurring in these environmentally sensitive areas. In addition, the *Land Use Chapter* has established Urban Growth Boundaries to prohibit development from encroaching into open space. The City has also adopted the *Laguna Park Master Plan* which establishes limited recreational uses and habitat restoration programs for approximately 250 acres located at the eastern edge of Sebastopol.

Agricultural activity within the Planning Area is limited to several small orchards and pasture land. These areas are covered by the Open Space designation in the *Land Use Designation Map*. There are no mineral resources being extracted within the Planning Area; therefore policies and land use designations for mineral resource areas are not included in the General Plan. Land that comprises open space for public health and safety reasons has also been designated Open Space.

The Sonoma County Agricultural and Open Space District was established as a result of a successful voter initiative in November 1990. The District acquires lands for community separators (open space and agricultural land that separates cities); scenic areas; sensitive biotic areas; and open space projects within cities. Financing for the district comes from a 1/4 percent sales tax over a 20-year period.

Recent open space acquisitions by the District include areas within the Laguna de Santa Rosa and approximately 10 acres of land north and adjacent to the new bicycle/walking trail at the City's eastern boundary, south of Abbot Street. Refer to *Map 1: Existing and Possible Open Space and Parks.*

Goal 1 Preserve areas with important biotic resources such as wetlands, riparian corridors, and areas with scenic features.

P.1 Coordination with other jurisdictions: Work with other jurisdictions and regional and state agencies in developing open space programs.

Program 1.1: Continue to work with the Sonoma County Agriculture and Open Space District to establish priorities and implement their *Acquisition Plan.*
Responsibility: Planning Department

P.2 Specific Use Objectives for Open Space: Leave and/or restore open space areas in their natural state; limit uses to those with a minimal environmental impact.

P.3 Access to Open Space: Provide public access to open space and parkland in a manner compatible with the preservation and enhancement of the natural environment.

P.4. Conservation Easements: Use conservation easements wherever possible to protect, in perpetuity, environmentally sensitive areas.

Program 4.1: Require development proposals for land which includes or is adjacent to environmentally sensitive areas to develop a resource analysis of the property to determine the boundary of wetlands, upland habitat, the presence and location of endangered plant and animal species, and any other information relevant to the preservation of biotic resources.

The resource analysis will identify and locate, at a minimum, the following:

a) the type and location of endangered plant and animal species;
b) riparian vegetation on and within 50 feet of subject property;
c) the location of wetlands, if applicable;
d) potential archaeological resources, if applicable; and
e) flood hazard areas.

The resource analysis will contain, at a minimum, the following types of investigations and mitigations:

a) Determine, if applicable, the area and location of undeveloped land required to protect and enhance the continued viability of biotic resources, wetlands, and sensitive areas. (This involves identifying land that is functionally a part of the wetlands ecosystem and which should be preserved in a natural state.)

b) Recommend measures for proposed development that will mitigate impacts on biotic resources and sensitive habitat.

Responsibility: Planning Department

The resource analysis will take place before complete development proposals are formally submitted to the City. Qualified biologists and other professionals will be selected by the City to conduct the resource analysis paid for by the developer.

P.5 Securing Permanent Open Space as a Condition of Development: Require that open space which is dedicated as a condition of development approval be permanently restricted to open space by recorded map or deed.

Program 5.1: Establish the following criteria for mitigations implemented subject to the resource analysis specified in Program 5.1:

a) A mitigation program prepared by a qualified biologist selected by the City will be prepared indicating the measures required to restore and enhance the biotic resources to a level equal to or better than existing conditions. The mitigation program will contain specific and measurable performance criteria.

b) Mitigations will be subject to a detailed mitigation monitoring program which will include regular field surveys by a qualified biologist to evaluate the success of the mitigation program and recommend remedial measures, as needed to meet the criteria established in the mitigation program.

c) The mitigation monitoring program will prepare annual reports for a period of time specified by the biologist on the progress and success of the program. These reports will be submitted to the City for review and approval.

d) Establishment of a financial mechanism, such as a bond, to ensure that the mitigation measures are implemented, monitored, and maintained according to the mitigation monitoring program.

Responsibility: Planning and Public Works Departments

P.6. Protect environmentally sensitive areas.

Program 6.1: Work with Sonoma County to establish a joint program to transfer Development Rights from environmentally sensitive areas to receiver areas where development may be allowed at increased densities.

Responsibility: Planning Department

Program 6.1: Establish standards for the management and maintenance of open space within and adjoining subdivisions. Regulations should include standards to ensure control of potential hazards and mechanisms for repair of damage.

Responsibility: Planning and Public Works Departments

Chapter III

Conservation, Parks and Open Space

Purpose of the Conservation, Parks and Open Space Chapter

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Section I: Open Space and Conservation

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Recent open space acquisitions by the District include areas within the Laguna de Santa Rosa and approximately 10 acres of land north and adjacent to the new bicycle/walking trail at the City's eastern boundary, south of Abbot Street. Refer to *Map 1: Existing and Possible Open Space and Parks.*

Goal 1 Preserve areas with important biotic resources such as wetlands, riparian corridors, and areas with scenic features.

P.1 Coordination with other jurisdictions: Work with other jurisdictions and regional and state agencies in developing open space programs.

Program 1.1: Continue to work with the Sonoma County Agriculture and Open Space District to establish priorities and implement their *Acquisition Plan.*
Responsibility: Planning Department

P.2 Specific Use Objectives for Open Space: Leave and/or restore open space areas in their natural state; limit uses to those with a minimal environmental impact.

P.3 Access to Open Space: Provide public access to open space and parkland in a manner compatible with the preservation and enhancement of the natural environment.

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The resource analysis will contain, at a minimum, the following types of investigations and mitigations:

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Responsibility: Planning Department

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b) Mitigations will be subject to a detailed mitigation monitoring program which will include regular field surveys by a qualified biologist to evaluate the success of the mitigation program and recommend remedial measures, as needed to meet the criteria established in the mitigation program.

c) The mitigation monitoring program will prepare annual reports for a period of time specified by the biologist on the progress and success of the program. These reports will be submitted to the City for review and approval.

d) Establishment of a financial mechanism, such as a bond, to ensure that the mitigation measures are implemented, monitored, and maintained according to the mitigation monitoring program.

Responsibility: Planning and Public Works Departments

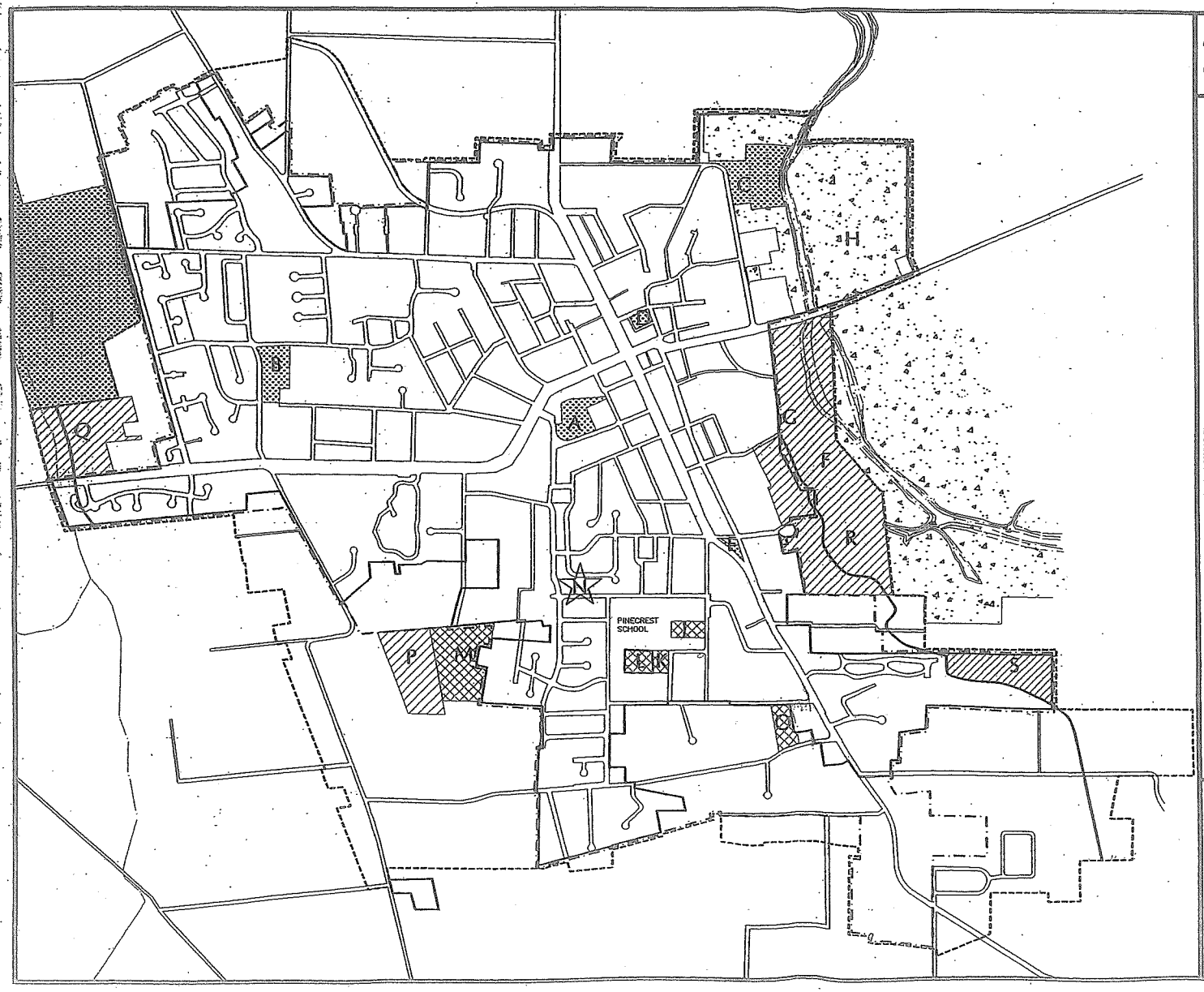
P.6. Protect environmentally sensitive areas.

Program 6.1: Work with Sonoma County to establish a joint program to transfer Development Rights from environmentally sensitive areas to receiver areas where development may be allowed at increased densities.

Responsibility: Planning Department

Program 6.1: Establish standards for the management and maintenance of open space within and adjoining subdivisions. Regulations should include standards to ensure control of potential hazards and mechanisms for repair of damage.

Responsibility: Planning and Public Works Departments



MAP 1: EXISTING & POSSIBLE OPEN SPACE & PARKS

LEGEND

- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE
- EXISTING PARKS
- PROPOSED PARKS
- POCKET PARK

Developed Parkland		Proposed Parks	
Ives Park	A	East of Pinecrest School (within City, on Litchfield Avenue)	J
Willard Libby Park	B		
Laguna Youth Park & Community Center	C	South of Pinecrest School (within City, at juncture of Maytum and Evan Avenues)	K
Town Plaza	D		
Spooner Park	E	South of Pinecrest School (County Island, within City limits)	L
Open Space (City Owned)			
Laguna Open Space	F	Adjacent to First Street Reservoir	M
Railroad Forest	G		
Barlow Field	H		
Regional Parks and Open Space Areas		Floating Pocket Park (within the south west portion of the City)	N
Ragle Ranch Park (County Owned, partially in the Referral Area)	I	Between Fircrest Ave/Lynch Rd	O
		Proposed Open Space	
		West of proposed Park adj. to First Street reservoir (conservation easement on 2 properties one prop. vacant)	P
		South and adj. to Ragle Park	Q
		Laguna Park Master Plan (Area outside City Limits)	R
		End of Hazel Cotter Lane	S

- 76 FT. CONTOUR LINE
- CITY LIMITS
- SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY
- PLANNING AREA BOUNDARY

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SCALE IN FEET

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PRODUCED BY: SKYE GRAPHICS

Goal 2 **Ensure the maintenance of wetlands areas adjacent to City boundaries as permanent open space.**

P.7. Preserve and enhance the Laguna de Santa Rosa and Atascadero Creek:

Program 7.1: Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas, pursuant to *Map 2: Environmentally Sensitive Areas.*
Responsibility: Planning Department

A list of rare and endangered species found within the Planning Area is contained in the Background Report.

Program 7.2: Revise the Zoning and Subdivision Ordinances to prohibit development on land adjacent to designated environmentally sensitive areas unless environmental impacts are mitigated.
Responsibility: Planning Department

Program 7.3: Revise the Zoning and Subdivision Ordinances to establish building envelopes that avoid environmentally sensitive areas.
Responsibility: Planning Department

Program 7.4: Revise the Zoning and Subdivision Ordinances to establish minimum building and activity setbacks from the edges of any wetland and upland riparian areas.
Responsibility: Planning Department

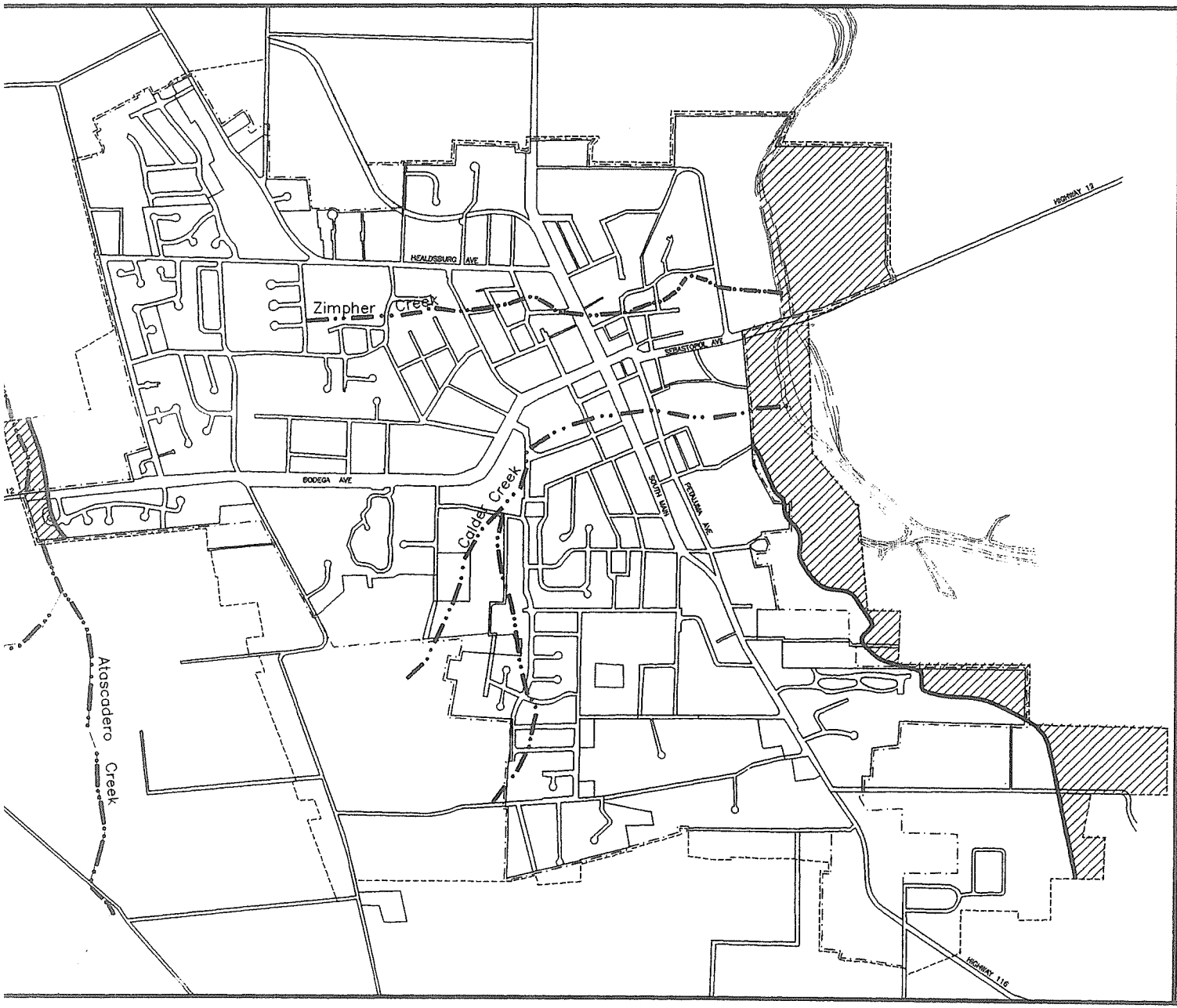
Program 7.5: Revise the Zoning and Subdivision Ordinances to limit new roads, structures, and utility lines within environmentally sensitive areas as defined in Map 2.
Responsibility: Planning Department

Program 7.6: Revise the Zoning and Subdivision Ordinances to prohibit dumping or filling within environmentally sensitive areas.
Responsibility: Planning Department

Program 7.7: Revise the Zoning Ordinance to establish an overlay zoning district for environmentally sensitive areas.
Responsibility: Planning Department

Program 7.8: Provide the Planning Commission and City Council with information regarding actions of the North Coast Regional Water Quality Control Board, the City of Santa Rosa, the Sonoma County Water Agency and other agencies within the Referral Area.
Responsibility: Planning Department

Map 2: Environmentally Sensitive Areas shall be consulted by Planning Staff in the review of development proposals submitted to the City. Additional policies and programs regarding flood hazards are contained in the Safety Chapter.



SEBASTOPOL GENERAL PLAN

MAP 2: ENVIRONMENTALLY SENSITIVE AREAS

LEGEND

Riparian Corridors

Wetlands

76 Foot Contour Line
Boundary 100 Year Flood Area

The information presented in this map is schematic only. More precise boundaries of wetlands and the various habitats are contained in maps prepared for the Laguna de Santa Rosa Master Plan and in the City's Zoning Map. Precise boundaries of wetlands, wetlands habitat areas, and ecologically sensitive areas related to riparian corridors not indicated by the above referenced maps, would need to be established by a resource analysis.

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000
SCALE IN FEET

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PRODUCED BY: SKYE GRAPHICS

Goal 3 Protect, maintain and restore wetlands areas.

P.8. Floodwater Capacity and Creek Restoration. Preserve the existing and future floodwater carrying capacity of creeks and channels during creek restoration.

Program 8.1: Develop maintenance guidelines for creeks and wetlands areas to reduce flooding, sedimentation and erosion while maintaining and/or enhancing the riparian vegetation and wildlife.
Responsibility: Planning and Public Works Departments

Program 8.2: Install signs indicating the location and names of local creeks and wetlands areas.
Responsibility: Public Works Department

Program 8.3. Label each stormwater inlet in the City to identify receiving waters. Signs should indicate the receiving watercourse and state that no dumping is permitted.
Responsibility: Public Works Department

Program 8.4: Require development applications which would generate runoff into wetlands to include design features ensuring detention of sediment and contaminants.
Responsibility: Planning and Public Works Departments

B. Conserving Soil

There are no prime agricultural soils being farmed within the city. A limited amount of farming and grazing occurs in the sphere of influence. Despite the limited agricultural activity in the Planning Area, it is important to conserve soils. Soil is removed by wind and water and can be contaminated by chemical spills. The conservation of soil by limiting soil erosion contributes to a healthy ecosystem. When soils lose their protective covering of vegetation during construction, particularly during the rainy season, they are washed away and fill creeks and marshes with sedimentation.

Goal 4 Protect and preserve soil as a natural resource.

P.9 Encourage Agriculture in the Referral Area: Encourage the continuation and strengthening of agricultural practices which are compatible with the surrounding wetlands in the Referral Area.

P. 10 Control Soil Erosion: Control soil erosion to prevent flooding and destruction of natural waterways, to maintain water quality, and to reduce public costs for flood control and watercourse maintenance.

Program 10.1: Continue to require grading permits for new construction, wherever applicable. The grading permit will control erosion and will include a revegetation plan wherever appropriate.
Responsibility: Planning and Building Departments

Program 10.2: Include in the revised Zoning Ordinance provisions for hillside protection that includes specific performance criteria.
Responsibility: Planning Department

P.11 Reduce Soil Contamination: Reduce soil contamination from chemicals through careful regulation of the storage, transportation and use of chemicals.

Program 11.1: Reduce City use of chemical herbicides and fertilizers to the maximum extent possible. Wherever feasible use substitutes which are biologically safe and/or organic.
Responsibility: Public Works Department

Program 11.2: Continue to enforce the city's Hazardous Materials Storage Ordinance.
Responsibility: Fire Department

Refer to the Safety Chapter for additional policies and programs regarding hazardous materials storage and transportation. The Background Report contains information regarding soil types found in the Planning Area.

C. Conserving Trees and Native Vegetation

The city's many trees are one of the community's most valued natural resources. This Chapter contains policies and programs that consolidate and expand Sebastopol's ongoing protection of trees. The Tree Protection Ordinance has been a significant factor in preserving trees which have one or more of the following characteristics:

- historical significance or has taken on an aura of historical appeal, called "heritage trees";
- mutual dependence on other trees for survival;
- an outstanding specimen of its species; and
- trees with a diameter of at least 8 inches 4.5 feet above grade.

In addition, the Laguna de Santa Rosa and Atascadero Creek provide a habitat for many species of native plants.

Goal 5 Conserve, protect and enhance trees and native vegetation.

P.12 Encourage Planting of Native Trees and Native Vegetation: Encourage the planting of native and drought-resistant trees and vegetation in new developments and in City owned parks, trails and recreational facilities.

P.13 Preserve and Plant Trees: Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.

Program 13.1: Continue to implement the Tree Protection Ordinance.
Responsibility: Building and Public Works Departments

The Tree Protection Ordinance requires a Tree Protection Plan (TPP) prepared by a certified arborist for projects which result in tree removal. The TPP includes a replacement program; indicates the location of existing mature trees, tree stands, and species; the fencing of sensitive areas; and other measures to protect trees.

Program 13.2: Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers.
Responsibility: Planning and Public Works Departments

Program 13.3: Continue requiring the planting of trees in parking lots to provide shade and visual screening.
Responsibility: Planning Department

(The Community Identity Chapter has additional policies relating to landscaping parking areas.)

P.14 Preserve and Plant Trees: Require new commercial and industrial development to incorporate trees in landscape plans.

D. Energy Conservation

Reduction of energy consumption is essential for creating a sustainable future. The methods typically used by local government include improving the efficiency of transportation systems; encouraging a more compact development pattern; replacing fixtures that use a lot of energy with newer and more efficient equipment; promoting recycling; and promoting the use of renewable energy sources. Local regulations encouraging the use of solar energy for space and water heating involve the appropriate site planning, building construction and landscaping.

Goal 6 Conserve energy.

P.15 Energy Conservation Measures in Buildings: Reduce energy consumption by requiring structures to meet the energy conservation requirements stipulated in the Uniform Building Code and State Title 24 regulations.

Program 15.1: Encourage retrofitting of energy-saving features in existing dwellings as a part of the City's Housing Rehabilitation Program by providing information, technical assistance, and other incentives.
Responsibility: Building Inspection Department

(Refer to the Housing Chapter for details regarding the Housing Rehabilitation Program.)

P.16 Reduce Vehicle Trips: Reduce the number of single-occupant vehicle trips and the number of vehicle miles travelled within the Planning Area.

(Refer to the Transportation Chapter for policies and programs to reduce vehicle trips.)

P.17 Development Review Process: Make energy conservation an important criterion in the development review process.

Program 17.1: Consider adopting a solar access ordinance which would require all development applications to be reviewed for potential energy conservation measures and designs including site orientation, building design and use of materials, landscaping and solar access.
Responsibility: Planning and Building Departments

Program 17.2: Include a section on energy efficient features in the Design Review Guidelines distributed to the public.
Responsibility: Planning and Building Departments

Program 17.3: Distribute PG&E literature on energy conservation.
Responsibility: Planning and Building Departments

E. Air Quality

Air Quality in Sebastopol has been, in general, excellent which is typical for a small city located in a rural area. The Bay Area Air Quality Management District (BAAQMD) is responsible for monitoring and enforcing state and regional air quality standards. BAAQMD monitors daily concentrations of ozone and suspended particulates and has reported no violations of air quality standards in Sebastopol between 1981 and 1992. The main sources of air pollution are: vehicle emissions; stationary sources, such as wood stoves and processing operations; and dust associated with earthmoving during construction.

Despite Sebastopol's historically low levels of air pollution, the city's location at the edge of the Santa Rosa Plain makes it particularly vulnerable to future reduction in air quality. Projections of air quality levels for the next thirty years indicate that measures are needed to control air pollution. Wood stoves, which emit hydrocarbons and particulates, are a significant source of air pollution. In winter, air inversions trap emissions from wood stoves and fireplaces near to the ground, resulting in high air pollution levels.

The policies and implementation programs to improve air quality focus on identification and mitigation of the air quality impacts of projects, particularly in areas near to schools, parks and hospitals; and measures to ensure compliance with regional and State air quality standards.

Goal 7 Protect and Improve Air Quality.

P.18 Participate in Regional Planning to Improve Air Quality: Continue to cooperate with the Bay Area Air Quality Management District in implementing the regional Clean Air Plan.

P.19 Enforce Air Quality Standards: Continue to enforce air quality standards in collaboration with the BAAQMD.

Program 19.1: Continue to enforce State and County regulations for wood stoves and fireplaces.
Responsibility: Building Department

P.20 Reduce Vehicle Trips: Encourage transportation facilities and modes which minimize motor vehicle use.

Program 20.1: Continue to implement a Trip Reduction Ordinance.
Responsibility: Planning Department

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

P. 21 Local Efforts. Encourage local efforts to improve air quality.

Program 21.1: Use the city's development review process and CEQA regulations to evaluate and mitigate the local and cumulative effects of new development on air quality.
Responsibility: Planning Department

One method of maintaining air quality is to separate air pollution-sensitive land uses such as hospitals, convalescent homes, and schools, from sources of air pollution. Other possible mitigations include requiring air pollution point sources, such as manufacturing to use air pollutants to install filters, and other devices to reduce air pollution.

Program 21.2: Consider carbon monoxide levels at intersections when evaluating the need for intersection improvements.
Responsibility: Planning and Public Works Departments

Program 21.3: Include the Fire District in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzine; asbestos; beryllium; and all fuels.
Responsibility: Planning and Fire Departments

Program 21.4: Continue to require and enforce a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.
Responsibility: Planning and Building Departments

The Land Use, Conservation, Open Space and Parks, and Transportation Chapters contain policies and programs which reduce local emissions. These include a Transportation Management Program, improving the jobs/housing ratio, establishing additional bicycle paths, and preserving open space land.

F. Water Conservation

Although the city's wells can provide sufficient water to meet the community's anticipated needs, water conservation is still necessary. Potable water is becoming a scarce resource throughout California. The Water Conservation Act adopted by the State in 1990 required cities and counties to adopt a water-efficient landscape ordinance. The Sebastopol ordinance reduces water use for landscaping by limiting turf area, encouraging use of native plants and other vegetation with low water-use requirements, and by requiring water-efficient irrigation systems.

P.22 Water Conservation: Develop and implement water conservation programs for Sebastopol.

Program 22.1: Implement the Water Reduction and Landscaping Ordinance. Consider the use of water saving devices for residential and commercial uses; limits to the amount of turf area in new developments; and the use of drip irrigation systems.
Responsibility: Planning, Building Inspection, and Public Works Departments

Program 22.2: Develop and implement a Water Conservation Program.
Responsibility: Public Works Department

The Water Conservation Program would continue to provide incentives for the installation of water saving toilets, and develop guidelines for water efficient irrigation systems and xeriscape landscaping.

G. Recycling and Reduction of Solid Waste

Solid waste is any unwanted or discarded material that is not a liquid or gas. Common solid wastes are paper, glass, metals, plastics, cloth, food scraps, yard and garden clippings and wood.

Solid waste generated by Sebastopol is collected by Larry's Sanitary Service and taken to the Sonoma County Landfill at Meacham Road. When this landfill site is filled to capacity it will be necessary for the County to either expand it or establish another facility elsewhere. There is an acute shortage of suitable landfill sites Statewide. California enacted the Solid Waste Management Act in 1989 which requires waste disposed in landfills to be reduced by 25 percent by 1995, and by 50 percent by 2000. The law also requires cities to adopt Source Reduction and Recycling Plans that specify how they will achieve waste reduction goals.

Goal 8 Reduce the volume of solid waste generated by the City

P.23 Solid Waste Reduction: Encourage solid waste reduction methods.

Program 23.1: Develop and implement a Source Reduction and Recycling Program.
Responsibility: Planning and Public Works Departments

Program 23.2: Purchase goods containing recycled materials and which are themselves recyclable for City use wherever possible.
Responsibility: City Manager and Finance Department

Program 23.3: Promote development of backyard composting.
Responsibility: Public Works Department

P.24 Recycling Drop-off Areas: Require on-site drop-off areas for recycling in commercial/retail, office and multifamily residential developments.

Program 24.1: Revise the Zoning Ordinance to require all commercial/retail, office and multifamily developments to provide on-site drop-off areas for recycling. Coordinate with the City's refuse disposal contractor or other recycling services to ensure regular pick-up.
Responsibility: Planning Department

Program 24.2: Evaluate revision to the Zoning Ordinance allowing a solid waste recycling transfer station to locate in the Light Industrial and the Community Facilities Zoning Districts with Conditional Use Permit approval.
Responsibility: Planning Department

P.25 Impacts of Waste-to-Energy Projects: The City will not endorse or support solid waste-to-energy projects until it has been fully demonstrated that such projects will not have detrimental environmental impacts, particularly to air quality.

Program 25.1: Review and provide written comments on Draft EIR's for solid waste-to-energy project proposals carried out by neighboring jurisdictions or special districts, and oppose such projects unless it is substantially determined that such projects would have negligible environmental effects.
Responsibility: Planning and Public Works Departments

Goal 9: Responsibly manage hazardous wastes to protect the health and safety of residents and the environment.

P. 26: The Sonoma County Hazardous Waste Management Plan is incorporated by reference into the Sebastopol General Plan and shall be used to guide decision-making regarding the use, handling, storage, transfer, and proper disposal of hazardous waste.

Program 26.1: Development projects shall be required to submit information regarding the use, handling and disposal of hazardous wastes so that decision-makers can incorporate conditions and alter project design in accord with the Hazardous Waste Management Plan.

Program 26.2: Projects that generate or use hazardous waste must be consistent with the Sebastopol General Plan and the Hazardous Waste Management Plan goals and policies.

Section II: Parks and Recreation

A. Existing and Proposed Parks and Open Space

The City maintains five parks: Ives Memorial Park, the Town Plaza, Willard Libby (formerly Brookhaven) Park, Spooner Park, and Laguna Youth Park. The total area of these parks is 22.5 acres. Recreation facilities include a community center on Morris Street that provides a variety of cultural and recreation programs; a public swimming pool at Ives Park; and a new County-maintained bicycle and walking trail that begins at Petaluma Avenue and extends to the City of Santa Rosa. This is a part of a County trails plan that will connect Sebastopol to Forestville.

Other recreational facilities in the area include four public school campuses and the 156-acre Ragle Ranch Regional Park, operated by the Sonoma County Regional Parks Department. The County is in the process of reviewing proposals for additional facilities, including tennis courts, and additional playing fields, at Ragle Ranch Park.

TABLE 1: EXISTING PARKS AND OPEN SPACE

Developed Parkland	Map Key	Acres	Existing Recreation Facilities	Proposed Recreation Facilities
Ives Park	A	6.0	Swimming pool, baseball field, children's playground, BBQ and picnic facilities, duck ponds, Veteran's Bldg.	To be determined by Recreation Master Plan
Willard Libby Park	B	5.5	Super playground, BBQ and picnic facilities, duck pond, Garzot Community Building, 2 baseball fields, tennis courts	To be determined by the Parks and Recreation Master Plan
Laguna Youth Park & Community Center	C	10.0	Ballfields, community center, dance hall,	Teen center (Refer to the Laguna Park Master Plan)
Town Plaza	D	0.5	none	Gazebo, fountain, and other amenities located in the Downtown Core.
Spooner Park	E	0.5	none	Entryway to Downtown.
Total developed parkland	F	22.5		
Open Space	**Map Key**	**Acres**	**Function**	**Proposed Recreation Facilities**
Laguna Open Space (City Owned)	G	6.8	Preserve environmentally sensitive areas	Passive recreation uses: hike and bike trails, revegetation and restoration of the Laguna ecosystem (Refer to the *Laguna Park Master Plan*)
Railroad Forest (City owned)	H	10.0	Preserve environmentally sensitive areas	Passive recreation uses: hike and bike trails
Barlow Field (City owned)	I	57.6	Preserve environmentally sensitive areas and open space.	Passive recreation uses: hike and bike trails
Total open space		74.4		

TABLE 1: EXISTING PARKS AND OPEN SPACE (CONTINUED)

Regional Parks and Open Space Areas	Map Key	Acres	Function and Existing Recreation Facilities	Proposed Recreation Facilities
Ragle Ranch Park (County Owned)	J	155.6	Baseball field, soccer fields, volleyball courts, BBQ and picnic facilities, bike trail, wilderness trail, playground, and parcourse.	Additional tennis courts, trails.
Total regional parks		155:6		

B. Proposed Open Space, Parks and Recreation Facilities

As the city's population grows there will be a need for additional park and recreational facilities. Issues include where to locate them and the type of financing mechanisms that should be used. There is a need for "pocket parks" located within neighborhoods, particularly in the southern residential area of Sebastopol.

Other issues include improving public access to the Laguna de Santa Rosa while protecting this sensitive area; establishing a citywide bicycle and trails system; building more ballfields; and providing additional recreation facilities for the community's teenagers.

In 1994 the City had a a ratio of 3.1 acres of developed parkland per 1,000 persons. This plan adopts a park standard of 5 acres per 1,000 persons. The City's Subdivision Ordinance requires new residential subdivisions either to dedicate land for parks or pay an in-lieu fee for the future purchase of public park land. The projected buildout population of 8,669 persons (based on the residential cap of 40 du/ 5 years and 25 du/15 years) would require another 20.8 acres of park to meet the standard established above. Another 19.3 acres of additional park is proposed as indicated by Table 2. It is recommended in the policies and programs below that additional park areas be targeted for acquisition from the 264 acres of proposed open space identified in Table 2, based on the recreation needs and location of the city's future population.

TABLE 2: POSSIBLE PARKS AND OPEN SPACE

Parks	Map Key*	Acres	Proposed Facilities
East of Pinecrest School (within City, on Litchfield Avenue)	K	2.0	Playing field, children's playground, tot lot
South of Pinecrest School (within City, at juncture of Maytum and Evan Avenues)	L	1.9	
South of Pinecrest School (County island, within City limits)	M	1.0	Passive recreation uses, walking trails since this site is hilly.
Adjacent to First Street Reservoir	N	11.4	Passive recreation uses, walking trails
Floating Pocket Park (within the south west portion of the City)	O	0.5	Children's playground, tot lot, benches
Between Fircrest Avenue/Lynch Road	P	2.5	To be determined.
Total parks		19.3	
Open Space		**Acres**	**Function and Proposed Facilities**
West of proposed Park adjacent to First Street reservoir (conservation easement on 2 properties one property vacant)	Q	6.4	Preserve scenic views, urban separator, and for passive recreation.
South and adjacent to Ragle Park	R	28.6	Preserve scenic views, urban separator, and for passive recreation.
Laguna Park Master Plan (Area outside City limits)	S	220.0±	Preserve environmentally sensitive areas. Ecosystem restoration. Refer to the Laguna Park Master Plan.
End of Hazel Cotter Lane	T	9.0	Preserve environmentally sensitive areas. Ecosystem restoration.
Total open space		264.0	

Goal 9 Provide an attractive and comprehensive system of parks and trails throughout the City that meets the recreational needs of all age groups and capabilities.

Park and recreation facilities should be of different sizes and uses, for example, a super-playground, neighborhood parks, pocket parks, and connecting linear parks and trails.

P.26 Parkland Standard: Utilize the standard of five acres of parkland per 1,000 residents for acquisition of additional developed parkland pursuant to the provisions of the Quimby Act [Govt. Code § 66477] for all new residential development.

Program 26.1: Carry out a thorough analysis of geoseismic and other related hazard potential prior to City acceptance of dedications of land for park or open space. Identified hazards should be fully repaired and/or financial protection for liability provided to the City before acceptance of land.

Responsibility: Planning and Public Works Departments

P.27 Biannual Review of Parks, Trails and Open Space Acquisition. Carry out an biannual review of the status of parks, trails and open space acquisition and development by the City Council.

Program 27.1: Prepare a biannual report for the City Council and the Parks and Recreation Commission on the status of the acquisition and the improvement of parks and trails, including a list of existing and proposed projects, estimated cost and sources of funding. Determine what additional actions, if any, may be necessary to implement the policies of this Chapter.
Responsibility: Planning, Finance and Public Works Departments

Program 27.2: Include in the Capital Improvement Program (CIP) the schedule and costs of expanding and improving the urban trails system.
Responsibility: Planning and Public Works Departments

Program 27.3: Identify additional areas suitable for developed park from the open space areas identified in Table 2 after the City has acquired eight additional acres of park.
Responsibility: Planning Department

P.28 Parks and Recreation Master Plan: Prepare and adopt a Parks and Recreation Master Plan.

The Parks and Recreation Master Plan will include quantitative and qualitative standards for parks, including trails, paths, and all City owned or leased lands used for recreational purposes. The standards will differentiate between active and passive recreation, and will deal with the need for both active and passive parks and recreation facilities in terms of the number and kinds of facilities, appropriate levels of improvement and maintenance, and the distribution of such facilities throughout the City. Park needs will be reassessed periodically and the Parks and Recreation Master Plan will be updated as necessary.

P.29 Priorities for Acquisition of Parkland and Open Space: Use the following criteria to prioritize acquisition of open space and parkland:

a) distribution of parks on a neighborhood basis;

b) scenic beauty;

c) relationship to existing trails system and parks; and

d) natural resource protection.

P.30 Acquire Land From Willing Sellers Only: Obtain land for park and open space areas from willing sellers only.

P.31 Additional Facilities for South Portion of City: Encourage the acquisition of additional park facilities in south portion of the City.

Map 1 identifies the location of possible park sites.

P.32 Coordination with other Jurisdictions: Coordinate with other governmental agencies to procure and develop additional park and recreation facilities.

P.33 Coordinating the Needs of West County Residents: Coordinate with the County in planning, operating, financing, and maintaining open space, parks, and recreation facilities serving West County residents.

Program 33.1: Encourage the Sebastopol Parks and Recreation Commission to coordinate regularly with the County on active and passive parks and recreation issues.
Responsibility: Planning Department

Program 33.2: Develop joint powers agreements with school districts, the County, and other agencies to develop, administer, use, and maintain parks and other recreation facilities.
Responsibility: Planning Department

Sebastopol's parks and recreation facilities serve not only city residents, but a large number of people living in western Sonoma County. Increased coordination among local jurisdictions providing park and recreation facilities is necessary.

P.34 City-School District Cooperation: Encourage city-school district cooperation in developing and maintaining park and recreation facilities.

Program 34.1: Develop joint use neighborhood parks on school sites based on the "school-in-the-park" principle.
Responsibility: Planning Department

Program 34.2: Ensure that neighborhood parks and combined park/school sites serve the entire community and provide a broad range of cultural, recreational, and educational activities.
Responsibility: Planning Department

P.35 Integrated Trails System: Facilitate the development of an integrated trails system that connects regional trails, schools, open space, parks, recreation facilities, and residential areas.

Program 35.1: Continue to develop and enlarge a comprehensive and coordinated trails and paths system that serves both recreational and utilitarian travel.
Responsibility: Planning Department

Refer to the Transportation Chapter which contains a comprehensive bike path and trails system.

Program 35.2: When developing trails and paths, consider the access needs of a variety of users, including school-age children, the elderly, and those with handicaps and disabilities.
Responsibility: Planning Department

Program 35.3: Require new developments to provide direct pedestrian connections, such as sidewalks, trails and other rights-of-way to the existing and planned network of parks and trails wherever feasible.
Responsibility: Planning Department

Program 35.4: Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. When possible and appropriate, upgrade these existing paths for use by the public.
Responsibility: Planning and Public Works Departments

P.36 Public Participation: Actively solicit public participation in the selection, design and facilities planning of future park sites.

P.37 Community Center: Continue supporting the Sebastopol Community Center as a multiple-use facility for cultural, educational, social and recreational programs.

Goal 10 Develop open space, parks, and recreation facilities in harmony with the surroundings.

P.38 Public Access to Open Space: Facilitate public access to open space and environmentally sensitive areas in a manner that ensures protection of biotic resources.

P.39 Parking and Transit Facilities: Provide adequate parking and transit facilities at all recreation facilities, where feasible, and where such facility will not unduly disrupt the existing environment.

P.40 Encourage small neighborhood parks:

Program 40.1: Ensure that playgrounds and pocket parks do not unduly disturb the neighborhood by adopting standards for screening, lighting and noise.
Responsibility: Planning Department

Program 40.2: Consider using Transfer of Development Rights (TDR) to encourage small neighborhood parks.
Responsibility: Planning Department

The Land Use Chapter has a program to consider implementation of a cooperative TDR plan with the County.

Program 40.3: Provide information to property owners about available funding sources and tax benefits to maintain open space in perpetuity.
Responsibility: Planning Departmen

The Planning Department will make available information about the Sonoma County Land Trust and the Sonoma County Agricultural Preservation and Open Space District. Both these organizations purchase land and/or easements to preserve open space.

Goal 11 Incorporate open space in all major developments.

P.41 Open Space in Commercial Developments: Require usable open space for residential and commercial developments.

Program 41.1: Establish a formula in the Zoning Ordinance for the amount of on-site open space to be provided per square foot of building area for commercial, office and industrial developments.
Responsibility: Planning Department

This would require establishing in the Zoning Ordinance a threshold size for commercial, office and industrial development beyond which the provision of on-site open space would be required. The ordinance would also specify the amount and type of on-site open space and related amenities that would be required, related to the size of the development. The open space provided in commercial development would be used to complete the City-wide trails system, and provide on-site amenities for employees.

The City's Parkland Dedication Ordinance requires residential development to provide land for parks and open space or pay an in-lieu fee. The policy and program above requires developers of commercial property to provide a specific amount of open space on-site for use by employees and, where applicable, access for trails and pedestrian paths. Major development is defined as commercial development over 15,000 square feet. The amount of open space will vary with the size of the commercial development and will be specified in the Zoning Ordinance.

Goal 12 Support and encourage healthy and productive activities for teens.

P.42 Recreation for Teens: Encourage and promote activities, programs, and facilities for teens.

Program 42.1: Establish a teen center.
Responsibility: Finance Department

A new Teen Center and Laguna Youth Park is being designed and built next to the Community Center as a result of a vigorous community volunteer effort, in partnership with the City who has donated the land and has waived fees.

Program 42.2: Work with the Community Center, the Parks and Recreation Commission, the school districts, and local service and business organizations to establish viable programs for teens.
Responsibility: Park and Recreation Commission

Program 42.3: Establish a committee, comprising a wide cross-section of the local teen population, to encourage teen input and participation in the planning and implementation of programs and activities.
Responsibility: Park and Recreation Commission

Program 42.4: Wherever possible, use existing facilities to implement programs and activities for teens.
Responsibility: Park and Recreation Commission

P.43 Encourage County Participation for Teen Recreation: Encourage the County to participate in funding teen programs and activities which serve the area's teen population.

Goal 13 Establish additional facilities and activities for the senior population.

P.44 Additional Senior Facilities and Programs: Facilitate the development of additional facilities and programs for senior citizens.

Program 44.1: Work with organizations involved in providing care to senior citizens to identify their needs and ways that the City can assist this part of the community.
Responsibility: Park and Recreation Commission

There are a number of volunteer organizations, such as the Sebastopol Senior Center and the Sonoma County Council on Aging, which provide services for seniors. The City owns the Senior Center building on High Street, which has become too small to serve the community's needs. The Sebastopol Senior Center is actively looking for a larger facility.

Section III: The Laguna Park Master Plan

A. Background

This section incorporates the *Laguna Park Master Plan.* The plan was adopted in 1992 after extensive review and contribution by the Technical Advisory Committee made up of individuals representing organizations and agencies in Sonoma County. It addresses many recreational, environmental, development and resource management issues that affect the Laguna. Programs are established by the plan to protect, preserve and enhance the Laguna while recognizing and incorporating recreational and commercial development necessary for the social and economic well-being of the community.

Included in the *Laguna Park Master Plan* are areas within and outside the Sebastopol Planning Area. The plan recognizes that the Laguna is an ecosystem which is regional and is affected by activities beyond the boundaries of the Planning Area.

A substantial amount of technical information was gathered and analyzed in order to prepare the *Laguna Park Master Plan.* This detailed information in presented in two volumes entitled: *City of Sebastopol Laguna de Santa Rosa Master Plan: Volume 1: Master Plan,* and *Volume 2: Technical Information,* prepared by Hyden Associates and Golden Bear Biostudies. These plans should be consulted to obtain the factual and technical basis for the goals, policies and programs presented in this section.

Defining the community's needs and concerns was a major consideration in preparing the Master Plan. The comprehensive public participation program identified the following principal issues which guided the *Laguna Park Master Plan*:

- Laguna habitat preservation and restoration: Suggestions from the public included development of interpretative paths; creation of an interpretive and environmental education center; acquisition, rezoning, and restoration of adjacent industrial parcels; and creation of guidelines for future adjacent development, emphasizing protection of viewsheds and habitat.
- Future baseball fields: The location, type, and quantity of existing and future baseball fields on the Laguna Youth Park site was a controversial issue. There was a wide range of opinion on this matter, ranging from elimination of existing ball fields to adding an additional senior league field.
- Design: The need to integrate the Laguna into the community through sensitive design guidelines.
- Mitigation of fill: Mitigation of unauthorized fill in one of the sewer ponds on the Laguna Youth Park site.
- Funding: Funding for development and maintenance of the park.
- Land management policies: The impacts of land management policies of adjacent land owners on the Laguna, particularly with regard to water quality.

B. The Site

While the *Laguna Park Master Plan* focuses on publicly owned lands, the total area encompassed by the plan included approximately 220 acres. A detailed description of the properties covered in the *Laguna Park Master Plan* is described in Volume 1.

C. Introduction

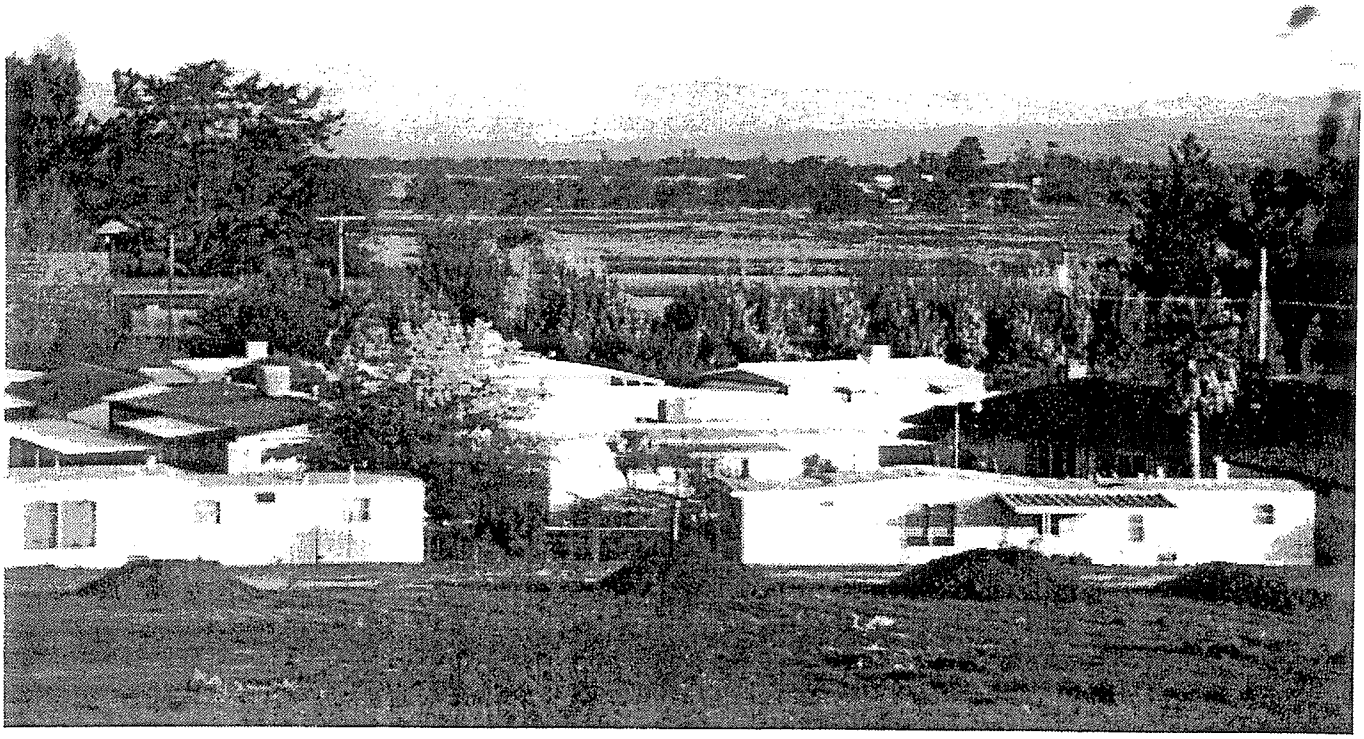
The Laguna de Santa Rosa, known locally as the Laguna, is critical to the essence of Sebastopol. It is integral to the surrounding habitats which support the diverse plant and wildlife communities identified with Sebastopol. It is an essential influence in the layout of the city's infrastructure and buildings which create a town image unique to Sebastopol. It is also a vital part of the landscape that creates the open space and scenic views which are part of Sebastopol's charm.

The earliest Laguna study called for preservation and enhancement of riparian habitat and biotic resources. The 1978 Laguna Study Committee appointed by the County Board of Supervisors recommended ordinances and easements to protect wetlands, wildlife and oaks in the Laguna. In 1986, the City Council appointed a Laguna Advisory Committee (LAC) which recommended a Laguna Land Use Management Plan, adoption of a riparian ordinance, protection of Laguna lands, preservation, and enhancement and restoration of vegetation and wildlife habitats in a Laguna Riparian Corridor and lands within the city's sphere of influence. Many of these provisions were formally recognized in the city's *Wetlands Ordinance* and *Council Policy Numbe r 58* [1].

1 The following text is from the *Lagna Park Master Plan: Volume 1*. Minor revisions to format and terminology have been made to make this section compatible with the rest of the General Plan

The LAC evolved into the non-profit Laguna Foundation which adopted the *Laguna de Santa Rosa Preservation and Restoration Objectives* and specific implementation measures – the *Laguna de Santa Rosa Management and Restoration Guidelines.* These measures were sent to all agencies with jurisdiction over Laguna resources. All agencies generally endorsed these measures agreeing that modifying land management practices to enhance ecological resources could be accomplished. Lastly, a comprehensive study entitled *History, Land Uses and Natural Resources of the Laguna de Santa Rosa* (Smith, 1990) was prepared by the Subregional system to provide a detailed, and long-term assessment of Laguna resources, and means for short term and long-term protection. Much of the preservation and restoration sections of this research publication was applied to the ecological enhancement component of the *Laguna Park Master Plan.*

Based on the recommendation of the LAC, the *Laguna Park Master Plan* for a linear park along the Laguna de Santa Rosa was completed within the City of Sebastopol and its sphere of influence. The plan addresses many recreational, environmental, developmental, and management issues that affect the Laguna. It offers policies and programs that will protect, preserve and enhance the Laguna while recognizing and incorporating recreation and commercial development necessary for the social and economic well being of the community. In addition, the plan strives to recognize the regional character of the Laguna and how it influences and is influenced by elements and activities beyond Sebastopol's immediate Planning Area.



Views of the Laguna de Santa Rosa as seen from the mobile home park on Gravenstein Highway South.

D. Goals, Policies and Programs

The main focus of the *Laguna Park Master Plan* is the preservation and restoration of this unique natural area and enhanced and more well-defined public access via paths, overlooks, and two bridge crossings.

The park will serve an educational function in order to acquaint the public with the diversity of wildlife and plant life in the unique ecosystem. The Plan's objective is to allow visitors to enjoy the natural setting, flora, and fauna, with the least amount of disturbance to the natural habitat of the Laguna de Santa Rosa and Calder Creek.

The plan also recognizes and incorporates the established active recreation facilities at the Laguna Youth Park. Further, the plan has analyzed the feasibility of additional active recreational activities and has included them where possible. The development of sufficient transition and buffer areas between the passive and active elements is a high priority of the plan.

The Master Plan is divided into two components. The first entitled, "Ecological Preservation and Enhancement," focuses on the enhancement and preservation of the natural resources. It is presented below. The second component, entitled " Recreation and Public Access," deals with public access, and passive recreation within the context of ecological preservation and enhancement. (Goals, policies and programs for the preservation of visual resources are located in the *Community Identity Chapter).*

There are several types of land ownership within the *Laguna Park Master Plan* area. Some land is owned by the City and by other public agencies, while other land is privately-owned. In order to address the preservation and recreation issues important to the development of the Laguna Park given such a mix of land ownership, the plan focuses at two different levels. For the broad brush concepts involving lands owned by several agencies and individuals, goals, policies and programs are general in nature. Used in conjunction with the *Map 3: Laguna Park Master Plan*, this allows the plan to address important issues, recommend policies, and identify certain opportunity acquisitions without being site-specific. For lands owned by the City and currently available for enhancement and recreation, the goals, policies, and programs are more specific.

E. Ecological Enhancement

Goal 14 Protect and enhance existing sensitive habitats in the Laguna.

P.45 Seek Purchase Agreements from Willing Sellers: Seek purchase or easement on private lands from willing sellers only.

Program 45.1: Adopt an ordinance that would prohibit any filling of natural lands south of Highway 12. "Natural Lands" are those that are below the 76 foot elevation and are classified as riparian woodland, seasonal wetlands, annual grassland, marsh, vernal pool, pasture and oak woodland.[2]

Responsibility: Planning Department

2 This measure, and others in the *Laguna Park Master Plan*, conform to Council Policy #58. Once the General Plan has been adopted, it will implement this and other Council Policies regarding the Laguna de Santa Rosa. Reference to City Council Policy numbers 57 and 58 are not referenced in this section since they have been incorporated in the policies of this Plan.

P.46 Buffer Areas: Provide buffer areas to avoid or minimize potential adverse ecological effects of proposed developments, existing uses adjacent to the Laguna and the area defined by the *Laguna Park Master Plan.*

Program 46.1: Establish the following buffers for redevelopment of existing urban land adjacent to Laguna habitats. Refer to Map 4.

Zone 1: Buffers for Redevelopment of Existing Urban Land Adjacent to Laguna Habitats: Zone 1 is defined as the area north of the Joe Rodota Trail. Where new development or redevelopment is proposed in this area, a minimum buffer of 50 feet should be adopted, or local wetland zoning regulations followed, whichever provides the greater buffer width. The 50 foot minimum buffer setback begins at the edge of the riparian dripline, or other wetland habitat. The dripline begins at the edge of the tree canopy. A 20 foot wide trail and landscaped area can be installed along the urban fringe within this zone.

Zone 2: Buffers for New Development in Existing Laguna Habitat: Zone 2 is defined as the area south of the Joe Rodota Trail. Where redevelopment or new development is proposed in existing natural areas within this zone, the following buffer setbacks would be applied: a protected buffer of at least 200 feet from the edge of a wetland, endangered species population or California Department of Fish and Game (DFG) preserve. The buffer setback will be a minimum of 50 feet from the 100 year flood contour. Within this buffer no new development would be allowed, except as allowed under Program 5.1 in Section 1 of this Chapter requiring a resource analysis.

Responsibility: Planning Department

Program 46.2: Provide buffers for farm management activity. Develop measures to protect riparian habitats along the Laguna channel, and other sensitive habitats.
Responsibility: Planning Department

Program 46.3: Establish a City-sponsored educational program to seek voluntary compliance with best management practices that will promote and enhance riparian habitats and endangered species on privately-owned land.
Responsibility: Planning Department

P.47 Buffer Areas are Minimum Requirements: The buffer areas described in Program 1.1 are intended to be the minimum required. Development proposals for land within or adjacent to natural lands are to develop a resource analysis of the property to determine the boundary of wetlands, upland habitat, the presence and location of endangered plant and animal species, and any other information relevant to the preservation of biotic resources and sensitive habitats or natural lands.

Refer to Program 5.1 in Section I of this Chapter for the requirements of the resource analysis.

P.48 Provide Buffers for Farm Management Activity: Develop measures to protect riparian habitats along the Laguna channel, and other sensitive habitats.

(Specific buffers and fencing setbacks for the City owned Barlow Field are specified in F. Operations and Management, which follows.)

Program 48.1: Obtain where possible, easements from willing sellers to fence a minimum distance of 50 feet from the Laguna's edge to protect the channel from impacts associated with grazing animals.
Responsibility: Planning Department

Goal 2 Ensure the maintenance of wetlands areas adjacent to City boundaries as permanent open space.

P.7. Preserve and enhance the Laguna de Santa Rosa and Atascadero Creek:

Program 7.1: Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas, pursuant to *Map 2: Environmentally Sensitive Areas.*
Responsibility: Planning Department

A list of rare and endangered species found within the Planning Area is contained in the Background Report.

Program 7.2: Revise the Zoning and Subdivision Ordinances to prohibit development on land adjacent to designated environmentally sensitive areas unless environmental impacts are mitigated.
Responsibility: Planning Department

Program 7.3: Revise the Zoning and Subdivision Ordinances to establish building envelopes that avoid environmentally sensitive areas.
Responsibility: Planning Department

Program 7.4: Revise the Zoning and Subdivision Ordinances to establish minimum building and activity setbacks from the edges of any wetland and upland riparian areas.
Responsibility: Planning Department

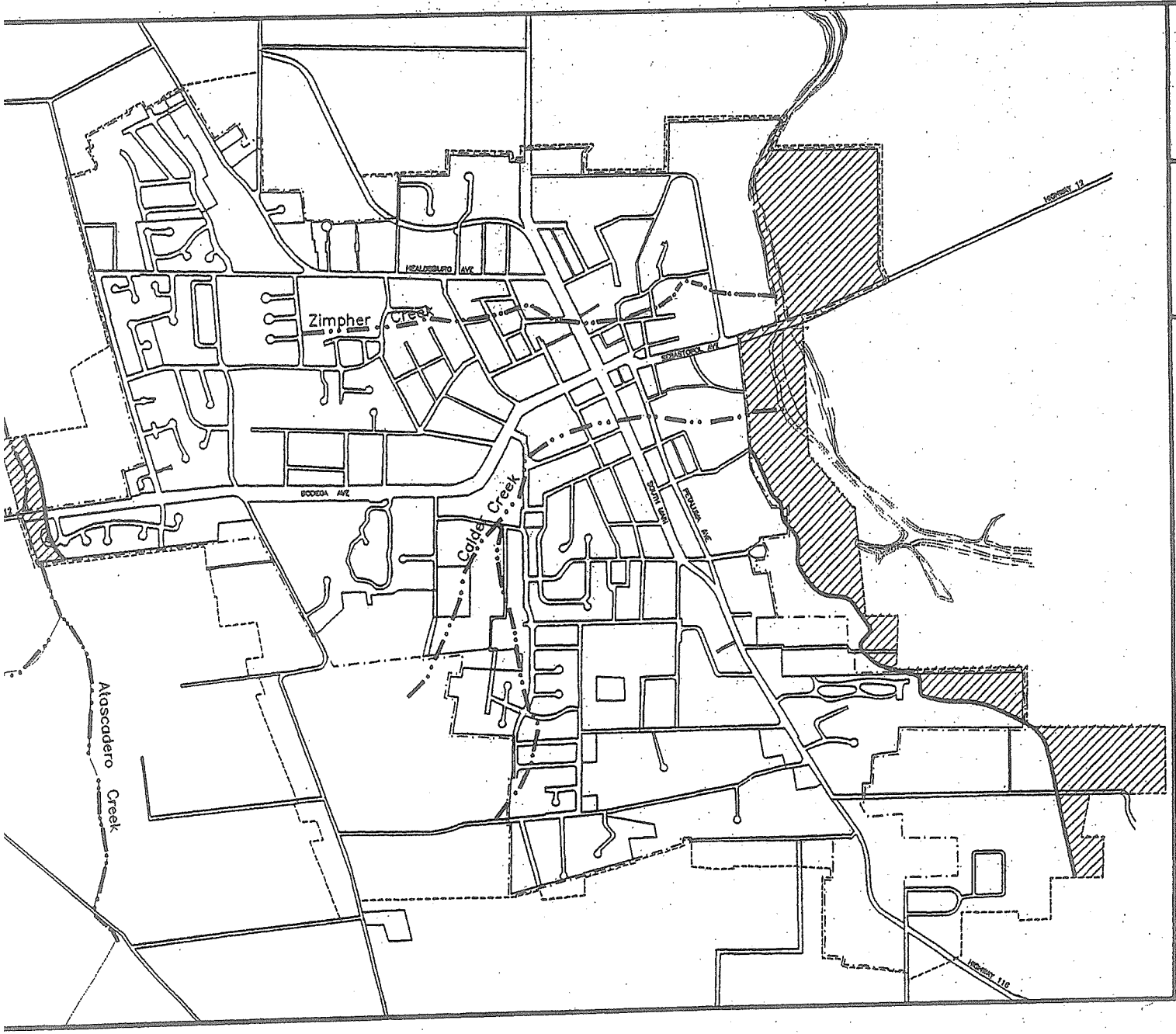
Program 7.5: Revise the Zoning and Subdivision Ordinances to limit new roads, structures, and utility lines within environmentally sensitive areas as defined in Map 2.
Responsibility: Planning Department

Program 7.6: Revise the Zoning and Subdivision Ordinances to prohibit dumping or filling within environmentally sensitive areas.
Responsibility: Planning Department

Program 7.7: Revise the Zoning Ordinance to establish an overlay zoning district for environmentally sensitive areas.
Responsibility: Planning Department

Program 7.8: Provide the Planning Commission and City Council with information regarding actions of the North Coast Regional Water Quality Control Board, the City of Santa Rosa, the Sonoma County Water Agency and other agencies within the Referral Area.
Responsibility: Planning Department

Map 2: Environmentally Sensitive Areas shall be consulted by Planning Staff in the review of development proposals submitted to the City. Additional policies and programs regarding flood hazards are contained in the Safety Chapter.



SEBASTOPOL GENERAL PLAN

MAP 2: ENVIRONMENTALLY SENSITIVE AREAS

LEGEND

- Riparian Corridors
- Wetlands
- 76 Foot Contour Line
  Boundary 100 Year Flood Area

The information presented in this map is schematic only. More precise boundaries of wetlands and the various habitats are contained in maps prepared for the Laguna de Santa Rosa Master Plan and in the City's Zoning Map. Precise boundaries of wetlands, wetlands habitat areas, and ecologically sensitive areas related to riparian corridors not indicated by the above referenced maps, would need to be established by a resource analysis.

- CITY LIMITS
- SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY
- PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

Goal 3 Protect, maintain and restore wetlands areas.

P.8. Floodwater Capacity and Creek Restoration. Preserve the existing and future floodwater carrying capacity of creeks and channels during creek restoration.

Program 8.1: Develop maintenance guidelines for creeks and wetlands areas to reduce flooding, sedimentation and erosion while maintaining and/or enhancing the riparian vegetation and wildlife.
Responsibility: Planning and Public Works Departments

Program 8.2: Install signs indicating the location and names of local creeks and wetlands areas.
Responsibility: Public Works Department

Program 8.3. Label each stormwater inlet in the City to identify receiving waters. Signs should indicate the receiving watercourse and state that no dumping is permitted.
Responsibility: Public Works Department

Program 8.4: Require development applications which would generate runoff into wetlands to include design features ensuring detention of sediment and contaminants.
Responsibility: Planning and Public Works Departments

B. Conserving Soil

There are no prime agricultural soils being farmed within the city. A limited amount of farming and grazing occurs in the sphere of influence. Despite the limited agricultural activity in the Planning Area, it is important to conserve soils. Soil is removed by wind and water and can be contaminated by chemical spills. The conservation of soil by limiting soil erosion contributes to a healthy ecosystem. When soils lose their protective covering of vegetation during construction, particularly during the rainy season, they are washed away and fill creeks and marshes with sedimentation.

Goal 4 Protect and preserve soil as a natural resource.

P.9 Encourage Agriculture in the Referral Area: Encourage the continuation and strengthening of agricultural practices which are compatible with the surrounding wetlands in the Referral Area.

P. 10 Control Soil Erosion: Control soil erosion to prevent flooding and destruction of natural waterways, to maintain water quality, and to reduce public costs for flood control and watercourse maintenance.

Program 10.1: Continue to require grading permits for new construction, wherever applicable. The grading permit will control erosion and will include a revegetation plan wherever appropriate.
Responsibility: Planning and Building Departments

Program 10.2: Include in the revised Zoning Ordinance provisions for hillside protection that includes specific performance criteria.
Responsibility: Planning Department

P.11 Reduce Soil Contamination: Reduce soil contamination from chemicals through careful regulation of the storage, transportation and use of chemicals.

Program 11.1: Reduce City use of chemical herbicides and fertilizers to the maximum extent possible. Wherever feasible use substitutes which are biologically safe and/or organic.
Responsibility: Public Works Department

Program 11.2: Continue to enforce the city's Hazardous Materials Storage Ordinance.
Responsibility: Fire Department

Refer to the Safety Chapter for additional policies and programs regarding hazardous materials storage and transportation. The Background Report contains information regarding soil types found in the Planning Area.

C. Conserving Trees and Native Vegetation

The city's many trees are one of the community's most valued natural resources. This Chapter contains policies and programs that consolidate and expand Sebastopol's ongoing protection of trees. The Tree Protection Ordinance has been a significant factor in preserving trees which have one or more of the following characteristics:

- historical significance or has taken on an aura of historical appeal, called "heritage trees";
- mutual dependence on other trees for survival;
- an outstanding specimen of its species; and
- trees with a diameter of at least 8 inches 4.5 feet above grade.

In addition, the Laguna de Santa Rosa and Atascadero Creek provide a habitat for many species of native plants.

Goal 5 Conserve, protect and enhance trees and native vegetation.

P.12 Encourage Planting of Native Trees and Native Vegetation: Encourage the planting of native and drought-resistant trees and vegetation in new developments and in City owned parks, trails and recreational facilities.

P.13 Preserve and Plant Trees: Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.

Program 13.1: Continue to implement the Tree Protection Ordinance.
Responsibility: Building and Public Works Departments

The Tree Protection Ordinance requires a Tree Protection Plan (TPP) prepared by a certified arborist for projects which result in tree removal. The TPP includes a replacement program; indicates the location of existing mature trees, tree stands, and species; the fencing of sensitive areas; and other measures to protect trees.

Program 13.2: Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers.
Responsibility: Planning and Public Works Departments

Program 13.3: Continue requiring the planting of trees in parking lots to provide shade and visual screening.
Responsibility: Planning Department

(The Community Identity Chapter has additional policies relating to landscaping parking areas.)

P.14 Preserve and Plant Trees: Require new commercial and industrial development to incorporate trees in landscape plans.

D. Energy Conservation

Reduction of energy consumption is essential for creating a sustainable future. The methods typically used by local government include improving the efficiency of transportation systems; encouraging a more compact development pattern; replacing fixtures that use a lot of energy with newer and more efficient equipment; promoting recycling; and promoting the use of renewable energy sources. Local regulations encouraging the use of solar energy for space and water heating involve the appropriate site planning, building construction and landscaping.

Goal 6 Conserve energy.

P.15 Energy Conservation Measures in Buildings: Reduce energy consumption by requiring structures to meet the energy conservation requirements stipulated in the Uniform Building Code and State Title 24 regulations.

Program 15.1: Encourage retrofitting of energy-saving features in existing dwellings as a part of the City's Housing Rehabilitation Program by providing information, technical assistance, and other incentives.
Responsibility: Building Inspection Department

(Refer to the Housing Chapter for details regarding the Housing Rehabilitation Program.)

P.16 Reduce Vehicle Trips: Reduce the number of single-occupant vehicle trips and the number of vehicle miles travelled within the Planning Area.

(Refer to the Transportation Chapter for policies and programs to reduce vehicle trips.)

P.17 Development Review Process: Make energy conservation an important criterion in the development review process.

Program 17.1: Consider adopting a solar access ordinance which would require all development applications to be reviewed for potential energy conservation measures and designs including site orientation, building design and use of materials, landscaping and solar access.
Responsibility: Planning and Building Departments

Program 17.2: Include a section on energy efficient features in the Design Review Guidelines distributed to the public.
Responsibility: Planning and Building Departments

Program 17.3: Distribute PG&E literature on energy conservation.
Responsibility: Planning and Building Departments

E. Air Quality

Air Quality in Sebastopol has been, in general, excellent which is typical for a small city located in a rural area. The Bay Area Air Quality Management District (BAAQMD) is responsible for monitoring and enforcing state and regional air quality standards. BAAQMD monitors daily concentrations of ozone and suspended particulates and has reported no violations of air quality standards in Sebastopol between 1981 and 1992. The main sources of air pollution are: vehicle emissions; stationary sources, such as wood stoves and processing operations; and dust associated with earthmoving during construction.

Despite Sebastopol's historically low levels of air pollution, the city's location at the edge of the Santa Rosa Plain makes it particularly vulnerable to future reduction in air quality. Projections of air quality levels for the next thirty years indicate that measures are needed to control air pollution. Wood stoves, which emit hydrocarbons and particulates, are a significant source of air pollution. In winter, air inversions trap emissions from wood stoves and fireplaces near to the ground, resulting in high air pollution levels.

The policies and implementation programs to improve air quality focus on identification and mitigation of the air quality impacts of projects, particularly in areas near to schools, parks and hospitals; and measures to ensure compliance with regional and State air quality standards.

Goal 7 Protect and Improve Air Quality.

P.18 Participate in Regional Planning to Improve Air Quality: Continue to cooperate with the Bay Area Air Quality Management District in implementing the regional Clean Air Plan.

P.19 Enforce Air Quality Standards: Continue to enforce air quality standards in collaboration with the BAAQMD.

Program 19.1: Continue to enforce State and County regulations for wood stoves and fireplaces.
Responsibility: Building Department

P.20 Reduce Vehicle Trips: Encourage transportation facilities and modes which minimize motor vehicle use.

Program 20.1: Continue to implement a Trip Reduction Ordinance.
Responsibility: Planning Department

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

P. 21 Local Efforts. Encourage local efforts to improve air quality.

Program 21.1: Use the city's development review process and CEQA regulations to evaluate and mitigate the local and cumulative effects of new development on air quality.
Responsibility: Planning Department

One method of maintaining air quality is to separate air pollution-sensitive land uses such as hospitals, convalescent homes, and schools, from sources of air pollution. Other possible mitigations include requiring air pollution point sources, such as manufacturing to use air pollutants to install filters, and other devices to reduce air pollution.

Program 21.2: Consider carbon monoxide levels at intersections when evaluating the need for intersection improvements.
Responsibility: Planning and Public Works Departments

Program 21.3: Include the Fire District in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzine; asbestos; beryllium; and all fuels.
Responsibility: Planning and Fire Departments

Program 21.4: Continue to require and enforce a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.
Responsibility: Planning and Building Departments

The Land Use, Conservation, Open Space and Parks, and Transportation Chapters contain policies and programs which reduce local emissions. These include a Transportation Management Program, improving the jobs/housing ratio, establishing additional bicycle paths, and preserving open space land.

F. Water Conservation

Although the city's wells can provide sufficient water to meet the community's anticipated needs, water conservation is still necessary. Potable water is becoming a scarce resource throughout California. The Water Conservation Act adopted by the State in 1990 required cities and counties to adopt a water-efficient landscape ordinance. The Sebastopol ordinance reduces water use for landscaping by limiting turf area, encouraging use of native plants and other vegetation with low water-use requirements, and by requiring water-efficient irrigation systems.

P.22 Water Conservation: Develop and implement water conservation programs for Sebastopol.

Program 22.1: Implement the Water Reduction and Landscaping Ordinance. Consider the use of water saving devices for residential and commercial uses; limits to the amount of turf area in new developments; and the use of drip irrigation systems.
Responsibility: Planning, Building Inspection, and Public Works Departments

Program 22.2: Develop and implement a Water Conservation Program.
Responsibility: Public Works Department

The Water Conservation Program would continue to provide incentives for the installation of water saving toilets, and develop guidelines for water efficient irrigation systems and xeriscape landscaping.

G. Recycling and Reduction of Solid Waste

Solid waste is any unwanted or discarded material that is not a liquid or gas. Common solid wastes are paper, glass, metals, plastics, cloth, food scraps, yard and garden clippings and wood.

Solid waste generated by Sebastopol is collected by Larry's Sanitary Service and taken to the Sonoma County Landfill at Meacham Road. When this landfill site is filled to capacity it will be necessary for the County to either expand it or establish another facility elsewhere. There is an acute shortage of suitable landfill sites Statewide. California enacted the Solid Waste Management Act in 1989 which requires waste disposed in landfills to be reduced by 25 percent by 1995, and by 50 percent by 2000. The law also requires cities to adopt Source Reduction and Recycling Plans that specify how they will achieve waste reduction goals.

Goal 8 Reduce the volume of solid waste generated by the City

P.23 Solid Waste Reduction: Encourage solid waste reduction methods.

Program 23.1: Develop and implement a Source Reduction and Recycling Program.
Responsibility: Planning and Public Works Departments

Program 23.2: Purchase goods containing recycled materials and which are themselves recyclable for City use wherever possible.
Responsibility: City Manager and Finance Department

Program 23.3: Promote development of backyard composting.
Responsibility: Public Works Department

P.24 Recycling Drop-off Areas: Require on-site drop-off areas for recycling in commercial/retail, office and multifamily residential developments.

Program 24.1: Revise the Zoning Ordinance to require all commercial/retail, office and multifamily developments to provide on-site drop-off areas for recycling. Coordinate with the City's refuse disposal contractor or other recycling services to ensure regular pick-up.
Responsibility: Planning Department

Program 24.2: Evaluate revision to the Zoning Ordinance allowing a solid waste recycling transfer station to locate in the Light Industrial and the Community Facilities Zoning Districts with Conditional Use Permit approval.
Responsibility: Planning Department

P.25 Impacts of Waste-to-Energy Projects: The City will not endorse or support solid waste-to-energy projects until it has been fully demonstrated that such projects will not have detrimental environmental impacts, particularly to air quality.

Program 25.1: Review and provide written comments on Draft EIR's for solid waste-to-energy project proposals carried out by neighboring jurisdictions or special districts, and oppose such projects unless it is substantially determined that such projects would have negligible environmental effects.
Responsibility: Planning and Public Works Departments

Goal 9: Responsibly manage hazardous wastes to protect the health and safety of residents and the environment.

P. 26: The Sonoma County Hazardous Waste Management Plan is incorporated by reference into the Sebastopol General Plan and shall be used to guide decision-making regarding the use, handling, storage, transfer, and proper disposal of hazardous waste.

Program 26.1: Development projects shall be required to submit information regarding the use, handling and disposal of hazardous wastes so that decision-makers can incorporate conditions and alter project design in accord with the Hazardous Waste Management Plan.

Program 26.2: Projects that generate or use hazardous waste must be consistent with the Sebastopol General Plan and the Hazardous Waste Management Plan goals and policies.

Section II: Parks and Recreation

A. Existing and Proposed Parks and Open Space

The City maintains five parks: Ives Memorial Park, the Town Plaza, Willard Libby (formerly Brookhaven) Park, Spooner Park, and Laguna Youth Park. The total area of these parks is 22.5 acres. Recreation facilities include a community center on Morris Street that provides a variety of cultural and recreation programs; a public swimming pool at Ives Park; and a new County-maintained bicycle and walking trail that begins at Petaluma Avenue and extends to the City of Santa Rosa. This is a part of a County trails plan that will connect Sebastopol to Forestville.

Other recreational facilities in the area include four public school campuses and the 156-acre Ragle Ranch Regional Park, operated by the Sonoma County Regional Parks Department. The County is in the process of reviewing proposals for additional facilities, including tennis courts, and additional playing fields, at Ragle Ranch Park.

TABLE 1: EXISTING PARKS AND OPEN SPACE

Developed Parkland	Map Key	Acres	Existing Recreation Facilities	Proposed Recreation Facilities
Ives Park	A	6.0	Swimming pool, baseball field, children's playground, BBQ and picnic facilities, duck ponds, Veteran's Bldg.	To be determined by Recreation Master Plan
Willard Libby Park	B	5.5	Super playground, BBQ and picnic facilities, duck pond, Garzot Community Building, 2 baseball fields, tennis courts	To be determined by the Parks and Recreation Master Plan
Laguna Youth Park & Community Center	C	10.0	Ballfields, community center, dance hall,	Teen center (Refer to the Laguna Park Master Plan)
Town Plaza	D	0.5	none	Gazebo, fountain, and other amenities located in the Downtown Core.
Spooner Park	E	0.5	none	Entryway to Downtown.
Total developed parkland	F	22.5		
Open Space	**Map Key**	**Acres**	**Function**	**Proposed Recreation Facilities**
Laguna Open Space (City Owned)	G	6.8	Preserve environmentally sensitive areas	Passive recreation uses: hike and bike trails, revegetation and restoration of the Laguna ecosystem (Refer to the *Laguna Park Master Plan*)
Railroad Forest (City owned)	H	10.0	Preserve environmentally sensitive areas	Passive recreation uses: hike and bike trails
Barlow Field (City owned)	I	57.6	Preserve environmentally sensitive areas and open space.	Passive recreation uses: hike and bike trails
Total open space		74.4		

TABLE 1: EXISTING PARKS AND OPEN SPACE (CONTINUED)

Regional Parks and Open Space Areas	Map Key	Acres	Function and Existing Recreation Facilities	Proposed Recreation Facilities
Ragle Ranch Park (County Owned)	J	155.6	Baseball field, soccer fields, volleyball courts, BBQ and picnic facilities, bike trail, wilderness trail, playground, and parcourse.	Additional tennis courts, trails.
Total regional parks		155.6		

B. Proposed Open Space, Parks and Recreation Facilities

As the city's population grows there will be a need for additional park and recreational facilities. Issues include where to locate them and the type of financing mechanisms that should be used. There is a need for "pocket parks" located within neighborhoods, particularly in the southern residential area of Sebastopol.

Other issues include improving public access to the Laguna de Santa Rosa while protecting this sensitive area; establishing a citywide bicycle and trails system; building more ballfields; and providing additional recreation facilities for the community's teenagers.

In 1994 the City had a a ratio of 3.1 acres of developed parkland per 1,000 persons. This plan adopts a park standard of 5 acres per 1,000 persons. The City's Subdivision Ordinance requires new residential subdivisions either to dedicate land for parks or pay an in-lieu fee for the future purchase of public park land. The projected buildout population of 8,669 persons (based on the residential cap of 40 du/ 5 years and 25 du/15 years) would require another 20.8 acres of park to meet the standard established above. Another 19.3 acres of additional park is proposed as indicated by Table 2. It is recommended in the policies and programs below that additional park areas be targeted for acquisition from the 264 acres of proposed open space identified in Table 2, based on the recreation needs and location of the city's future population.

TABLE 2: POSSIBLE PARKS AND OPEN SPACE

Parks	Map Key*	Acres	Proposed Facilities
East of Pinecrest School (within City, on Litchfield Avenue)	K	2.0	Playing field, children's playground, tot lot
South of Pinecrest School (within City, at juncture of Maytum and Evan Avenues)	L	1.9	
South of Pinecrest School (County island, within City limits)	M	1.0	Passive recreation uses, walking trails since this site is hilly.
Adjacent to First Street Reservoir	N	11.4	Passive recreation uses, walking trails
Floating Pocket Park (within the south west portion of the City)	O	0.5	Children's playground, tot lot, benches
Between Fircrest Avenue/Lynch Road	P	2.5	To be determined.
Total parks		19.3	
Open Space		Acres	Function and Proposed Facilities
West of proposed Park adjacent to First Street reservoir (conservation easement on 2 properties one property vacant)	Q	6.4	Preserve scenic views, urban separator, and for passive recreation.
South and adjacent to Ragle Park	R	28.6	Preserve scenic views, urban separator, and for passive recreation.
Laguna Park Master Plan (Area outside City limits)	S	220.0±	Preserve environmentally sensitive areas. Ecosystem restoration. Refer to the Laguna Park Master Plan.
End of Hazel Cotter Lane	T	9.0	Preserve environmentally sensitive areas. Ecosystem restoration.
Total open space		264.0	

Goal 9 Provide an attractive and comprehensive system of parks and trails throughout the City that meets the recreational needs of all age groups and capabilities.

Park and recreation facilities should be of different sizes and uses, for example, a super-playground, neighborhood parks, pocket parks, and connecting linear parks and trails.

P.26 Parkland Standard: Utilize the standard of five acres of parkland per 1,000 residents for acquisition of additional developed parkland pursuant to the provisions of the Quimby Act [Govt. Code § 66477] for all new residential development.

Program 26.1: Carry out a thorough analysis of geoseismic and other related hazard potential prior to City acceptance of dedications of land for park or open space. Identified hazards should be fully repaired and/or financial protection for liability provided to the City before acceptance of land.

Responsibility: Planning and Public Works Departments

P.27 Biannual Review of Parks, Trails and Open Space Acquisition. Carry out an biannual review of the status of parks, trails and open space acquisition and development by the City Council.

Program 27.1: Prepare a biannual report for the City Council and the Parks and Recreation Commission on the status of the acquisition and the improvement of parks and trails, including a list of existing and proposed projects, estimated cost and sources of funding. Determine what additional actions, if any, may be necessary to implement the policies of this Chapter.
Responsibility: Planning, Finance and Public Works Departments

Program 27.2: Include in the Capital Improvement Program (CIP) the schedule and costs of expanding and improving the urban trails system.
Responsibility: Planning and Public Works Departments

Program 27.3: Identify additional areas suitable for developed park from the open space areas identified in Table 2 after the City has acquired eight additional acres of park.
Responsibility: Planning Department

P.28 Parks and Recreation Master Plan: Prepare and adopt a Parks and Recreation Master Plan.

The Parks and Recreation Master Plan will include quantitative and qualitative standards for parks, including trails, paths, and all City owned or leased lands used for recreational purposes. The standards will differentiate between active and passive recreation, and will deal with the need for both active and passive parks and recreation facilities in terms of the number and kinds of facilities, appropriate levels of improvement and maintenance, and the distribution of such facilities throughout the City. Park needs will be reassessed periodically and the Parks and Recreation Master Plan will be updated as necessary.

P.29 Priorities for Acquisition of Parkland and Open Space: Use the following criteria to prioritize acquisition of open space and parkland:

a) distribution of parks on a neighborhood basis;

b) scenic beauty;

c) relationship to existing trails system and parks; and

d) natural resource protection.

P.30 Acquire Land From Willing Sellers Only: Obtain land for park and open space areas from willing sellers only.

P.31 Additional Facilities for South Portion of City: Encourage the acquisition of additional park facilities in south portion of the City.

Map 1 identifies the location of possible park sites.

P.32 Coordination with other Jurisdictions: Coordinate with other governmental agencies to procure and develop additional park and recreation facilities.

P.33 Coordinating the Needs of West County Residents: Coordinate with the County in planning, operating, financing, and maintaining open space, parks, and recreation facilities serving West County residents.

Program 33.1: Encourage the Sebastopol Parks and Recreation Commission to coordinate regularly with the County on active and passive parks and recreation issues.
Responsibility: Planning Department

Program 33.2: Develop joint powers agreements with school districts, the County, and other agencies to develop, administer, use, and maintain parks and other recreation facilities.
Responsibility: Planning Department

Sebastopol's parks and recreation facilities serve not only city residents, but a large number of people living in western Sonoma County. Increased coordination among local jurisdictions providing park and recreation facilities is necessary.

P.34 City-School District Cooperation: Encourage city-school district cooperation in developing and maintaining park and recreation facilities.

Program 34.1: Develop joint use neighborhood parks on school sites based on the "school-in-the-park" principle.
Responsibility: Planning Department

Program 34.2: Ensure that neighborhood parks and combined park/school sites serve the entire community and provide a broad range of cultural, recreational, and educational activities.
Responsibility: Planning Department

P.35 Integrated Trails System: Facilitate the development of an integrated trails system that connects regional trails, schools, open space, parks, recreation facilities, and residential areas.

Program 35.1: Continue to develop and enlarge a comprehensive and coordinated trails and paths system that serves both recreational and utilitarian travel.
Responsibility: Planning Department

Refer to the Transportation Chapter which contains a comprehensive bike path and trails system.

Program 35.2: When developing trails and paths, consider the access needs of a variety of users, including school-age children, the elderly, and those with handicaps and disabilities.
Responsibility: Planning Department

Program 35.3: Require new developments to provide direct pedestrian connections, such as sidewalks, trails and other rights-of-way to the existing and planned network of parks and trails wherever feasible.
Responsibility: Planning Department

Program 35.4: Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. When possible and appropriate, upgrade these existing paths for use by the public.
Responsibility: Planning and Public Works Departments

P.36 Public Participation: Actively solicit public participation in the selection, design and facilities planning of future park sites.

P.37 Community Center: Continue supporting the Sebastopol Community Center as a multiple-use facility for cultural, educational, social and recreational programs.

Goal 10 Develop open space, parks, and recreation facilities in harmony with the surroundings.

P.38 Public Access to Open Space: Facilitate public access to open space and environmentally sensitive areas in a manner that ensures protection of biotic resources.

P.39 Parking and Transit Facilities: Provide adequate parking and transit facilities at all recreation facilities, where feasible, and where such facility will not unduly disrupt the existing environment.

P.40 Encourage small neighborhood parks:

Program 40.1: Ensure that playgrounds and pocket parks do not unduly disturb the neighborhood by adopting standards for screening, lighting and noise.
Responsibility: Planning Department

Program 40.2: Consider using Transfer of Development Rights (TDR) to encourage small neighborhood parks.
Responsibility: Planning Department

The Land Use Chapter has a program to consider implementation of a cooperative TDR plan with the County.

Program 40.3: Provide information to property owners about available funding sources and tax benefits to maintain open space in perpetuity.
Responsibility: Planning Departmen

The Planning Department will make available information about the Sonoma County Land Trust and the Sonoma County Agricultural Preservation and Open Space District. Both these organizations purchase land and/or easements to preserve open space.

Goal 11 Incorporate open space in all major developments.

P.41 Open Space in Commercial Developments: Require usable open space for residential and commercial developments.

Program 41.1: Establish a formula in the Zoning Ordinance for the amount of on-site open space to be provided per square foot of building area for commercial, office and industrial developments.
Responsibility: Planning Department

This would require establishing in the Zoning Ordinance a threshold size for commercial, office and industrial development beyond which the provision of on-site open space would be required. The ordinance would also specify the amount and type of on-site open space and related amenities that would be required, related to the size of the development. The open space provided in commercial development would be used to complete the City-wide trails system, and provide on-site amenities for employees.

The City's Parkland Dedication Ordinance requires residential development to provide land for parks and open space or pay an in-lieu fee. The policy and program above requires developers of commercial property to provide a specific amount of open space on-site for use by employees and, where applicable, access for trails and pedestrian paths. Major development is defined as commercial development over 15,000 square feet. The amount of open space will vary with the size of the commercial development and will be specified in the Zoning Ordinance.

Goal 12 Support and encourage healthy and productive activities for teens.

P.42 Recreation for Teens: Encourage and promote activities, programs, and facilities for teens.

Program 42.1: Establish a teen center.
Responsibility: Finance Department

A new Teen Center and Laguna Youth Park is being designed and built next to the Community Center as a result of a vigorous community volunteer effort, in partnership with the City who has donated the land and has waived fees.

Program 42.2: Work with the Community Center, the Parks and Recreation Commission, the school districts, and local service and business organizations to establish viable programs for teens.
Responsibility: Park and Recreation Commission

Program 42.3: Establish a committee, comprising a wide cross-section of the local teen population, to encourage teen input and participation in the planning and implementation of programs and activities.
Responsibility: Park and Recreation Commission

Program 42.4: Wherever possible, use existing facilities to implement programs and activities for teens.
Responsibility: Park and Recreation Commission

P.43 Encourage County Participation for Teen Recreation: Encourage the County to participate in funding teen programs and activities which serve the area's teen population.

Goal 13 Establish additional facilities and activities for the senior population.

P.44 Additional Senior Facilities and Programs: Facilitate the development of additional facilities and programs for senior citizens.

Program 44.1: Work with organizations involved in providing care to senior citizens to identify their needs and ways that the City can assist this part of the community.
Responsibility: Park and Recreation Commission

There are a number of volunteer organizations, such as the Sebastopol Senior Center and the Sonoma County Council on Aging, which provide services for seniors. The City owns the Senior Center building on High Street, which has become too small to serve the community's needs. The Sebastopol Senior Center is actively looking for a larger facility.

Section III: The Laguna Park Master Plan

A. Background

This section incorporates the *Laguna Park Master Plan.* The plan was adopted in 1992 after extensive review and contribution by the Technical Advisory Committee made up of individuals representing organizations and agencies in Sonoma County. It addresses many recreational, environmental, development and resource management issues that affect the Laguna. Programs are established by the plan to protect, preserve and enhance the Laguna while recognizing and incorporating recreational and commercial development necessary for the social and economic well-being of the community.

Included in the *Laguna Park Master Plan* are areas within and outside the Sebastopol Planning Area. The plan recognizes that the Laguna is an ecosystem which is regional and is affected by activities beyond the boundaries of the Planning Area.

A substantial amount of technical information was gathered and analyzed in order to prepare the *Laguna Park Master Plan.* This detailed information in presented in two volumes entitled: *City of Sebastopol Laguna de Santa Rosa Master Plan: Volume 1: Master Plan,* and *Volume 2: Technical Information,* prepared by Hyden Associates and Golden Bear Biostudies. These plans should be consulted to obtain the factual and technical basis for the goals, policies and programs presented in this section.

Defining the community's needs and concerns was a major consideration in preparing the Master Plan. The comprehensive public participation program identified the following principal issues which guided the *Laguna Park Master Plan*:

- Laguna habitat preservation and restoration: Suggestions from the public included development of interpretative paths; creation of an interpretive and environmental education center; acquisition, rezoning, and restoration of adjacent industrial parcels; and creation of guidelines for future adjacent development, emphasizing protection of viewsheds and habitat.
- Future baseball fields: The location, type, and quantity of existing and future baseball fields on the Laguna Youth Park site was a controversial issue. There was a wide range of opinion on this matter, ranging from elimination of existing ball fields to adding an additional senior league field.
- Design: The need to integrate the Laguna into the community through sensitive design guidelines.
- Mitigation of fill: Mitigation of unauthorized fill in one of the sewer ponds on the Laguna Youth Park site.
- Funding: Funding for development and maintenance of the park.
- Land management policies: The impacts of land management policies of adjacent land owners on the Laguna, particularly with regard to water quality.

B. The Site

While the *Laguna Park Master Plan* focuses on publicly owned lands, the total area encompassed by the plan included approximately 220 acres. A detailed description of the properties covered in the *Laguna Park Master Plan* is described in Volume 1.

C. Introduction

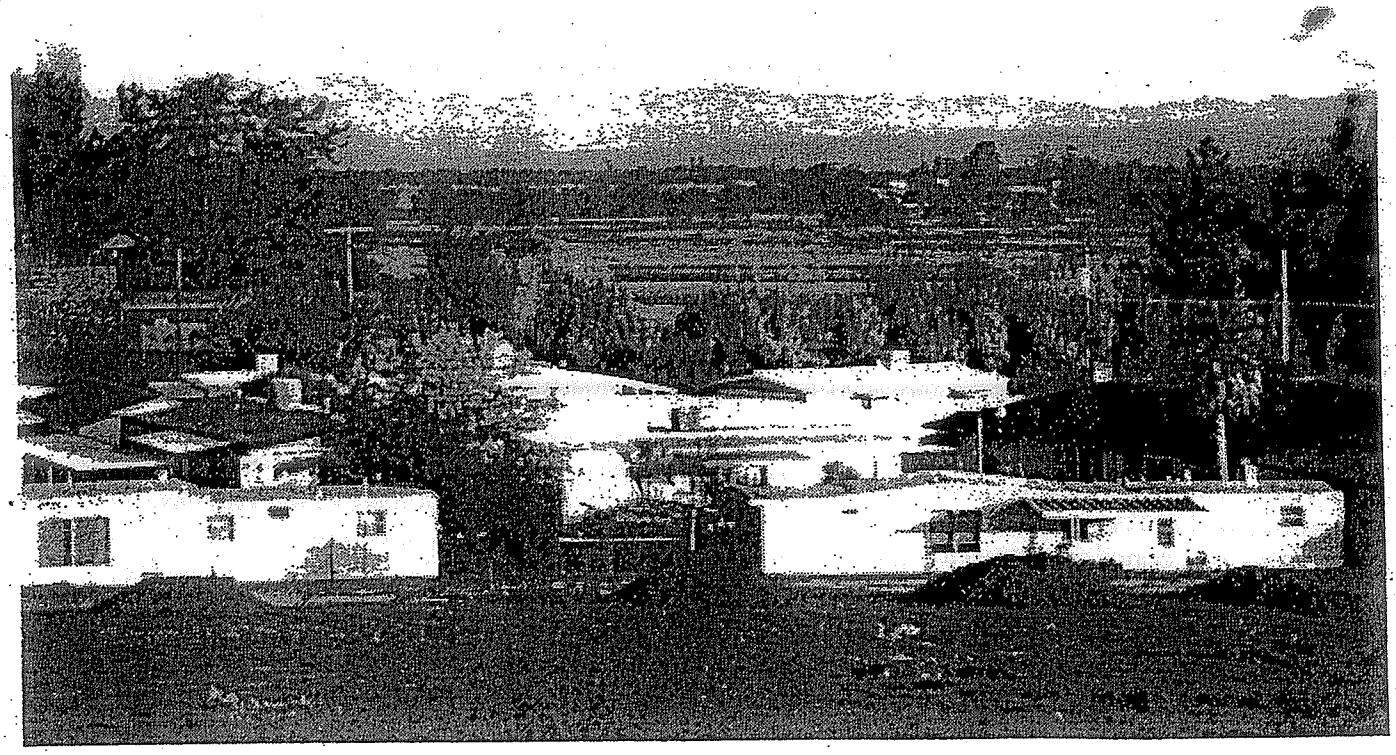
The Laguna de Santa Rosa, known locally as the Laguna, is critical to the essence of Sebastopol. It is integral to the surrounding habitats which support the diverse plant and wildlife communities identified with Sebastopol. It is an essential influence in the layout of the city's infrastructure and buildings which create a town image unique to Sebastopol. It is also a vital part of the landscape that creates the open space and scenic views which are part of Sebastopol's charm.

The earliest Laguna study called for preservation and enhancement of riparian habitat and biotic resources. The 1978 Laguna Study Committee appointed by the County Board of Supervisors recommended ordinances and easements to protect wetlands, wildlife and oaks in the Laguna. In 1986, the City Council appointed a Laguna Advisory Committee (LAC) which recommended a Laguna Land Use Management Plan, adoption of a riparian ordinance, protection of Laguna lands, preservation, and enhancement and restoration of vegetation and wildlife habitats in a Laguna Riparian Corridor and lands within the city's sphere of influence. Many of these provisions were formally recognized in the city's *Wetlands Ordinance* and *Council Policy Numbe r 58* [1].

1 The following text is from the *Lagna Park Master Plan: Volume 1*. Minor revisions to format and terminology have been made to make this section compatible with the rest of the General Plan

The LAC evolved into the non-profit Laguna Foundation which adopted the *Laguna de Santa Rosa Preservation and Restoration Objectives* and specific implementation measures – the *Laguna de Santa Rosa Management and Restoration Guidelines.* These measures were sent to all agencies with jurisdiction over Laguna resources. All agencies generally endorsed these measures agreeing that modifying land management practices to enhance ecological resources could be accomplished. Lastly, a comprehensive study entitled *History, Land Uses and Natural Resources of the Laguna de Santa Rosa* (Smith, 1990) was prepared by the Subregional system to provide a detailed, and long-term assessment of Laguna resources, and means for short term and long-term protection. Much of the preservation and restoration sections of this research publication was applied to the ecological enhancement component of the *Laguna Park Master Plan.*

Based on the recommendation of the LAC, the *Laguna Park Master Plan* for a linear park along the Laguna de Santa Rosa was completed within the City of Sebastopol and its sphere of influence. The plan addresses many recreational, environmental, developmental, and management issues that affect the Laguna. It offers policies and programs that will protect, preserve and enhance the Laguna while recognizing and incorporating recreation and commercial development necessary for the social and economic well being of the community. In addition, the plan strives to recognize the regional character of the Laguna and how it influences and is influenced by elements and activities beyond Sebastopol's immediate Planning Area.



Views of the Laguna de Santa Rosa as seen from the mobile home park on Gravenstein Highway South.

D. Goals, Policies and Programs

The main focus of the *Laguna Park Master Plan* is the preservation and restoration of this unique natural area and enhanced and more well-defined public access via paths, overlooks, and two bridge crossings.

The park will serve an educational function in order to acquaint the public with the diversity of wildlife and plant life in the unique ecosystem. The Plan's objective is to allow visitors to enjoy the natural setting, flora, and fauna, with the least amount of disturbance to the natural habitat of the Laguna de Santa Rosa and Calder Creek.

The plan also recognizes and incorporates the established active recreation facilities at the Laguna Youth Park. Further, the plan has analyzed the feasibility of additional active recreational activities and has included them where possible. The development of sufficient transition and buffer areas between the passive and active elements is a high priority of the plan.

The Master Plan is divided into two components. The first entitled, "Ecological Preservation and Enhancement," focuses on the enhancement and preservation of the natural resources. It is presented below. The second component, entitled " Recreation and Public Access," deals with public access, and passive recreation within the context of ecological preservation and enhancement. (Goals, policies and programs for the preservation of visual resources are located in the *Community Identity Chapter).*

There are several types of land ownership within the *Laguna Park Master Plan* area. Some land is owned by the City and by other public agencies, while other land is privately-owned. In order to address the preservation and recreation issues important to the development of the Laguna Park given such a mix of land ownership, the plan focuses at two different levels. For the broad brush concepts involving lands owned by several agencies and individuals, goals, policies and programs are general in nature. Used in conjunction with the *Map 3: Laguna Park Master Plan*, this allows the plan to address important issues, recommend policies, and identify certain opportunity acquisitions without being site-specific. For lands owned by the City and currently available for enhancement and recreation, the goals, policies, and programs are more specific.

E. Ecological Enhancement

Goal 14 Protect and enhance existing sensitive habitats in the Laguna.

P.45 Seek Purchase Agreements from Willing Sellers: Seek purchase or easement on private lands from willing sellers only.

Program 45.1: Adopt an ordinance that would prohibit any filling of natural lands south of Highway 12. "Natural Lands" are those that are below the 76 foot elevation and are classified as riparian woodland, seasonal wetlands, annual grassland, marsh, vernal pool, pasture and oak woodland.[2]
Responsibility: Planning Department

2 This measure, and others in the *Laguna Park Master Plan*, conform to Council Policy #58. Once the General Plan has been adopted, it will implement this and other Council Policies regarding the Laguna de Santa Rosa. Reference to City Council Policy numbers 57 and 58 are not referenced in this section since they have been incorporated in the policies of this Plan.

P.46 Buffer Areas: Provide buffer areas to avoid or minimize potential adverse ecological effects of proposed developments, existing uses adjacent to the Laguna and the area defined by the *Laguna Park Master Plan.*

Program 46.1: Establish the following buffers for redevelopment of existing urban land adjacent to Laguna habitats. Refer to Map 4.

Zone 1: Buffers for Redevelopment of Existing Urban Land Adjacent to Laguna Habitats: Zone 1 is defined as the area north of the Joe Rodota Trail. Where new development or redevelopment is proposed in this area, a minimum buffer of 50 feet should be adopted, or local wetland zoning regulations followed, whichever provides the greater buffer width. The 50 foot minimum buffer setback begins at the edge of the riparian dripline, or other wetland habitat. The dripline begins at the edge of the tree canopy. A 20 foot wide trail and landscaped area can be installed along the urban fringe within this zone.

Zone 2: Buffers for New Development in Existing Laguna Habitat: Zone 2 is defined as the area south of the Joe Rodota Trail. Where redevelopment or new development is proposed in existing natural areas within this zone, the following buffer setbacks would be applied: a protected buffer of at least 200 feet from the edge of a wetland, endangered species population or California Department of Fish and Game (DFG) preserve. The buffer setback will be a minimum of 50 feet from the 100 year flood contour. Within this buffer no new development would be allowed, except as allowed under Program 5.1 in Section 1 of this Chapter requiring a resource analysis.

Responsibility: Planning Department

Program 46.2: Provide buffers for farm management activity. Develop measures to protect riparian habitats along the Laguna channel, and other sensitive habitats.
Responsibility: Planning Department

Program 46.3: Establish a City-sponsored educational program to seek voluntary compliance with best management practices that will promote and enhance riparian habitats and endangered species on privately-owned land.
Responsibility: Planning Department

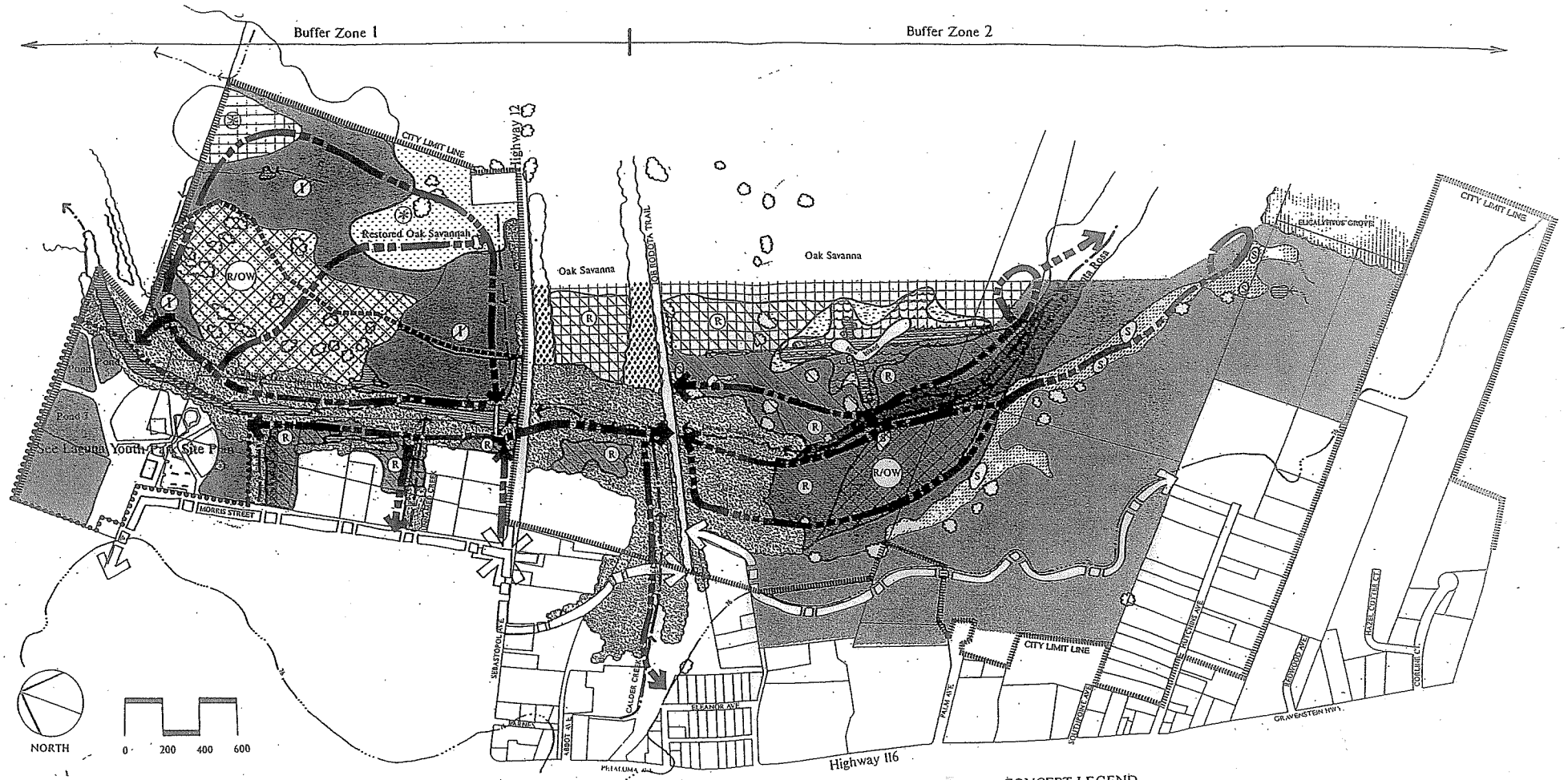
P.47 Buffer Areas are Minimum Requirements: The buffer areas described in Program 1.1 are intended to be the minimum required. Development proposals for land within or adjacent to natural lands are to develop a resource analysis of the property to determine the boundary of wetlands, upland habitat, the presence and location of endangered plant and animal species, and any other information relevant to the preservation of biotic resources and sensitive habitats or natural lands.

Refer to Program 5.1 in Section I of this Chapter for the requirements of the resource analysis.

P.48 Provide Buffers for Farm Management Activity: Develop measures to protect riparian habitats along the Laguna channel, and other sensitive habitats.

(Specific buffers and fencing setbacks for the City owned Barlow Field are specified in F. Operations and Management, which follows.)

Program 48.1: Obtain where possible, easements from willing sellers to fence a minimum distance of 50 feet from the Laguna's edge to protect the channel from impacts associated with grazing animals.
Responsibility: Planning Department



PLANT COMMUNITIES

- Riparian (Wetland)
- Marsh (Wetland)
- Irrigated Oak Woodland/ Vernal Pool Complex (Possible Wetland)
- Annual Grassland
- Vernal Pool (Wetland)
- Valley Oak
- Seasonal Wetland
- Irrigated Pasture (Possible Wetland)
- Sensitive Area
- Irrigated Seasonal Wetland
- Oak Woodland

SURFACE WATER FEATURES

- Open Water
- Natural Water Flow
- Manmade Water Flow
- 100 Year Flood Plain

CONCEPT LEGEND

- Regional Recreation Trail Connection
- Interpretive/Nature Trail
- Docent Led Interpretive Trail
- Interim Cattle Fence
- Traffic Control at Rec Trail Crossing
- Pedestrian Crossing on North Side of Highway 12
- Restored Riparian Habitat
- Restored Non-Irrigated Seasonal Wetland
- Restored Riparian/ Oak Woodland
- New Open Water Configration
- Restored Marsh
- To Be Non-Irrigated At A Future Date

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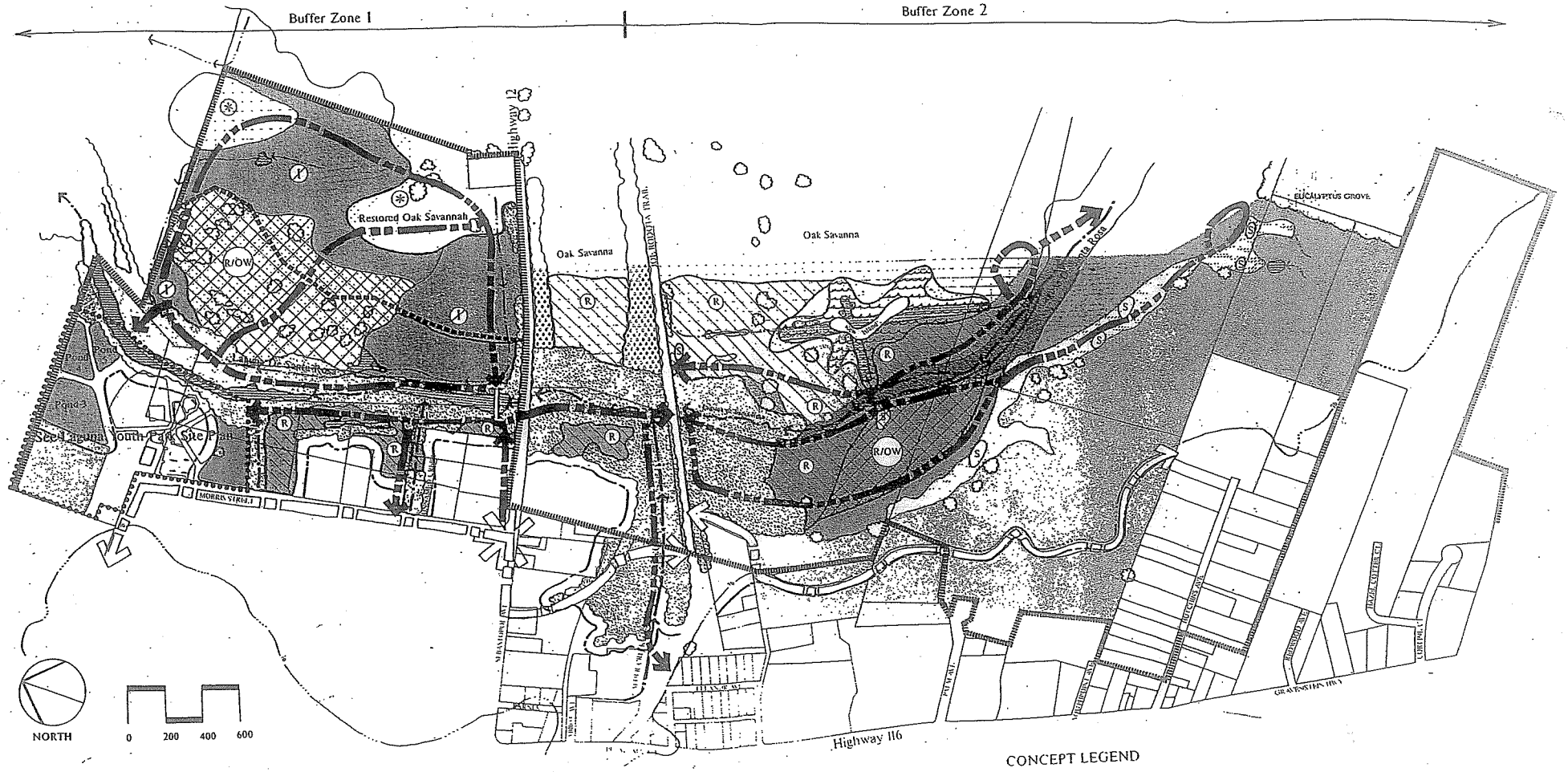
March 1992
Revised October 1992

Laguna de Santa Rosa Master Plan



PLANT COMMUNITIES

SURFACE WATER FEATURES

CONCEPT LEGEND

Regional Recreation Trail Connection

Interpretive Nature Trail

Docent Led Interpretive Trail

Interim Cattle Fence

Traffic Control at Rec-Trail Crossing

Pedestrian Crossing on North Side of Highway 12

Restored Riparian Habitat

Restored Non-Irrigated Seasonal Wetland

Restored Riparian/ Oak Woodland

New Open Water Configration

Restored Marsh

To Be Non-Irrigated At A Future Date

Approximate Line of Buffer Area for Zone 1 per Policy A.2.1

Approximate Line of Buffer Area for Zone 2 per Policy A.2.1

Hyden Associates
Landscape Architecture

Golden Bear Biostudies

March 1992
Revised October 1992

Buffer Area Set Backs Laguna de Santa Rosa Master Plan

P.49 Building and Road Construction Standards: Establish design standards for construction of new roads and buildings adjacent to Laguna habitats.

Residential and commercial developments where backyards face a creek or other open space have a number of negative qualities:

- Attract litter, vandals and motorcycles
- Waste valuable open space
- Can be hazardous to youngsters exploring waterways
- *Boring, outmoded single purpose land use.*

Provide public right-of-way which give access between residential and commercial buildings, and the Laguna open space to:

- Provide more homeowner privacy and security
- Generally equal or better the development's lot yield
- Provide more useable open space
- Often make homes more valuable
- *Enhance ecological values for wetland and neighborhood environments.*

P.50 Minimize Impacts of Backyards: Minimize the negative environmental effects associated with backyards adjacent to the Laguna habitats.

Program 50.1: Establish the following design criteria in the Zoning Ordinance:
a) New development in Zone 2 (south of the Rodota Trail) shall provide access by means of public right-of-way which are peripheral to Laguna habitats and serve to separate the fronts of residences from open space. (Refer to Map 4.)
b) New developments shall have the fronts of buildings facing toward the Laguna open space, with public right-of-way in between.
Responsibility: Planning Department

Goal 15 Restore and enhance Laguna habitats

Laguna wetlands (riparian woodland, marsh, seasonal wetlands and vernal pools) provide free "ecosystem services" which have a number of important benefits for humans and wildlife:

- waterfowl breeding (mallards, wood duck)
- habitat for waterfowl and other birds (willow flycatcher)
- wildlife habitat (deer, river otter, western pond turtle)
- habitat for endangered species (Sebastopol meadowfoam, yellow billed cuckoo)
- anadromous marine fish production (steelhead)
- freshwater fish production (trout, native fish)
- flood control (75,000 acre-feet of flood retention during a 100 year storm)
- water quality (natural water filter and purification)
- shoreline stabilization (wetland vegetation prevents erosion)
- recreational opportunities (hiking, photography, fishing, and hunting)
- *education (outdoor biology classrooms)*

Within the Laguna ecosystem, wetlands have undergone drastic losses: 94 percent of the vernal pool habitat has been lost, 92 percent of the riparian woodland has been lost, and 57 percent of seasonal and perennial freshwater marsh has been lost. The Department of Fish and Game has an official policy to double wetland acreage in the State. Refer to Figure 2d in the Laguna Park Master Plan for an illustration of the restoration scheme. The following policies and programs build on those of the California Department of Fish and Game and the County of Sonoma to enhance and restore the Laguna habitats.

P.51 Riparian Woodland: Revegetate and enhance those areas identified as "Restored Riparian Habitat" in Figure 2d in the *Laguna Park Master Plan.*

The greatest amount of change in habitat will be conversion of seasonal wetland to riparian woodland. A substantial acreage of grassland also will be converted to riparian woodland. For those areas not owned by the City of Sebastopol, seek voluntary cooperation of public landowners. For private property owners, seek the purchase of easements or lands from willing sellers. In the absence of purchase or easement, seek voluntary landowner cooperation for publicly-financed fencing of a minimum 50 foot buffer zone along the Laguna channel to eliminate grazing impacts and allow for the reestablishment of riparian trees.

P.52 Freshwater Marsh. Restore freshwater marsh by renovating the City owned "sewer farm ponds". (Refer to Map 7 in *Volume 1: Laguna Park Master Plan*). Also, seek creation of marsh at the Subregional System's Brown Farm retention basin, in the area shown as "Restored Marsh" and "New Open Water Configuration" in Map 3.

P.53 Vernal Pools and Endangered Species: Seek voluntary landowner cooperation for elimination of irrigation and fill on those areas identified as vernal pool or sensitive area in Map 3 in the absence of purchase or conservation easement.

P.54 Restore and Enhance Oak woodland: Restore and enhance oak woodland in the Laguna.

The majestic valley oaks are the aesthetic signature of the Laguna ecosystem. A valley oak provides nesting, roosting and feeding habitat for numerous bird species and its acorns provide an important food source for many species including deer, squirrels and the acorn woodpecker. Oaks have undergone a state-wide and local decline because regeneration has virtually stopped as a result of livestock grazing and mowing. On privately-owned agricultural lands in the Laguna area, irrigation continues to weaken mature trees with root rot, accelerating mortality.

Unirrigated oak woodland has undergone a 94 percent decrease in acreage in the Laguna ecosystem. The restoration programs for oak woodlands constitute an essential part of the Laguna Park Master Plan.

P.55 Protect Oaks: Protect all oaks on City owned land from grazing and irrigation impacts.

Program 55.1: Plant oak trees in areas designated as "Restored Oak Woodland" and "Restored Riparian/Oak Woodland" in Map 3. *(Refer to the Tree Protection Ordinance.)*
Responsibility: Department of Public Works

Goal 16 Recover declining rare or endangered species.

One of the benefits anticipated in the restoration of woodlands and wetlands in the Laguna Park Master Plan Area would be the possibility of developing programs with wildlife agencies and resource groups for the re-introduction or re-stocking of declining, rare or endangered species native to the Laguna ecosystem. Preservation and restoration would provide a reasonable expectation of returning the endangered California yellow-billed cuckoo to the Laguna. Other rare or endangered species associated with riparian habitat that would benefit from this enhancement are: yellow warbler, wood duck, osprey, bald eagle, willow flycatcher, yellow-breasted chat, red-legged frog, western pond turtle, ringtailed cat and the California freshwater shrimp.

P.56 Enhance the native salmonid fishery.

Program 56.1: Establish a program with California Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS) and Trout Unlimited (TU) to improve fishery habitat by revegetating the banks of the Laguna to cast shade added by trees and place instream cover (boulders, logs). Upstream spawning habitats should be identified.
Responsibility: Public Works Department and organizations listed above.

P.57 Endangered Species: Reintroduce extirpated or endangered species and expand existing populations of those present in the *Laguna Park Master Plan* Area.

Program 57.1: Reintroduce the following species:
a) California Freshwater Shrimp (Syncaris pacifica)
This aquatic invertebrate is a State and Federally listed endangered species. Begin a program with CDFG, USFWS, NMFS and TU for restoration of tributaries and Laguna channel banks which would provide the kind of below-water root structure required by the shrimp.

b) California Yellow-billed Cuckoo (Coccyzus americanus occidentalis)

This is a State-listed endangered species. A critical habitat element required is relatively broad expanses (20 acre minimum) of willow and/or cottonwood riparian woodland. Begin a program with CDFG and the Audubon Society for restoration of woodland in the study area which would allow for reintroduction. Promote similar efforts in other areas of the Laguna.

c) White Sedge (Carex albida)
Begin a program with CDFG and the California Native Plant Society (CNPS) to reintroduce the white sedge (Carex albida). This State- listed endangered species once occurred in the Laguna marshes. It could be reintroduced into existing or restored habitat.
Responsibility: Public Works Department and organizations listed above.

Program 57.2: Reintroduce Other Rare or Uncommon Plants.
Begin a program with CDFG and CNPS to experimentally establish populations of two rare plants, California beaked rush (Rhynchospora californica) and Round-headed beaked rush (R. globularis).
Expand Populations of Endangered Plants.
Responsibility: Public Works Department and organizations listed above.

Program 57.3: Begin a program with USFWS, CDFG and CNPS to distribute seed into available habitat for Sebastopol meadowfoam, Sonoma sunshine and Burke's goldfield. Successful efforts can increase populations of these endangered plants in the study area.
Responsibility: Public Works Department and organizations listed above.

Program 57.4: Expand Populations Rare or Uncommon Animals.
Yellow warbler (Dendroica petechia brewsteri), and yellowbreasted chat (Icteria virens) are bird species of special concern which will benefit from the restoration of riparian habitat in the rural reaches. Begin a program with CDFG and the Audubon Society to expand populations of these birds. Also, install wood duck nest boxes to reestablish these birds in the local woodlands.
Responsibility: Public Works Department and organizations listed above.

F. Operations and Management

Goal 17 Establish a Revegetation Scheme to Implement the Restoration Plan and a Monitoring Program for the Revegetation and Restoration Plan.

The revegetation scheme for the Laguna Park Master Plan Area is based on planting appropriate plant materials in habitats offered by the man-made and natural environments. Revegetation will occur in the Laguna where soil and hydrology support a particular assemblage of plant species tolerant of the environmental conditions. The resultant increase in local native riparian forest will improve the wildlife habitat value, and maximize biodiversity, especially for birds, small mammals, and the insect prey base.

TABLE 3: ECOLOGICAL PLANTING ZONES

Planting Zone	Plant Community	Moisture Regime	Typical Plants
Uplands	Oak Woodland	Xeric (dry)	Live Oak, Madrone, Bay, Manzanita, Ceanothus, native grasses and wildflowers
Transitional	Oak Woodland/Riparian Woodland	Mesic-Hydric(intermediate)	Valley Oak, Black Oak, Buckeye, Maple, Cal. Grape, Elderberry, Cal. Rose, Cal Blackberry, Snowberry, native grasses and wildflowers
Floodplain Margin	Riparian Woodland	Hydric (seasonally wet)	Cottonwood, Willow, Ash, Boxelder, Cal Grape, Cal. Rose, Cal. Blackberry, native grasses and wildflowers
Annual Floodplain	Freshwater Marsh	Hydric (perennially wet)	Cottonwood, Willow, Ash, Boxelder, Cal Grape, Cal. Rose, Cal. Blackberry, native grasses and wildflowers, sedges, tules, rushes, cattails and burred.

NOTE: THIS TABLE INDICATES GENERALIZED ECOLOGIC PLANTING ZONES, WATER REGIMES AND TYPICAL PLANTS FOR RESTORED AREAS OF THE LAGUNA. PLANT MIXES WILL VARY DEPENDING ON THE DIFFERENT HYDROLOGIC OPPORTUNITIES OFFERED IN THE URBAN REACHES AND RURAL REACHES.

P.58 Additional Fencing: Provide additional fencing for a buffer strip.

Program 58.1: Establish a funding mechanism to purchase and install fencing for the buffer area delineated in the *Laguna Park Master Plan* (Map 3).
Responsibility: Planning Department

P.59 Planting Zones: Utilize the planting zones and typical species for restored Laguna indicated in Table 3 below.

P.60 Ensuring Effective Restoration: Ensure that preservation and restoration efforts are implemented and effective.

Program 60.1: Ensure that a revegetation contractor monitors plant development and survival in the spring and fall for three years after planting. Annual reports will be written, with a final report in the third year. Remedial planting will occur annually to bring any shortcomings into compliance with the revegetation success criteria.
Responsibility: Public Works Department

Program 60.2: Promote cooperative studies with local and regional colleges and universities.
Responsibility: Planning Department

Program 60.3: Develop a steelhead, trout and possibly salmon, restocking program in cooperation with the Laguna Foundation, California Department of Fish and Game (CDFG), U.S. Environmental Protection Agency (EPA), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), the Subregional System and Trout Unlimited (TU).
Responsibility: Public Works Department

Program 60.4: Develop a program to restore endangered species in cooperation with the Laguna Foundation, CNPS, Audubon, TU, CDFG and USFWS (agencies which have permit authority over collection and translocation).
Responsibility: Public Works Department and organizations listed above.

An organization independent of the City could oversee these programs.

Goal 18 Manage Barlow field on an interim basis to enhance biotic resources.

Recent apple waste effluent disposal at Barlow field, and resultant mosquito abatement activity involving dredging have resulted in a need to reform management practices which degrade the ecological integrity of this site which is located east of Morris Street. Irrigation in the Laguna should be allowed while protecting oak trees from the negative effects of such irrigation, including on the City owned land east of the Laguna.

G. Interim Remedial Measures

P.61 Revise Mosquito Abatement Practices: Develop measures to rectify the impacts from the mosquito abatement activities and manage this task to enhance biotic resources.

Program 61.1: Establish the following programs for the Barlow field area:

a) Dredge Spoil Mitigation: Move dredge spoil piles onto appropriate areas on site and rehabilitate injured trees (accomplished).

b) Irrigation of Oaks Trees: Install ditches to drain the stand of injured oaks to avoid further mortality (accomplished). Discontinue irrigation within the dripline of all trees on the site.

c) Fenced Buffer Strip: Maintain the 100-300 foot variable strip of land near the Laguna in an non-irrigated condition. Extend fencing as shown in Map 3 to prevent grazing impacts. This measure will allow for regeneration of oak trees and provide increased buffering from potential irrigation impacts.

d) Habitat Elements: Dead or downed trees (i.e., snags, logs) will no longer be removed from the site so that associated wildlife values will be preserved.

e) Mosquito Abatement Practices: Require the Marin-Sonoma Mosquito Abatement District (M/SMAD) to obtain a Section 404 permit from the U.S. Army Corps of Engineers before any more projects involving fill of wetlands occur on lands within the *Laguna Master Plan* Area. The fill permit shall be comprehensive, to include all lands within the Master Plan Area, as defined by Map 3.

f) Marin-Sonoma Mosquito Abatement District: Keep the Marin-Sonoma Mosquito AbatementDistrict informed of changes to the *Laguna de Santa Rosa Plan.*

g) Marin-Sonoma Mosquito Abatement District: Work with the Marin-Sonoma Mosquito Abatement District to develop long-term best management practices compatible with City policies and components of the *Laguna Park Master Plan.*

h) Biologic Review of all Filling and Dredging Plans: Require M/SMAD to conduct a biological review of all filling and dredging plans for the study area. A field survey to determine whether impacts to species of concern, sensitive habitats or protected trees should also be conducted by M/SMAD. All biological reports shall be reviewed by the City, CDFG and concerned groups (i.e. CNPS, Audubon, Laguna Foundation, etc.)

i) Oak Regeneration Areas: Driplines of all oak trees should be surrounded with steel stakes posted with "No Irrigation - Oak Regeneration Area" signs. Groves of trees in the interior portions of Barlow field should be identified and fenced to prevent intrusion of cattle.

j) Tree Planting Program: Trees should be planted to replace those lost as a result of mosquito abatement activity and irrigation. An inventory of dead trees should be conducted and replaced at a ratio of 10:1.

Responsibility: Public Works Department in cooperation with organizations listed above.

P.62 Restoration of the Barlow field: Identify and implement alternate means of waste disposal from the Barlow Processing Plant so that the Barlow field can be restored to its original habitat.

Goal 19 Preserve and Enhance the Visual Character of the Laguna.

P.63 Minimize Physical and Visual Impacts: Minimize the physical and visual encroachment of development into the Laguna and its environs on publicly-owned lands

Program 63.1: Prohibit additional building construction in the area of the Laguna Youth Park and adjacent sewer ponds beyond a distance of 200 feet from the center line of Morris Street.
Responsibility: Planning Department

Program 63.2: Prohibit new building construction on the Barlow field parcel.
Responsibility: Planning Department

P.64 Discourage Building near the Laguna Channel: Discourage other public agencies from developing building structures within 800 feet of the center line of the Laguna Channel.

Program 65.1: Analyze proposed structures within 1250 feet of the Laguna de Santa Rosa for their effect on the views of and from the Laguna de Santa Rosa.
Responsibility: Planning Department

Program 65.2: Analyse proposed structures within 1250 feet of the Laguna de Santa Rosa for their potential effect on the Laguna skyline. Do not permit massive, uninterrupted penetrations of the tree line by roofs or other building structures.
Responsibility: Planning Department

Program 65.3: Discourage additional building construction in the area of the Laguna Youth Park and adjacent sewer ponds 200 feet from the center line of Morris Street.
Responsibility: Planning Department

Program 65.4: Prohibit building construction on the Barlow field parcel.
Responsibility: Planning Department

Program 65.5: Develop design standards for development within the viewshed within 1250 feet of the Laguna de Santa Rosa.
Responsibility: Design Review Board

P.66 Encourage Clustering of Structures: Encourage the clustering of structures to develop open space that physically and visually relates to the Laguna.

Goal 20 Develop a Comprehensive Recreation and Interpretive Trail System.

P.67 Complete the Sebastopol segment of the Sonoma County Recreation Trail.

Program 67.1: Develop a trail on the south side of Highway 12 west to the intersection of Morris Street.
Responsibility: Planning and Public Works Departments

Program 67.2: Develop a bicycle trail along Morris Street.
Responsibility: Planning and Public Works Departments

Program 67.3: Develop a new recreation trail running in a north-south direction from the Joe Rodota Trail to the southern boundary of the Planning Area.
Responsibility: Planning and Public Works Departments

Program 67.4: Develop a new recreation trail[3]. through easements and opportunity acquisitions along the 76 foot contour line indicated in Map 3.
Responsibility: Planning and Public Works Departments

The Transportation Chapter contains policies and programs which call for a comprehensive trails system. The policies and programs above are summarized from the Laguna Park Master Plan and implemented by Map 4: Bicycle and Pedestrian Trails System contained in the Transportation Chapter.

3 Similar to bicycle trail terminology used in the *Transportation Chapter.*

P.68 Interpretive Trails: Develop a system of interpretive trails that provide access to the Laguna and its environs for the purpose of nature study and hiking.

Program 68.1: Obtain through opportunity acquisition, joint use agreements and/or easements for interpretive trails alignments as indicated on Map 3.
Responsibility: Planning and Public Works Departments

Program 682: Construct interpretive trails with an unpaved hiking surface four to five feet wide with minimal disturbance to topography and vegetation.
Responsibility: Planning and Public Works Departments

Program 68.3: Pursue development of two pedestrian bridge crossings at the Laguna as indicated on Map 3 to connect interpretive trails on opposite sides of the Laguna.
Responsibility: Planning and Public Works Departments

Program 68.4: Develop in conjunction with the interpretive trails system a sub-system of controlled interpretive trails that allow limited access to sensitive habitats for the purpose of environmental education
Responsibility: Planning and Public Works Departments

Program 68.5: Obtain, through opportunity acquisition, joint use agreements and/or easements, alignments for docent-led interpretive trails as indicated in Map 3.
Responsibility: Planning and Public Works Departments

P.69 Docent-Led Use on Sub-system Interpretive Trails: Limit the number of persons on docent-led trails to a number determined by the Parks and Recreation Department.

The number of people using the subsystem of interpretive trails in sensitive environmental areas should be carried out in a manner to discourage unauthorized use and prevent negative impacts on the environment.

P.70 Prohibit bicycle and equestrian use of interpretive trails.

H. Laguna Youth Park and Sewer Pond Site

Because of limited space and other important constraints, the site is unable to handle all of the desired recreation programs that were identified in the planning process. This conclusion was reached after the development and analysis of several site plan alternatives discussed in Volume 2 of the *Laguna Park Master Plan*. The following major program elements are included in the *Laguna Park Master Plan*:

New Recreation Elements

1. Expansion of the existing recreation trail
2. Outdoor amphitheater
3. Interpretive trails
4. Nature viewing deck
5. Habitat enhancement
6. Group picnic area
7. Renovation and enhancement of existing ponds
8. Parking

Existing Recreation Elements

1. Community Center
2. City corporation yard
3. Dance hall
4. Little league field
5. Senior league field
6. Parking
7. Playround

New Recreation Elements Approved Prior to the Plan

1. Community center
2. Teen center

Goal 21 Establish a specific park development plan compatible with protection and enhancement of the Laguna, regulatory agency requirements and the community's recreation desires.

P.71 Establish Park Development Objectives: Establish specific park development objectives compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. In particular, determine the feasibility and types of additional active recreational activities within Laguna Youth Park.

P.72 Implement a Detailed Plan for Laguna Youth Park: Implement a detailed plan for the Laguna Youth Park and the adjacent area.

Program 72.1: Implement the following elements for the Laguna Youth Park and adjacent area by adopting a *Youth Park Master Plan.*

a) New Open Water Configuration: A new open water configuration for the wetland area to the south of the existing park is proposed. This open water will provide an excellent visual connection for the park to the Laguna as well as providing additional open water habitat

b) Renovated Wetland Habitat: Renovation of the existing wetland habitat is proposed for the areas adjacent to the new open water configuration as well as the renovated pond area.

c) Interpretive Kiosk and Viewing Deck: A viewing deck and interpretive kiosk will be placed adjacent to the new open water configuration and just west of the existing Little League field. This location was selected because of its high visibility. Panels at the kiosk will inform park users of the other passive and interpretive facilities in the park. Another interpretive kiosk and viewing deck are proposed at the amphitheater. The combination of these elements will create an effective outdoor environmental education facility.

d) Existing Ballfields: There are no proposed changes for these facilities.

e) Existing Playground: There are no proposed changes for this facility except for the relocation of the existing fence between the playground and the Laguna. The fence will move 20 to 30 feet to the west.

f) Existing Community Center: The Community Center will have a 625 square foot classroom addition to replace the existing trailer located behind the building. The only other proposed change to the Community Center in this scheme is the elimination of the service drive behind the center. This area will be converted to lawn and landscaping for the park.

g) Teen Center: The teen center is sited with an orientation to the parking lot. The center is set back in order to provide for the grade change necessary to bring the building above the 100 year flood level. The setback is generous enough to allow for a variation in slope as well as ample landscaping.

h) Relocated Picnic Facility: The existing picnic tables adjacent to the playground are relocated into a group picnic facility more central to the park. This relocation allows the area currently used for picnicking to continue the reversion to a wetland which has already begun.

i) New Parking Lot: A new parking lot is proposed for the area adjacent to the amphitheater and renovated ponds. This new 69 space lot will provide additional parking for the proposed passive- and nature-interpretive uses as well as parking for the proposed teen center. In addition it will make up the 17 space deficit that currently exists at the park.

j) Existing Weischmann Dance Hall: There are no proposed changes for this facility.

k) Amphitheater/Outdoor Classroom: A sixty-seat amphitheater/outdoor classroom will be located in the passive area of the park north of the renovated ponds. The amphitheater/outdoor classroom will be oriented with a view of the renovated ponds and the Laguna beyond. It will have a ten-foot stage and retaining wall type seating. Native trees, shrubs and ground covers will be used for adjacent landscaping.

l) Native Tree Buffer: Groves of native trees will be planted to create a buffer between park uses and existing land uses adjacent to the park. The tree buffer depth will range from 80 to 40 feet in depth. The trees will be selected for their ability to provide food and cover for wildlife as well as for their screening capabilities.

m) Renovated Ponds: The former waste treatment ponds located on the Laguna Park site will be renovated and restored to appropriate wetland habitat. The renovation will consist of removal of fill, reshaping to a more natural configuration, replanting with suitable wetland plants, and the possible introduction of water level fluctuation from the Laguna. Wherever possible, the 2:1 slope of the existing ponds will be regraded to a gentler and less geometric slope. This will not only improve the aesthetic aspect of the pond, but it will also increase the safety of the path-to-pond edge relationship.

n) Interpretive/Nature Trail Pedestrian Bridge: A pedestrian bridge across the Laguna will provide access to the east side of the Laguna.

o) Relocated City Storage Yard: The City Storage Yard has been relocated.

p) Handicap Accessible Interpretive Path: A new handicap-accessible interpretive path system will be developed around the renovated ponds. This path system will consist of six foot wide asphalt paths with viewing areas and interpretive signage.

q) Area of Unauthorized Fill: This is the approximate limit of the area of unauthorized fill asdescribed by the U. S. Army Corps of Engineers.

Responsibility: Planning and Public Works Departments

Goal 22 Preserve and Protect Archaeological Resources of the Study Area.

P.73 Avoid Impact on Archaeological Resources: Develop detailed designs to avoid impact on archaeological resources where these are shown to exist.

Program 73.1: Complete the archaeological inventory of the *Laguna Park Master Plan* area.
Responsibility: Planning Department

Program 73.2: Retain a qualified archaeologist to prepare an archival survey for the project site prior to development of construction documents for each phase of the *Laguna Park Master Plan.*
Responsibility: Planning Department

The Community Identity Chapter contains policies and programs to protect archaeological and historic resources.

Important Note:

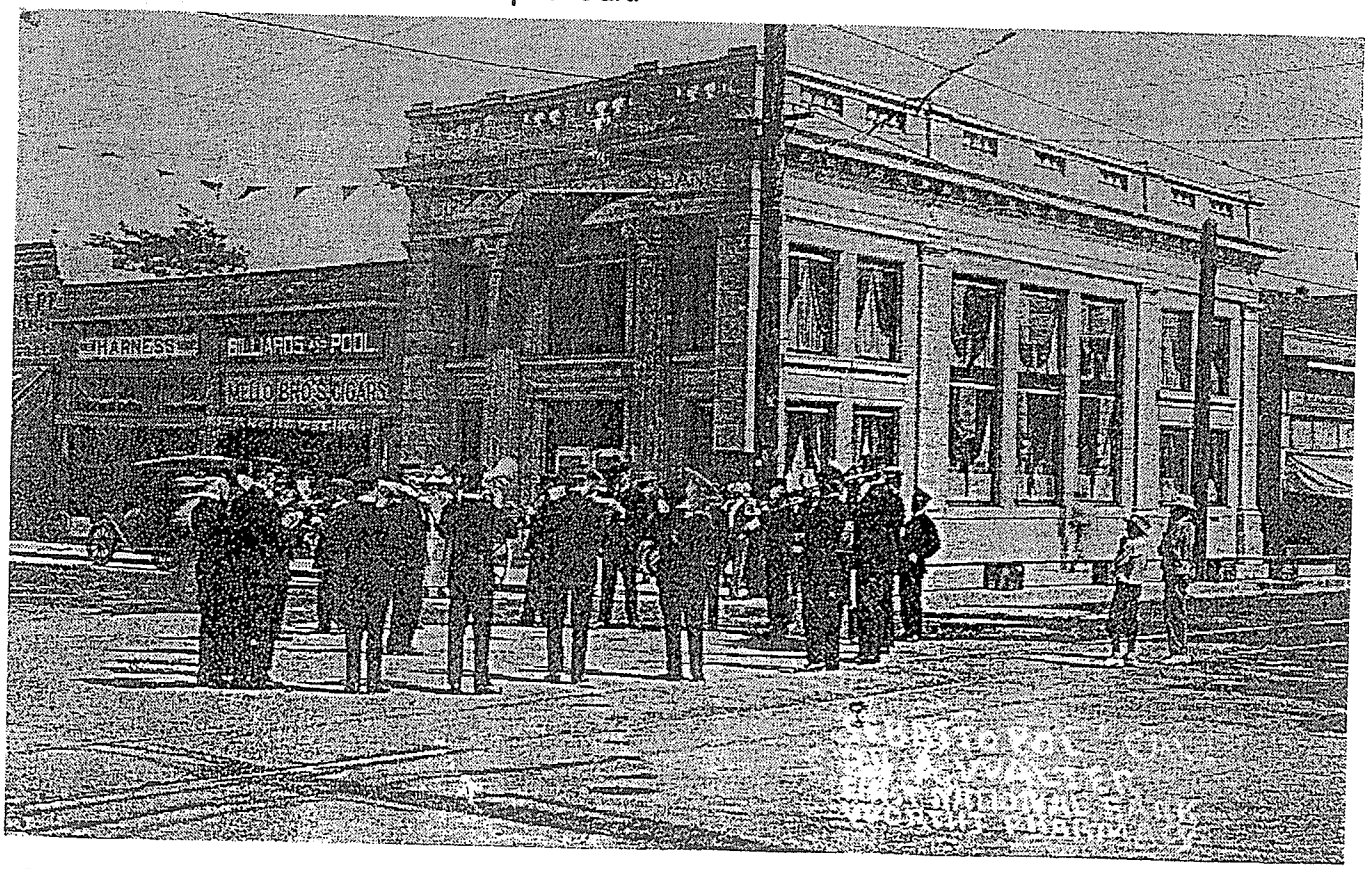
The 1994 Housing Element of the General Plan has been replaced by the **2003 Housing Element Update**, which is contained in a separate document.

Chapter V
Community Identity

Purpose of the Community Identity Chapter

The purpose of this chapter is to preserve and improve Sebastopol's unique sense of place. Strengthening the sense of community identity in Sebastopol was given a high priority in the survey carried out for the General Plan and in public meetings. Suggestions included keeping the small town character, having more local events, and beautifying the Downtown. Residents and business people stated that there was a need for better designed developments, maintaining the attractiveness of older, more traditional residential areas, and greater variety in residential development – in contrast to standard subdivision tracts.

Section I provides design guidelines for the comprehensive evaluation of development from the standpoint of site and landscape plans, architecture, lighting and parking facilities. These guidelines will influence how future development will look and feel and ensure that it will enhance Sebastopol's unique identity. Section II focuses on the Downtown. Section III deals with other aspects of the City which contribute significantly to its sense of place and identity: the conservation of archaeological and historic resources, scenic views and public art.



Section 1: Citywide Design Guidelines

A. Architecture, Siting and Landscaping

Much of new residential development that will occur in Sebastopol will be infill, the development of land usually on individual lots in already developed areas. Ensuring that this new development fits harmoniously with the surrounding neighborhood is a key function of the design guidelines presented below.

The traditional pattern of pedestrian-scale neighborhoods should be encouraged in Sebastopol. They are typically found in the older residential areas of the city and in other Sonoma County communities, such as Healdsburg and Petaluma. The following characteristics of these neighborhoods make them attractive and liveable: sidewalks, often with a planting strip next to the curb; shade trees along the street; narrower streets with on-street parking; and garages located to the rear of the property, accessed by an alley.

These neighborhoods often have parks, stores, and other services located in small clusters within a five-minute walk of most homes. Streets on a grid system, rather than the curvilinear streets characteristic of newer suburban areas, make it easy to move around these neighborhoods and provide a sense of place. Relief from the grid system is provided by occasional squares or mini-parks, which may be surrounded by commercial and townhouse development.

Goal 1 Build on and strengthen Sebastopol's unique identity and sense of place.

Goal 2 Preserve the character of existing residential neighborhoods.

Goal 3 Ensure that new residential development demonstrates quality, excellence of design, and sensitivity to the character of the surrounding neighborhood.

Goal 4 Maintain Sebastopol's identity as a small, compact town.

Other chapters of the Plan implement many of these goals. The Land Use Designations Map implements many of the goals stated above. A more compact city is obtained by reducing the Sphere of Influence and emphasizing infill development. A new land use designation, the Downtown Core, permits mixed uses and residential densities between 15 and 30 units per acre.

P.1 Design Guidelines: Ensure that new development is constructed in a manner consistent with the City's Design Guidelines.

Program 1.1: Develop urban design guidelines for the Laguna, Atascadero Creek and entryways to the City.
Responsibility: Design Review Board, Planning Department

Development applications will be reviewed in relation to the guidelines contained in this chapter and in the City's Zoning and Subdivision Ordinances A summary of these guidelines will be included in a brochure entitled "Design Review Guidelines" distributed to the public, which also describes the design review process.

P.2 Compatibility of Development With Surroundings: Ensure that new residential development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood.

Program 2.1: Continue to maintain the Design Review Board.
Responsibility: Planning Department and City Council

Program 2.2: Include the following design guidelines for infill development in the Zoning Ordinance and in the *Design Review Guidelines:*
a) require that massing (the relationship between the size and bulk of building); the placement of doors and windows; and the use of colors, materials and detailing be compatible with the existing neighborhood; and
b) require landscape plans which complement neighboring lots; buffer adjoining land uses; and soften the variation in size, setback or architectural character of buildings.
Responsibility: Planning Department and Design Review Board

Program 2.3: Publish and distribute an updated copy of the *Design Review Guidelines* as needed.
Responsibility: Planning Department

P.3 Site Constraints: Ensure that new residential developments are sensitive to site constraints, such as hillsides and scenic views.

P.4 Multifamily and Mixed Use Developments: Ensure that multifamily and mixed use developments are well-designed.

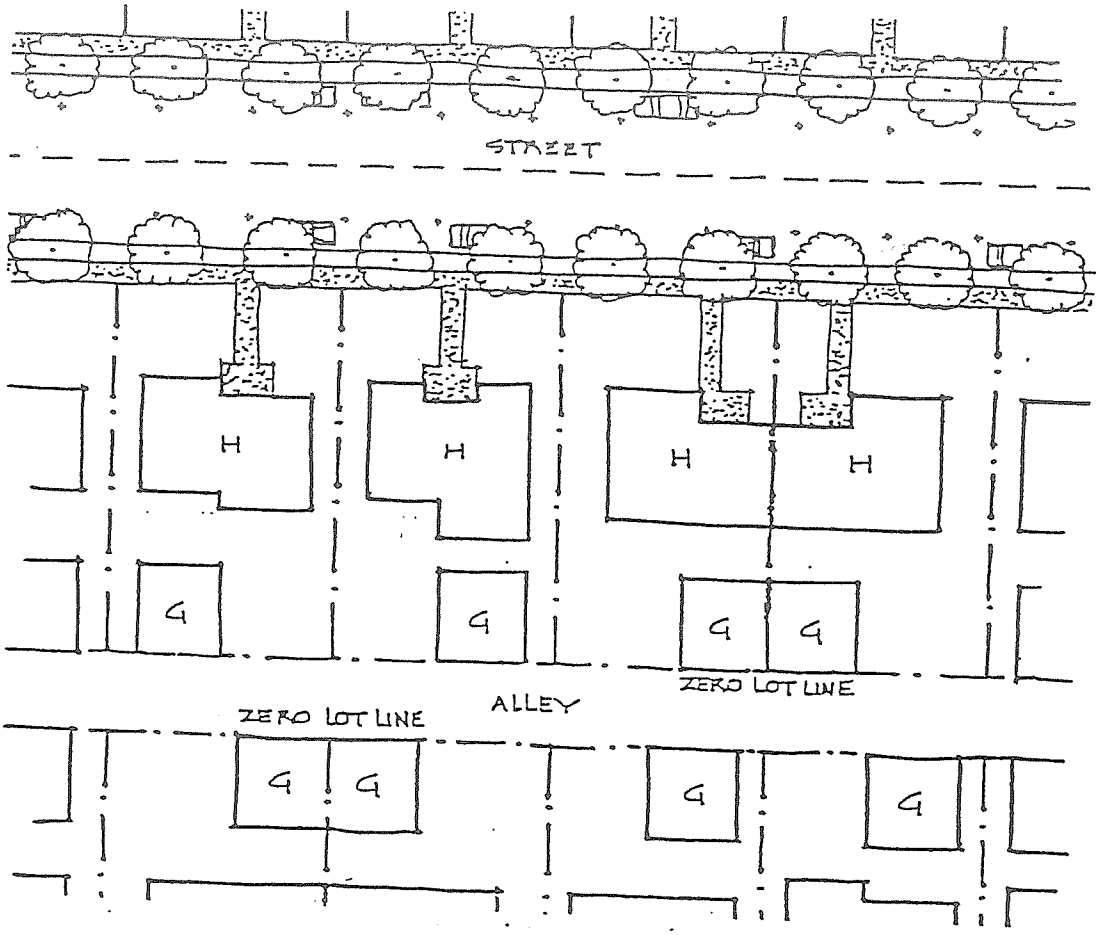
Program 4.1: Develop design guidelines specifically for multifamily and mixed use projects.
Responsibility: Planning Department and Design Review Board.

P.5 Neighborhood Residential Design: Encourage traditional residential site design.

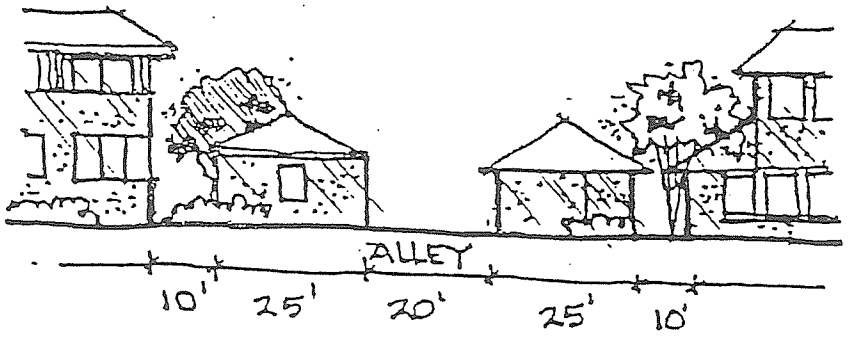
Program 51: Revise the Zoning and Subdivision Ordinances to include the following guidelines:

a) encourage a grid street system, discourage curvilinear streets and cul-de-sacs;
b) encourage sidewalks with curbs, gutters, and a planting strip between the sidewalk and the roadway;
c) encourage a variety of lot sizes, including smaller lots;
d) encourage placement of garages to the rear of the parcel, accessible from an alley, where practical;
e) encourage traditional home designs with porches and verandas;
f) encourage the establishment of parks and schools within or near residential areas;
g) discourage "back-on" (reverse frontage) site plans for residential and commercial development, except adjacent to arterial streets;
h) discourage flag lots or lots inconsistent with the size and shape of neighboring development patterns; except where this would constrain the development of infill housing;
i) encourage the planting of trees for development adjacent to arterial streets and highways; and
j) require detailed landscape plans for projects requiring Design Review approval.

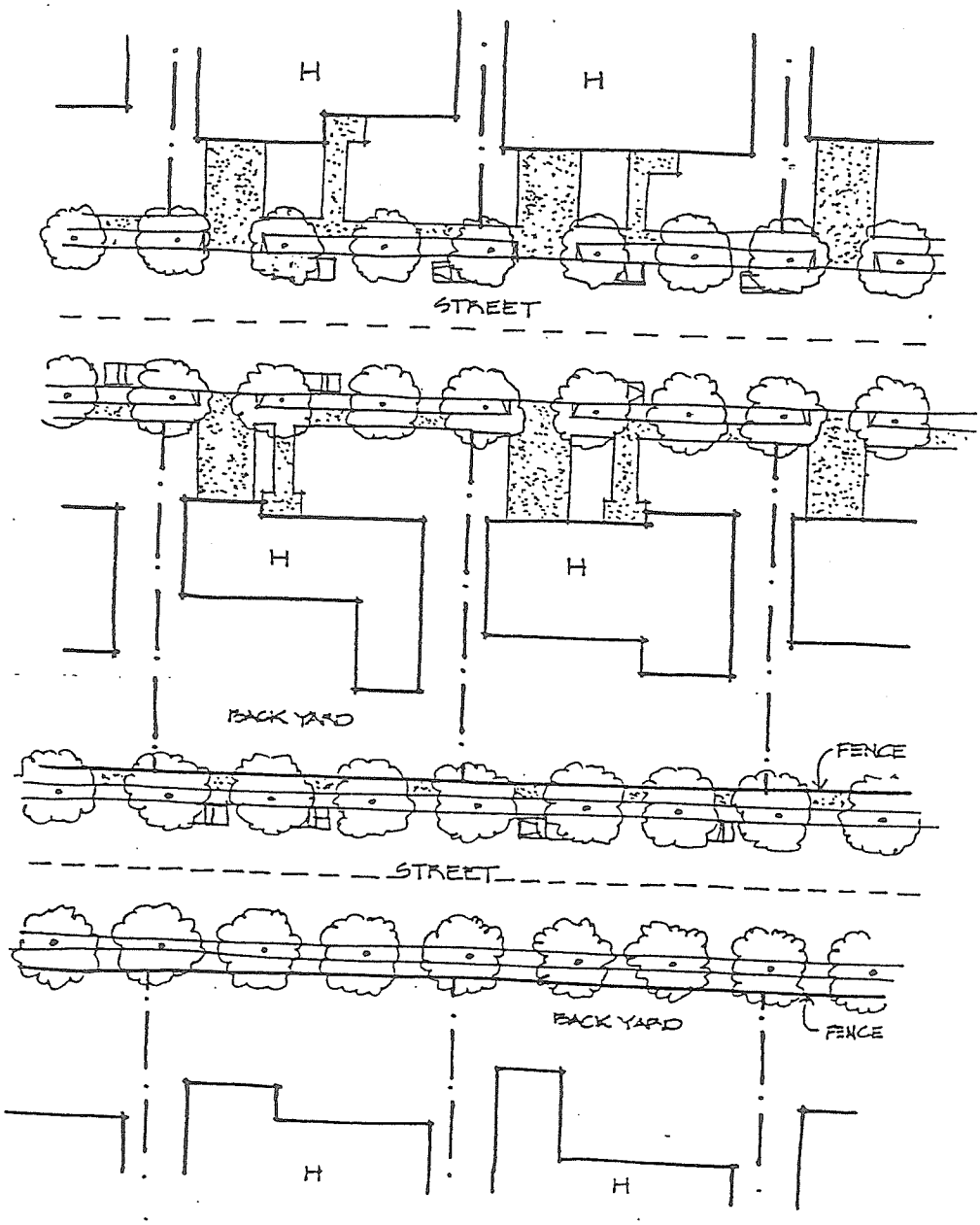
Responsibility: Planning Department and Design Review Board



Variety of lots sizes, 'zero lot lines', alleys and garages to the rear



Alleyways provide access to garages located at the rear of the lot.



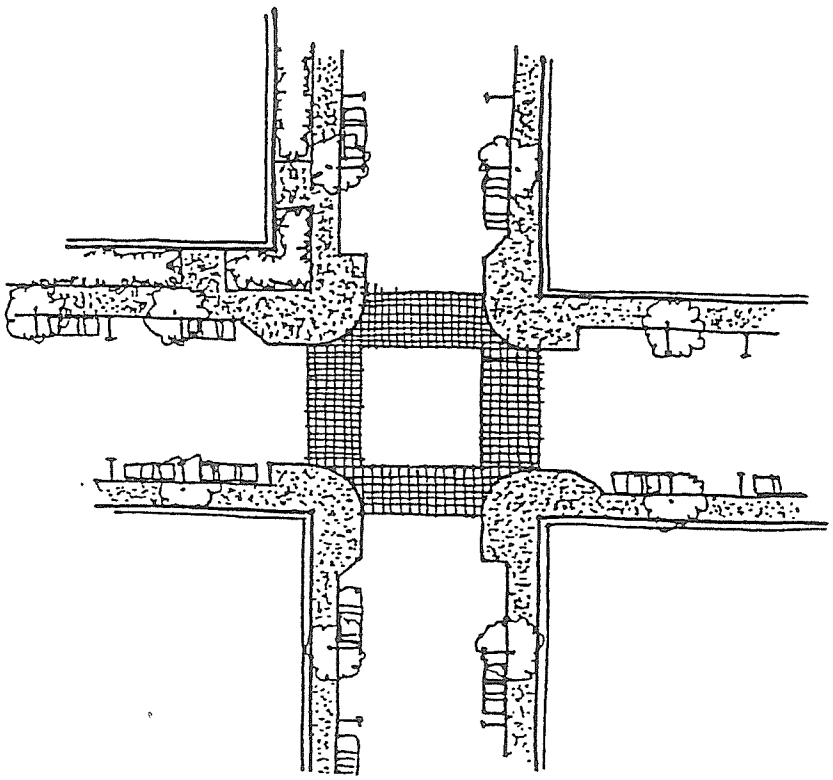
Back-on developments are not encouraged.

Program 5.2: Consider revising the City's subdivision standards to include specific standards for the following:

a) require minimum four foot width for sidewalks;
b) permit narrower traffic lanes with limited on-street parking for residential streets;
c) provide rounded street corners with minimum 3 ft. radius, with 'bulb-outs' at key intersections to eliminate parking lanes; and
d) establish standards for alleyways for access to parking and services.

Responsibility: Planning and Public Works Departments

The revisions to the Zoning and Subdivision Ordinances listed above will result in increased choice and variety in the design of development.



Rounded street corners with 'bulb-outs' at key intersections.

P.6 Discourage sameness and repetitive designs.

Program 6.1: Revise the Zoning Ordinance to include the following requirements:

a) do not locate new residential construction with identical or similar facades on opposing or adjacent lots;

b) prohibit walled or gated developments – sound and privacy walls will be permitted adjacent to arterials or highways, and as buffers between commercial and residential uses;

c) discourage private streets; and

d) require Design Review Board approval of site plans, subdivisions, and structures for residential developments two units and larger.

Responsibility: Planning Department



View of the West Entryway

P.7 Property Maintenance and Nuisance: Ensure that properties are well-maintained and nuisances are abated.

Program 7.1: Consider adopting a nuisance abatement ordinance.
Responsibility: Planning Department

A nuisance abatement ordinance would establish standards for the maintenance of buildings and surrounding landscape, regulate the storage of recreational vehicles, boats, and automotive repair in residential areas. The ordinance would permit the levying of fines for repeat offenders.

P.8 Landscaping: Encourage attractive native and drought-tolerant landscaping in residential and commercial developments.

Program 8.1: Maintain and periodically update minimum landscape standards.
Responsibility: Planning Department

Program 8.2: Maintain a list of drought-tolerant plants for public distribution.
Responsibility: Planning Department

The Conservation, Open Space and Parks Chapter contains water conservation policies limiting turf areas and requiring drought-tolerant landscaping.

P.9 Strip Development: Discourage further strip development along South Main Street, Gravenstein Highway South, and Healdsburg Avenue.

Program 9.1: Include standards for the number and location of driveway cuts for arterial streets in the Zoning Ordinance .
Responsibility: Planning and Public Works Departments

Program 9.2: Establish criteria regarding noise, lighting, signage, traffic generation, landscaping and safety for automobile-dependent businesses in the Zoning Ordinance.
Responsibility: Planning Department

P.10 Undergrounding Power Lines: Continue to require undergrounding of power lines.

P.11 Entryways: Clearly define the points of entry to the City through use of distinctive signs, street lighting, landscaping and street trees.

Program 11.1: Maintain at the following entry points to the City, distinctive signs which are placed in a landscaped area, the City limits at: Bodega Avenue; Gravenstein Highway South; Sebastopol Avenue; High School Road; and Gravenstein Highway North.
Responsibility: Planning and Public Works Departments

Program 11.2: Establish an overlay zoning district at entryways to the City to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses.
Responsibility: Planning Department

Program 11.3: Adopt regulations in the Sign Ordinance to limit freestanding, illuminated and A-board signs at established entryways to Sebastopol as defined in Program 11.1.
Responsibility: Planning Department

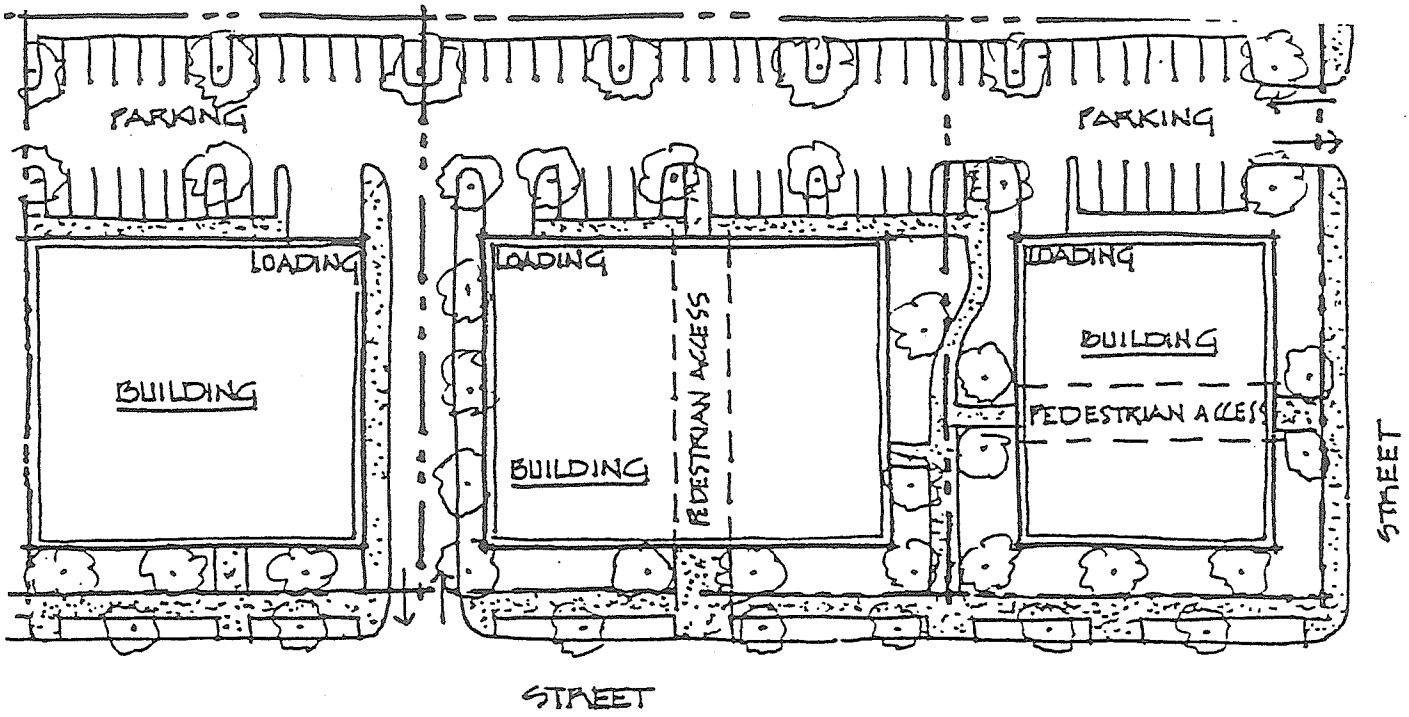
B. Parking Facilities

Parking facilities occupy a significant proportion of the City's commercial areas. Application of design guidelines can improve their effectiveness.

Goal 5 Improve the appearance and effectiveness of parking facilities.

P. 12 Parking Location: Locate parking facilities wherever possible to the rear of the development, so that the building façade is contiguous with the street frontage and parking areas are hidden from the street. Alternatively, location of the majority of the parking can be located adjacent to a street when all of the following criteria can be met:

1. The project is developed under the auspices of a PC-Planned Community District.
2. The project is not primarily a retail commercial development.
3. Parking lots adjacent to streets are sufficiently screened from adjacent streets by ample landscaping, earthen berms, or a combination of the two, as determined through the Design Review process.
4. Parking lots adjacent to streets have a sufficient number of canopy-type trees located in landscaped islands evenly distributed throughout the lot to visually diminish the expanse of covered surface and to reduce the street view of parked vehicles.



P.13 Parking Lot Standards: Reduce the visibility of parking facilities and the amount of land required for this purpose.

Program 13.1: Consider revising the Zoning Ordinance to establish the following standards for parking facilities:

a) increase the percentage of parking spaces for compact cars;
b) use continuous curbs around perimeter of parking areas;
c) install landscaped islands within parking areas and establish a standard for shade tree planting;
d) require an appropriately-scaled landscaped perimeter around parking areas; and
e) require bicycle and motorcycle parking in all new parking facilities in excess of five spaces.

Responsibility: Planning and Public Works Departments

P.14 Flexible Standards: Establish flexible parking standards in the Zoning Ordinance to facilitate a more effective utilization of parking space. Consider flexible standards for mixed use developments comprising, for example, multifamily housing with office or retail uses and shared parking facilities and driveways for commercial uses having day/night activity patterns.

Program 14.1: Revise the Zoning Ordinance to include flexible parking standards to implement Policy P.14.
Responsibility: Planning Department

Flexible parking standards are needed most in the Downtown Core where there are mixed uses.

C. Lighting

Exterior lighting for pedestrian areas, building facades, and landscape should be complementary in style, color, and lamping with public street and pedestrian lighting. Fixtures proposed for building exteriors should work effectively with street lighting. The following policies for architectural lighting are intended to improve the lighting of public and private development throughout the city.

Lighting should serve functional, safety, and aesthetic purposes. Light can be used to identify important civic and historic buildings, giving cohesion to the physical structure of the community and to increase the use of public places at night.

Goal 6 Use lighting to create a sense of security and enhance architecture.

P.15 Security: Ensure that on-site lighting contributes to security while not producing excessive glare and glare.

P. 16 Enhancing Architecture: Ensure that on-site lighting complements and reinforces the architecture.

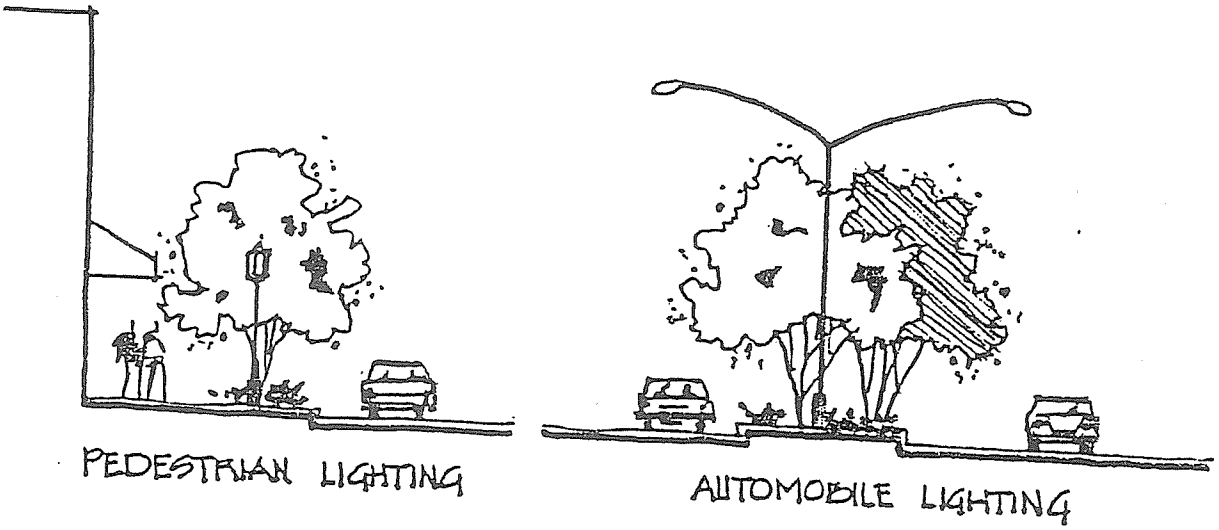
P.17 Prevent Glare: Prevent on-site lighting from casting glare onto adjacent parcels and streets.

P.18. Energy Efficiency: Encourage lighting design that is in conformance with energy saving guidelines.

P.19 Lighting Design Guidelines: Establish and use lighting design guidelines in the Design Review process.



Creek restoration provides corridors of open space and scenic views.



Vehicles and pedestrians require different lighting.

Program 19.1: Adopt the following design guidelines for the review of exterior lighting fixtures:

a) Design night lighting of buildings to be indirect with no source of light visible. Prohibit the full lighting of building facades and roofs.

b) Keynote special features such as towers and decorative cornices.

c) Relate light standard heights to the lighting need of the use: street lights up to 30 feet high; parking areas up to 18 feet high; walkways and parking areas up to 15 feet high; planting areas up to 3 feet high.

d) Lighting for pedestrian movement should illuminate changes in grade, path intersections, seating area, and any other areas along a path which, if left unlit, would present a hazard.

e) Prohibit blinking, flashing lights or lights which change intensity.

f) Lighting should not intrude on adjacent property or cause glare into driver's eyes. Any light source over 10 feet high should incorporate a cut-off shield to prevent light spill. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source should not be visible from the street.

g) Require lighting systems to be energy-efficient.

f) Designate color of light. Favor warm-toned lighting.

Responsibility: Planning Department

P. 20 Open Space and Landscaping. Increase the amount of public open space and landscaping.

Program 20.1: Identify sections of Zimpher and Calder Creeks which could be feasibly uncovered and restored to their natural state. Pursue funding sources wherever feasible.
Responsibility: Planning and Public Works Departments

Program 20.2: Incorporate surface runoff in landscaping wherever feasible.
Responsibility: Planning Department



The combination of parking lots, older agricultural buildings and railway tracks are characteristics of the area south of the Downtown Core.

Section II: The Downtown Plan Element

A. Background

The City completed the *Downtown Plan* in 1992. The plan focuses on the Downtown Core, defined in Map 1, as a first step towards the City's commitment to revitalizing the entire downtown area. Further planning efforts for other parts of the Downtown contained in this *General Plan* include completing a specific plan for the South Main Street/Petaluma Avenue area, carrying out a marketing strategy for Downtown businesses, streamlining the City's review process for new businesses, strengthening the role of the redevelopment agency in promoting economic development, and other programs contained in the *Economic Vitality Chapter.*

The *Downtown Plan* identified the key problems facing this area and presented a vision for the future. The Downtown is bisected by two state highways which generate a lot of noise and traffic. Stores, restaurants and banks are arranged in a linear fashion along these two main thoroughfares. The sidewalks are narrow, sparsely landscaped, and the Downtown lacks a focal point; a central space or landmark. The *Downtown Plan* addresses these problems by creating a town plaza, located at the city parking lot on Week's Way. The town plaza and the related streetscape, lighting and other improvements provides a civic focus and an attractive, pedestrian-friendly environment.

The *Downtown Plan* is contained below[1]. The goals, policies and programs of the *Downtown Plan* regarding transportation, housing, bicycle and pedestrian paths, and economic development are contained in the appropriate chapters of this *General Plan.* The *Conservation, Open Space and Parks Chapter* contains programs for parks and open space. The *Transportation Chapter* addresses the need for a by-pass, improved jitney service, pedestrian and bicycle paths, and public transit. The *Economic Vitality Chapter* contains programs to prepare an economic strategy for the City to reduce the 'leakage' of sales tax dollars from Sebastopol. Section III of this chapter discusses historic preservation, the preservation of scenic views, and a public art program.

B. Introduction

Downtown Sebastopol was once the civic, cultural and commercial core of the local community, and provided necessary goods and services for communities north to the Russian River and west to the Pacific Ocean. However, over time, as roadways improved and communities grew, the dominance of Downtown as a community center diminished.

In 1992, Sebastopol completed a study of its downtown area to examine this problem the result of which was to publish a *Downtown Plan - Volumes One* and *Two.* This Plan was developed by a committee of citizens as well as planning consultants (including economists, architects and others). The Plan was sponsored by the Downtown Association, the Chamber of Commerce, Sebastopol Tomorrow, and the City Council. The was formed in response to extensive public input as well as economic data, and surveys of shoppers, residents, business and property owners.

C. Findings

The commercial and cultural center of Sebastopol was once concentrated in the downtown area. However, as the City grew, development spread along North Main Street, along Healdsburg Avenue and along South Main Street and Petaluma Avenue. This development pattern has resulted in a diffusion of that historic center, or community "focus".

To recapture the traditional, full-range community center, essence of Downtown would be difficult, due to the age, size, and condition of many structures. Nonetheless, Downtown can be revitalized through strong design policy commitments, and emphasis on retail business activity, appropriate to Sebastopol.

A commitment by the City to enhance the traditional Downtown could bring new people into the area and provide for more comparative shopping.

Tourism could also assist in stimulating the Downtown. Sebastopol serves as an entrance to both the Sonoma County Coast and the Russian River recreation areas. The City is located within an active agricultural area unique for home-grown produce sold on site. Given these conditions, it is possible for the City to attract tourist dollars by promoting tourist-related services and facilities in the downtown area.

D. Goals, Policies and Programs

Goal 7 Continue to maintain a *Downtown Plan.*

Goal 8 Enrich existing businesses and increase the self-sufficiency of the community.

Goal 9 Establish the Downtown as the retail center of the community.

Goal 10 Establish the Downtown as a place for community and cultural activities.

Goal 11 Provide housing in Downtown areas for diversity, security and in order to extend "life on the streets" into the evening hours.

Goal 12 Retain and enhance the quality of life and environment in the Downtown area.

P.21 New Retail Uses: Encourage new retail uses to locate Downtown.

Program 20.1: Retain an economic development specialist.
Responsibility: Finance Department and Sebastopol Chamber of Commerce

P.22 Shopping Centers Outside the Downtown: Regulate the expansion of existing shopping centers outside of the Downtown Area.

Future retail development should be focused Downtown, rather than in outlying areas. The Land Use Designations and Map implements this policy by indicating areas for future expansion of commercial and retail uses.

1 The text of the *Downtown Plan* contained in the previous *General Plan* has been modified as follows: deleted actions which have been completed and revised the format of the policies and programs to be consistent with this Plan.

P.23 Relocation of Uses Outside of the Downtown: Encourage the relocation of light industry and transportation-intensive uses such as gas stations, fast foods and mini-marts outside of the Downtown area.

P.24 Encourage tourism. *(Refer to the Economic Vitality Chapter.)*

P.25 Farmer's Market: Continue to support the Farmer's Market.

Program 24.1: Provide a space for the Farmer's Market in the Town Plaza.
Responsibility: Planning and Public Works Departments

P. 26 Additional Parking: Facilitate the provision of adequate parking, emphasize public versus private parking facilities.

Program 26.1: Consider the expansion of the existing parking assessment district or the establishment of a new parking assessment district to provide convenient parking lots.
Responsibility: City Manager and Finance Department

Program 26.2: Consider the advantages and disadvantages of converting the parking facilities at the Sprouse Reitz and Glendale Bank buildings from private to public ownership. Identify other properties suitable for public parking.
Responsibility: City Manager and Finance Department

Program 26.3: Implement shared parking agreements wherever feasible. Utilize, as appropriate, development agreements, conditions of approval, and other means to secure shared parking arrangements.
Responsibility: Planning Department

Program 26.4: Provide additional 20-minute parking on Main Street near the intersection of Highways 12 and 116.
Responsibility: Planning and Public Works Departments

Program 26.5: Adjust parking requirements for mixed use developments to account for alternate use times.
Responsibility: Planning Department

Program 26.6: Develop pedestrian pathways from parking areas to shopping and other destinations.
Responsibility: Planning Department

P.27 Location of Parking: Locate additional parking facilities on the periphery of the Downtown Core.

Parking should be located at the edge of the Downtown Core within walking distance to businesses. This would have the benefit of creating a more intimate, pedestrian-oriented Downtown, rather than an area characterized by isolated buildings surrounded by a sea of parking. Fortunately Sebastopol's Downtown is compact. The distances between the edges where existing and proposed parking facilities are located and retail and other destinations Downtown is small – equal to or less than the comparable distances people would have to walk between their car and the stores at the Santa Rosa or Codding Town Malls.

P. 28 Pocket Parks: Encourage the creation of pocket parks within new developments

P.29 Architectural and Landscape Design: Require attractive architectural and landscape design for new commercial developments as well as for expansion to existing commercial uses.

Program 29.1: Distribute the updated *Downtown Portfolio* to the Design Review Board, to existing businesses and business property owners, at the public library and at the Planning Department.
Responsibility: Planning Department

Program 29.2: Coordinate development Downtown with the updated *Downtown Portfolio.*
Responsibility: Planning Department and the Design Review Committee

Program 29.3: Continue to review landscape plans to ensure that they provide an appealing and attractive environment Downtown. Introduce water elements where appropriate in landscaping and site plans. Provide large landscaped areas between sidewalks and existing parking. Provide incentives to developers to encourage open space. Apply design standards to screen and shade parking areas.
Responsibility: Planning Department

Program 29.4: Incorporate surface runoff in landscaping where feasible.
Responsibility: Planning and Public Works Departments

Program 29.5: Bring water elements and riparian vegetation into the Downtown area.
Responsibility: Planning and Public Works Departments

Water elements can include fountains, creek restoration and enhancement, and pedestrian paths next to riparian corridors.

P. 30 Pedestrian Movement: Encourage a pedestrian-oriented Downtown.

Program 30.1: Provide a pedestrian path from Bodega Avenue to Wilton Avenue via Edman Lane with additional landscaping and lighting.
Responsibility: Planning and Public Works Departments

Refer to the Transportation Chapter for an existing and proposed bicycle and pedestrian trails map.

Program 30.2: Provide distinctive street signs for the Downtown Area.
Responsibility: Architectural Review Committee and Public Works Department

P.31 Visual Connection to the Laguna: Encourage visual connection and identification with the Laguna de Santa Rosa.

Program 31.1: Encourage the development of additional pedestrian and bike paths from the Downtown to the Laguna wherever possible.
Responsibility: Planning Department

P.32 Attract Targeted Businesses: Attract targeted business to Sebastopol such as a camera store, men's shop, linen shop, furniture store, shoe store, variety store , restaurant with dancing.

Program 32.1: Identify and pursue targeted businesses
Responsibility: City Manager, Chamber of Commerce

Program 32.2: Work with the Chamber of Commerce to attract new retail businesses into the Downtown area.
Responsibility: City Manager

Program 32.3: Investigate strategies for facilitating the location of larger/diverse projects Downtown.
Responsibility: City Manager

Program 32.4: Assist property owners to obtain desired businesses when there are vacancies.
Responsibility: City Manager

Refer to the Economic Vitality Chapter which contains additional programs regarding economic development, including retaining an economic development specialist.

P.33 Proactive Stance: The City should take a proactive stance in the development of the Downtown by obtaining control of critical properties.

P.34 Additional Housing: Accommodate additional housing on upper floors over commercial/office uses where appropriate.

The Land Use Designations in the Land Use Chapter establish a Mixed Use designation for the Downtown which permits residential development at a density of 15 to 30 units/acre.

P.35 Preserve Residential neighborhoods adjacent to the Downtown area.

P.36 Promote higher density development on the periphery of the Downtown area.

Refer to the land use designations map in the Land Use Chapter which locates high density residential designations adjacent to the Downtown.

P.37 Funding Building Rehabilitation: Continue Redevelopment Agency funding for building rehabilitation.

E. Downtown Core Plan

Description of Downtown Core Plan Concept

Sebastopol's Downtown core is presently a linear corridor of stores, banks, restaurants and parking lots. Since Main Street is a one-way direction State Highway 116, it is often crowded with automobile and truck traffic. The sidewalks are narrow and sparsely landscaped, not pedestrian-friendly. The buildings in the central two blocks, which include a number of historic structures, are generally of good aesthetic character. The Downtown lacked a focal point, a central space or landmark composed of a cluster of buildings or town plaza. In addition, the only open spaces for community events such as the Pumpkin Fest and Christmas festivities are the Sprouse and Glendale Saving parking lots.

A detailed Downtown Core Map (Map 3) was developed to respond to the aforementioned conditions and is centered around a new Town Plaza located at the Weeks Way parking lot. This along with other suggested improvements, is expected to spread revitalization throughout the Downtown.

The primary concern addressed by the Downtown Core Map is to provide an environment which is more pedestrian-friendly and beautiful. A way of understanding how we perceive and use the Downtown is through the following image-component definitions which are used in Map 3.

Definitions

Paths (Lanes and Roads)

"Paths" refer to routes which lead a person travelling on foot, bicycle or by automobile throughout the City. All paths became a part of an overall hierarchy, depending on destination and importance. The principal paths in Downtown Sebastopol are Sebastopol Avenue/Bodega Avenue, Main Street/ Healdsburg Avenue and, to a lesser extent, Petaluma Avenue. These are routes upon which most visitors and locals enter and exit the City core. High Street will likely not become a major path without a signal at Bodega Avenue and a direct connection to Healdsburg Avenue.

Two important pedestrian paths are from the High Street parking lot through Copperfield's to Main Street and the paths connecting Main Street and Sebastopol Avenue to the Town Plaza adjacent to the West America Bank building.

Boundaries, Edges

"Boundaries and edges" act as physical or psychological separations between land uses or activity areas. They become an important part of denoting a downtown core. Boundaries within Downtown Sebastopol include the transition from commercial to residential on High Street to the west, Willow Street to the south of Main Street, and Healdsburg Avenue to the north. The industrial section east of Petaluma Avenue defines the current eastern limits to the commercial area north of Sebastopol Avenue. Commercial use occurs on both sides of Sebastopol Avenue east to Morris Street.

Nodes

"Nodes" are the important places along or at the end of the above-described "paths". Nodes are the points at which people gather for important civic events or day-to-day business. Sebastopol currently has a number of nodes of activity centers. Copperfield's building and the City Hall/Library are gathering spots Downtown. Ives Park with its proximity to Downtown is a very popular spot to swim, play baseball or picnic. The Town Plaza also serves a central node.

Landmarks

"Landmarks" serve a number of functions for both historic continuity and identification or reference points. They can give identity to a node or activity site. Frequently, landmarks are what make a city unique as well as giving it a sense of place and overall historic context. Downtown Sebastopol has a number of landmarks including the old Sebastopol Times Building, the Old Chamber Building, the Speas Building, the old Bank Building at the southeast corner of Main Street and Bodega Avenue, Copperfield's and other buildings on both sides of Main Street between McKinley Street and Bodega Avenue. Overall architectural styling is somewhat consistent in the commercial core. Some newer buildings retain the same brick found on the older buildings.

MAP 1: DOWNTOWN CORE



F. Downtown Core Plan Elements

The Downtown Core Map is intended to give a more specific direction for public and private land use decisions as well as redevelopment agency actions. Specific recommendations for individual land uses are not intended to be binding, but serve to indicate desirable land uses to revitalize the Downtown Core area. Also, suggested parks and landscaping of parcels in private ownership are not binding and do not limit existing land uses and regulations applicable to them.

A breakdown of individual elements of the Downtown Core Map is presented below:

Plan Elements	Location/Description
1. Town Plaza	McKinley Street and Weeks Way.
2. Retail Parking	Speas site Exchange Bank Parcel: Replace some parking removed from City lot at Weeks Way and add some retail space and parking for same. Develop and retain space and replace some parking removed at Weeks Way.
3. Retail/Office/Film Theater/Art Gallery/Housing	Lumber Yard/Brown Street/and Properties facing Brown Street: This is an excellent opportunity to expand mixed use /commercial development and enhance the Town Plaza as the center of Downtown. A mixed use development replacing Diamond Lumber and Brown Street and properties facing Brown Street could expand and refocus the Downtown.
4. Streetscaping	Main Street/Weeks Way/ Highway 12: Main Street: (1 block in each direction): new sidewalk material/design, street trees, lighting, seating, trash receptacles and crosswalk design. Modify design and restrict number of newspaper receptacles.
5. Improvement of Edman Way	Edman Way: Provide pedestrian/bicycle path from Bodega Avenue to Wilton Avenue. Clean up parking and delivery areas and streetscaping. Encourage retail rear entrances.
6. Bicycle Lanes	Add network of bicycle lanes connecting the Downtown to adjacent neighborhoods, the Laguna and the County system.
7. Pocket Parks	Union 76 Station/Sprouse Site: A pocket park at the Union 76 Station would create a link between Main Street and the Veteran
8. Pedestrian Path	Burnett Street: Link retail office development from Main Street to Ives Park and the Veterans Building. Encourage retail development on Burnett Street.
9. Downtown Entries	Entrances to Downtown Area: Landscaped elements will notify people they are entering a special shopping/business district.
10. Street System Revisions	Extension of Laguna Park Way to Main Street.
	Remove Brown Street: The combination of the Diamond Lumber property with the properties east of Brown Street would accommodate a development of a scale where a small firm theater and a municipal art gallery could be incorporated to draw shoppers.

Plan Elements	Location/Description
	property with the properties east of Brown Street would accommodate a development of a scale where a small firm theater and a municipal art gallery could be incorporated to draw shoppers.
11. Parking Expansion	High Street: Expand parking if Senior Center is relocated or building is not needed for other public use.
12. Building/Site Improvements	Glendale: This shopping center-type site plan is not appropriate for a Downtown site. If a Highway 116 bypass is built, McKinley Street could accommodate diagonal parking in lieu of the on-site parking lot. The development should then be allowed to build out to the sidewalk, including a courtyard if the existing building is retained. The removal of the existing building would facilitate this extension if Laguna Park Way to Main Street. The aesthetics of the building should be modified to other than the present franchise/modern look. Conversion of the parking lot should also be explored.
	Sprouse: The shopping center type plan and the franchise/ modern architecture is not appropriate for a Downtown site. A pedestrian path connecting the building to Main Street through the parking area with sidewalk frontage, retail on either site. A pocket park and landscaping screening the parking lot are suggested for Phase I.
13. Hotel	A hotel in the Downtown is anticipated.
14. Future Study Area	Main Street/High Street and Burnett Street/Willow Street: This could be the site for additional mixed retail/office/housing use and a public parking lot.
15. Light Industrial/Manufacturing	Morris/Old Duraglass Area: Encourage and accomodate mixed retail/commercial/cultural use at this site.

Section III: Historic Resources, Scenic Views and Public Art

A. Conservation of Architectural and Historic Resources

The gentle rolling hills, abundant plant and animal life, and major and intermittent waterways in Sebastopol's Planning Area attracted people to the region during prehistoric times. Archaeological records show nine known archaeological sites within the Planning Area. The entire Planning Area is considered highly sensitive, and may contain other as-yet undiscovered archaeological sites. The most sensitive areas are relatively undisturbed rural lands adjacent to naturally-occurring waterways.

The *Historic Survey of Sebastopol,* prepared by the Western Sonoma County Historical Society in 1980 identified a total of 206 historic buildings and sites in Sebastopol, dating from the period 1865 to 1935. Two buildings are listed on the National Register: the George Strout House, a Queen Anne-style house located at 253 Florence Avenue; and the Gold Ridge Farm, located at 7777 Bodega Highway. Most other resources listed in the survey are classified as eligible for National Registry, State Historical Landmark List, an official local preservation list; or eligible for listing later once restoration has been completed.

Sebastopol's archaeological and historic resources should be preserved. They provide a link to the past and strengthen the City's sense of place and community identity. Members of the community take a strong interest in the preservation of historic buildings and sites. The West County Museum, located on South Main Street is a volunteer organization exhibiting many artifacts and documents relating to Sebastopol's past.

Goal 11 Preserve archaeological and historic resources .

P.38 Preserve Archaeological Resources: Continue to protect archaeological resources.

Program 38.1: Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist.
Responsibility: Planning Department.

The California Environmental Quality Act (CEQA) requires evaluation of any archaeological resource on the site of a development project. Unique resources, as defined by State law, should be protected, either by physical measures or by locating development away from the site.

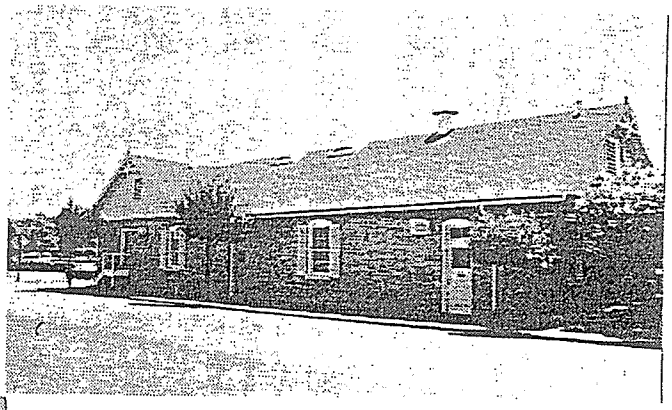
P.39 Historic Buildings, Sites and Districts: Identify, recognize and protect sites, buildings, structures and districts with significant cultural, aesthetic and social characteristics which are part of Sebastopol's heritage.

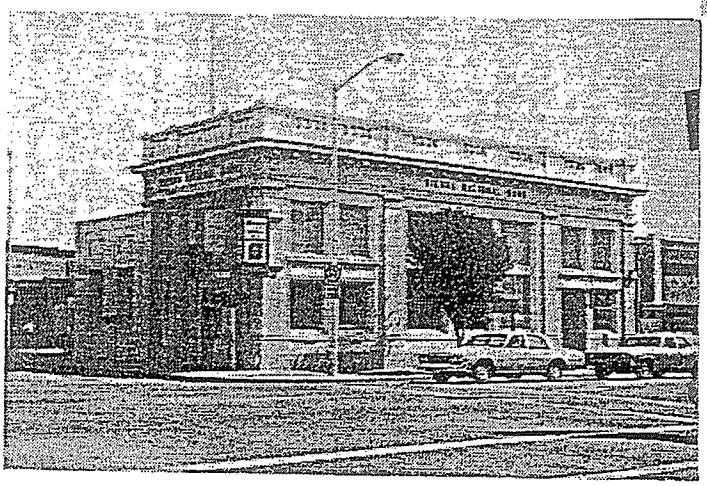
Program 39.1: Adopt a cultural resources management ordinance to identify, recognize, protect and preserve sites, buildings, structures, districts and objects that reflect significant elements of Sebastopol's cultural, social, economic, political, aesthetic, architectural or natural heritage.
Responsibility: Planning Department.

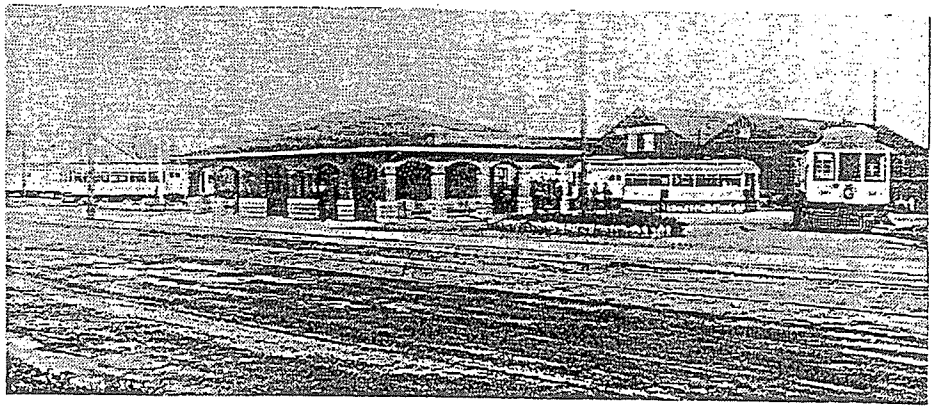
Program 39.2: Revise the Zoning Ordinance to require Design Review Board and City Council approval prior to demolishing or significantly altering structures listed in the *Historic Survey of Sebastopol* as potentially eligible for the National Register or State Landmark Status .
Responsibility: Planning Department.

Program 39.3: Publish and distribute copies of *Historic Survey of Sebastopol* at the public library, the Chamber of Commerce office, and the West County Museum.
Responsibility: Planning Department.

Historic Buildings—
Additional buildings are listed in *An Architectural Tour of Sebastopol* by the Western Sonoma County Historical Society, Box 1816, Sebastopol







Examples of historic buildings listed in the Architectural Tour of Sebastopol by the Western Sonoma County Historical Society.

Program 39.4: Establish incentives for preservation and restoration of historic buildings and sites. Consider the following incentives: interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; and awards or grants for the preservation and protection of outstanding buildings.
Responsibility: Planning Department

Program 39.5: Continue to refer projects to Sonoma State University's Archaeological Resource Center and to the Western Sonoma County Historical Society.
Responsibility: Planning Department

Program 39.6: Seek funding for the restoration and preservation of archaeological and historical resources.
Responsibility: Planning Department

B. Preservation of Scenic Views

The views of the open space and rolling hills surrounding Sebastopol contribute the community's sense of identity and well-being. Scenic views are open space areas and sites of exceptional beauty or historic and cultural interest. They can be readily lost by development or signs blocking scenic views. Typically the views from public-rights-of-way, the-city's streets and roads, are the most important since they are shared by the entire community.

The *Laguna de Santa Rosa Park Master Plan,* adopted in 1992 contains additional land use regulations for the protection of scenic views. This Master Plan (contained in the *Conservation, Open Space and Parks Chapter*) should be consulted prior to preparation of development proposals for projects within 1250 feet of the Laguna de Santa Rosa, which is generally defined by the 76 foot contour line[2] shown on *Map 2: Scenic View Corridors.*

Goal 13 Preserve and enhance scenic views of the Laguna de Santa Rosa, Atascadero Creek, the hills to the west of Sebastopol and other natural resources within the Sebastopol Planning and Referral Area.

P.40 Preserve scenic views of the natural landscape.

Program 40.1: Utilize the *Map 2: Scenic View Corridors* as a guide to protecting and enhancing scenic views in the development review process.
Responsibility: Planning Department

Program 40.2: Analyze proposed structures within 1250 feet of the Laguna de Santa Rosa for their effect on the views of and from the Laguna de Santa Rosa.
Responsibility: Planning Department

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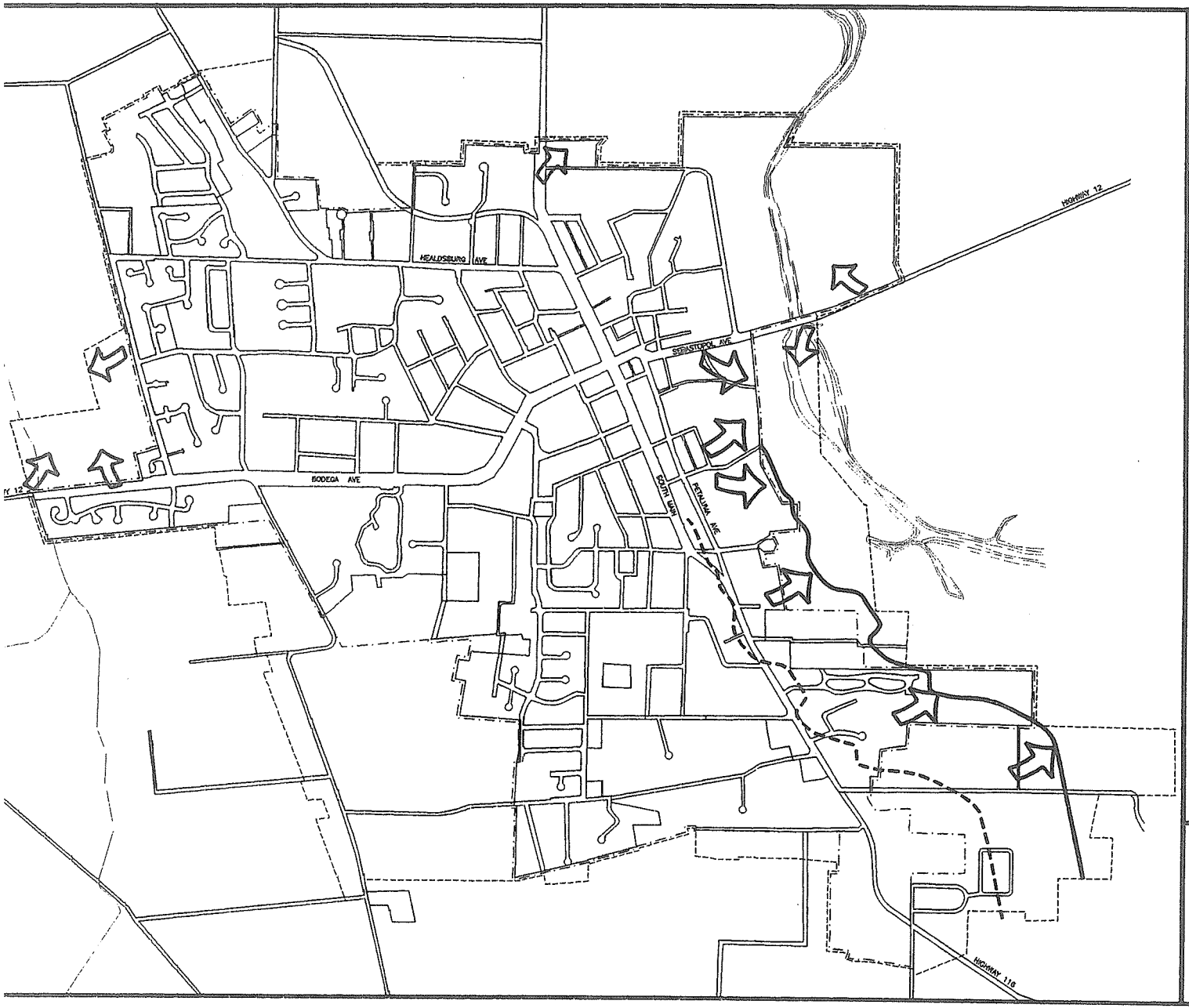
[2] Refer to the *Conservation, Open Space and Parks Chapter* for additional policies and programs regarding the Laguna de Santa Rosa.



SEBASTOPOL GENERAL PLAN

MAP 2: SCENIC VIEW CORRIDORS

LEGEND

SCENIC VIEW CORRIDOR

This map is intended to provide an overview of the principal scenic views from public right-of-way in Sebastopol and is therefore not an exhaustive analysis of scenic corridors. Site-specific analysis of scenic views may be required on a case-by-case basis to ensure protection of scenic views in the community.

76 FLOOD CONTOUR LINE

1250 FEET FROM THE LAGUNA DE SANTA ROSA

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

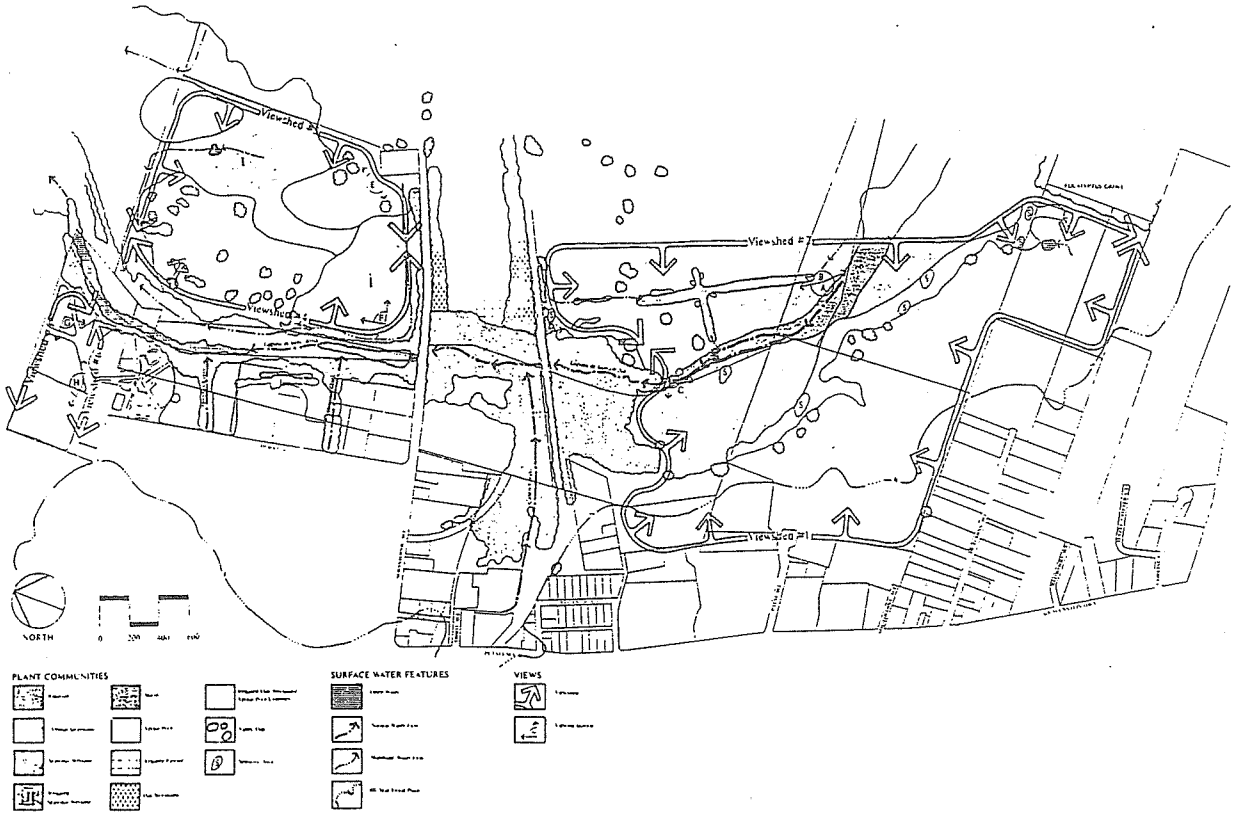
PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS



MAP 2A: SCENIC VIEW CORRIDORS OF THE LAGUNA DE SANTA ROSA

Program 40.3: Analyze proposed structures within 1250 feet of the Laguna de Santa Rosa for their potential effect on the Laguna skyline. Do not permit massive, uninterrupted penetrations of the tree line by roofs or other building structures.
Responsibility: Planning Department

Program 40.4: Discourage additional building construction in the area of the Laguna Youth Park and adjacent sewer ponds 200 feet from the center line of Morris Street.
Responsibility: Planning Department

Program 40.5: Prohibit building construction on the Barlow Field parcel.
Responsibility: Planning Department

The Barlow Field parcel is owned by the City and is designated Open Space. Programs 40.2 to 40.5 inclusive are contained in the Laguna de Santa Rosa Park Master Plan

Program 40.6: Revise the Zoning Ordinance to regulate the design and location of antenna towers and satellite dishes.
Responsibility: Planning Department

Program 40.7: Revise the Zoning Ordinance to regulate the design and location of antenna towers and satellite dishes.
Responsibility: Planning Department

Program 40.8: Continue to require developers to underground utility lines.
Responsibility: Planning and Building Departments



Northwest Corner of Main Street and Bodega Avenue

P.41 Discourage Structures Near Laguna Channel: Discourage other agencies public agencies from developing building structures within 800 feet of the center line of the Laguna channel.

P.42 Discourage Public Buildings Near the Laguna: Discourage public agencies from developing building structures within 800 feet of the Laguna.

P.43 Color Schemes and Forms for Structures: Encourage new and renovated developments within 1250 feet of the Laguna to use color schemes and forms sympathetic to the visual character of the Laguna and the region.

P.44 Encourage Clustering of Structures: Encourage the clustering of structures to develop open space that physically and visually relates to the Laguna.

Policies 41 to 44 inclusive are contained in the Laguna Park Master Plan which is presented in the Conservation, Open Space and Parks Chapter.

C.Public Art and Sculpture

Art in public spaces – in parks, Downtown, and around buildings has brought beauty, a sense of place and a human quality to urban areas. Public sculpture often becomes a landmark treasured by the community. It is used by children who touch and climb on it. Public art does not have to be large or monumental in size. Murals, fountains, and small sculptures have been used successfully to soften and beautify urban spaces.

Sebastopol is located in an area with a large population of artists. The annual *Sonoma County Art Trails* lists many artist studios within a fifteen mile radius of the City. The Sebastopol Center for the Arts, established in 1990, operates an art gallery, art classes and sponsors cultural events throughout the year. Public art and sculpture should feature local artists and thereby reflect the cultural life of the community.

Public art can be shown through the Percent-for Art Program sponsored by the City and private donors. Developers can be encouraged to include artwork with new buildings and expansions. The new Downtown Plaza is an ideal location for permanent sculptures, as well as temporary art exhibits. Changing public art periodically not only draws people Downtown; it permits a wider variety of ideas and tastes to be exhibited.

Goal 13 Support Public Art and Sculpture

P.45 Public Art and Sculpture: Promote public art and sculpture that reflects the cultural life of the community.

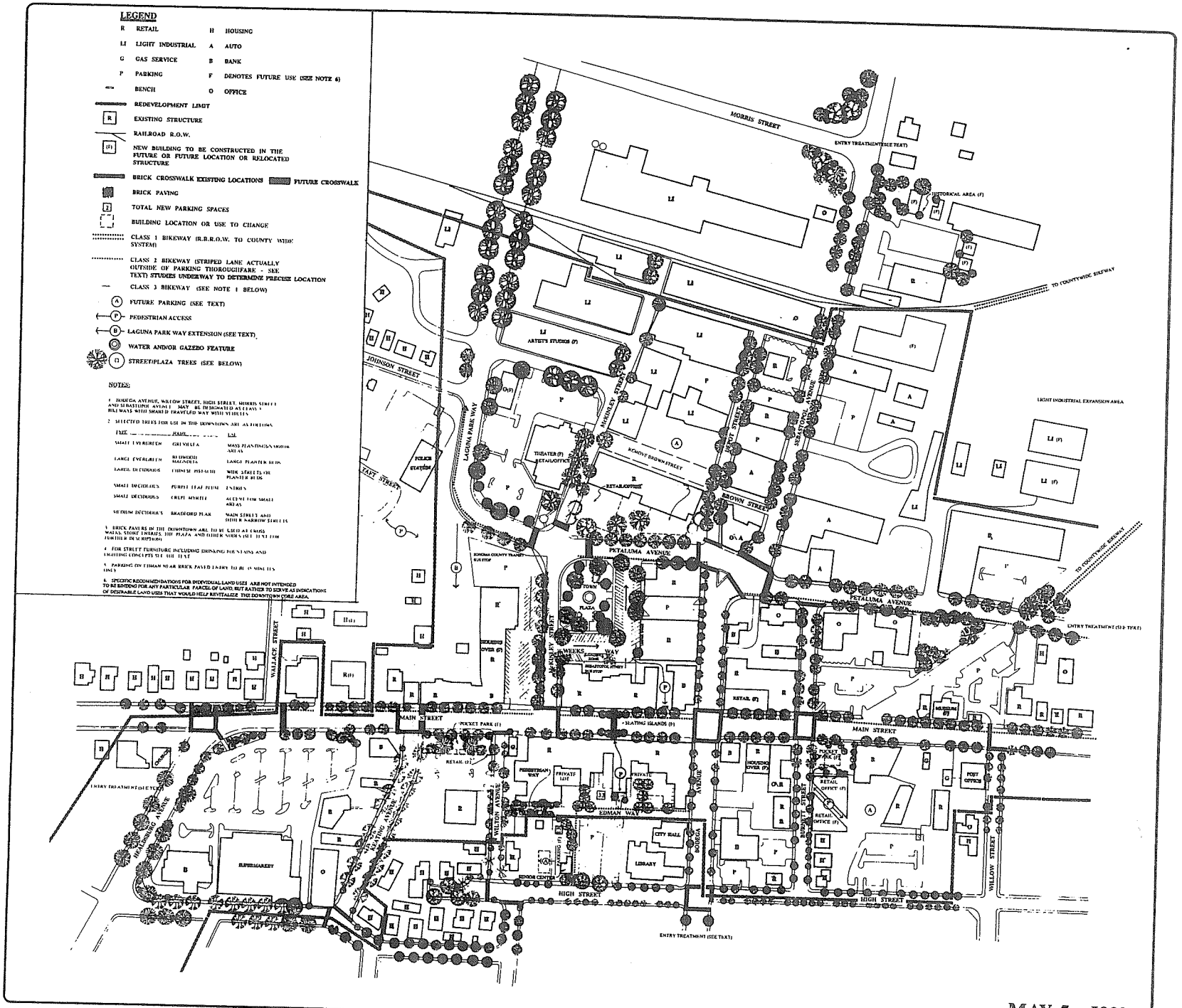
Program 45.1: Adopt a Percent-for-Art Program
Responsibility: Planning and Finance Departments

This program would require a percentage of the cost of new public and commercial buildings and redevelopment projects to be spent for public art on the site.

Program 45.2: Request that the Sebastopol Center for the Arts guide the acquisition and exhibition of public art and promote other arts programs.
Responsibility: City Manager

Program 45.3: Consider implementing an ongoing sculpture exhibit in the Downtown Plaza.
Responsibility: Parks and Recreation Commission and the Sebastopol Center for the Arts

Several cities place sculptures in public places for limited periods of time as a part of an ongoing sculpture competition. A similar project could take place in Sebastopol. The sculptures would be selected by a jury run by the Sebastopol Center for the Arts. The artists would pay for installation. The City would pay only for insurance. This would enliven the Downtown Plaza, draw additional local and tourist visitors, and thereby stimulate local business.



MAY 5, 1992

Drawn by:

MFR Associates
LANDSCAPE ARCHITECTURE
RESOURCE PLANNING
THE HEALDSBURG AVENUE, SUITE 15
SEBASTOPOL, CA 95472 (707) 823-6157

MAP 14.

SEBASTOPOL DOWNTOWN PLAN

NORTH

Approx. 1" = 60'

Chapter VI

Economic Vitality

Sebastopol benefits from continued economic growth, as evidenced by consistent increases in retail sales tax revenue. The City is able to adopt an annual budget which maintains current levels of service and does not require severe cutbacks. The City and its Community Development Agency have been active in promoting a growing and successful business community. Low interest loans have been provided for building structural improvements, a major new street has been completed in the Downtown, and final plans have been approved for the town plaza. The Community Development Agency has assisted financially with the planned conversion of the Speas building into a movie theater and retail complex. Several new businesses have located in and around the Downtown core.

In planning for future growth the City wants to assure its current economic viability. Demands upon resources must not outstrip the ability to provide the resources. Extending City services for new development is costly. As part of the approval process for new development, the City must determine the fiscal impacts on City services and infrastructure.

The City recognizes that there currently exists an imbalance in the number of jobs available for current Sebastopol area residents; there are more residents than there are employment opportunities. One of the results of this imbalance is increased traffic problems associated with city residents needing to commute to jobs outside the city. Providing additional industrial land, and redevelopment of underdeveloped parcels within the city could increase the number of employment opportunities. The availability of employment opportunities should be one of the factors considered in the application for new residential developments. Employment opportunities need to be provided for all income groups.

Goal 1 Broaden the city's employment base.

P.1 Well-Paying Jobs: Bring well-paying jobs to the community.

P.2 Consider Economic Factors in Decision-Making: Consider economic factors in making decisions that affect the city.

Program 2.1: Prepare economic and fiscal impact information before making key land use decisions.
Responsibility: Planning and Finance Departments

A report will be prepared, that analyzes the economic and fiscal costs and benefits of a proposed project. A checklist, similar to the list employed in determining when an environmental impact report is required, will be used to decide when an economic and fiscal analysis is needed. The City will select the consultants to prepare the reports, paid for by the applicant, which will on completion, be provided to the planning commission, city council, and the public.

Goal 2 Increase the city's retail sales tax base.

P.3 Mixed Use Development: Encourage mixed use developments in the Downtown and other selected areas of the city and maintain the ground floor in non-residential uses where needed to stimulate and support the local economy.

P.4 Encourage local-serving neighborhood retail uses readily accessible to residential areas.

The intent of this policy is to encourage small-scale developments, compatible with the immediately surrounding area. For example, "mom-and-pop" pedestrian-oriented stores would be encouraged, while larger-scale, auto-oriented enterprises would be discouraged.

P.5 Promote Local Shopping: Develop programs to promote shopping locally.

Program 5.1: Continue to support the Chamber of Commerce and the Downtown Improvement District in their efforts to promote and market Sebastopol as a location for new businesses that are consistent with the goals of the General Plan.
Responsibility: Planning Department and City Council

Program 5.2: Clarify the development application and permit review and approval processes for new businesses and revise as needed.
Responsibility: Planning and Finance Departments

Goal 3 Produce an economic development strategy that sustains the goals and policies of the General Plan and supports Sebastopol's unique identity and sense of place.

Economic development helps to support and realize many of the goals and policies contained in the General Plan, and contributes to the community's overall well-being and identity. The City's economic development activity will occur on the following levels: (1) marketing; (2) recruiting new businesses; and (3) review.

The promotion, or "marketing" strategy, will include information on the City's vision for the future which should include a community survey of needed services and businesses, a community profile, an updated inventory of vacant and developable parcels, and other relevant data of interest to businesses seeking to locate in the city.

The responsibility for reviewing fiscal and economic impact reports prepared for projects, for maintaining an updated economic data base for Sebastopol, and for advising the City Council on economic development should be assigned to the City Manager.

P.6 Active Redevelopment Agency: Ensure that the Redevelopment Agency takes an active role in implementing the economic development strategy.

Program 6.1: Prepare and adopt a revised redevelopment plan in concert with an economic strategy for the city.
Responsibility: Planning Department and Redevelopment Agency

As part of the plan, the Redevelopment Agency will prepare information outlining owner participation agreements with the Agency. The Agency will solicit proposals when implementing the revised Redevelopment Plan.

Program 6.2: Develop an economic development strategy.
Responsibility: City Manager, Finance Department

Program 6.3: Promote the Laguna Park as a tourist destination.
Responsibility: City Manager, Finance Department

P.7 Rehabilitate Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements.

Program 7.1: Develop an adaptive reuse grant and loan program for existing buildings.
Responsibility: Finance, Planning and Building Departments

Goal 4 Protect and increase the economic vitality of the city.

P.8 Reserve Sewer Capacity for Commercial and Industrial Development: Reserve a specific amount of sewer capacity for commercial and industrial development citywide.

The amount would be determined annually by the city council based on the actual volume of commercial and industrial sewage generated in 1992 as a base year.

Goal 5 Protect and increase the economic vitality of the Downtown.

P.9 Farmer's Market: Support and facilitate the enlargement of the "farmers' market" Downtown.

P.10 Continue to implement the *Downtown Plan.*

Program 10.1: Develop an adaptive reuse grant and loan program to rehabilitate and retrofit existing commercial structures to meet contemporary market needs.
Responsibility: Redevelopment Agency and Planning and Building Departments

P.11 Encourage people traveling through Sebastopol to stop, visit, and shop.

Program 11.1: Connect Downtown with Laguna Park.
Responsibility: Planning Department

Program 11.2: Expand existing or establish additional parking assessment districts.
Responsibility: City Manager and Finance Department

Goal 6 Emphasize Sebastopol's role as a market and service center for the West County.

The city has a greater need for commercial development than for residential development. The intent is for the city to concentrate on securing and strengthening important market segments and certain vital services. Sebastopol would like its economy to become increasingly self-sufficient and would like to draw into the community businesses which are needed and are currently missing, for example artisans and craftspersons who reside in western Sonoma County.

P.12 Build on the Existing Market: Encourage businesses in Sebastopol which respond and meet the needs of west County residents.

Program 12.1: Identify businesses that are needed in Sebastopol to meet the needs of west County residents.
Responsibility: City Manager, Finance Department

Program 12.2: Periodically update the market analysis by working with Sonoma State University and Santa Rosa Junior College to ensure that promotion.
Responsibility: City Manager, Finance Department

P.13 Farmer's Market: Maintain and expand the Farmer's Market.

Goal 7 Improve the appearance and functioning of the South Main Area.

The area lies south of Downtown. It includes Planning Area 11, the Gravenstein Highway South Strip as indicated in Map 1: Planning Areas, from the Background Report. Along this corridor are many historic Victorians, some of which have been converted to professional offices. The problems facing this area include constraints to the effective use of the commercial designated property and the provision of the required on-site parking resulting from the small parcels and their configuration; establishing a policy with regard to the existing older dwellings; and establishing development criteria to deal with the large volume of through-traffic, noise and surrounding land uses.

P.14 Encourage Commercial and Office Uses: Encourage the development of office and commercial uses compatible with the overall goals of the General Plan.

Program 14.1: Prepare a specific plan for the South Main Area.
Responsibility: Planning Department

Program 14.2: Adopt a zoning ordinance amendment for the South Main Street area that allows for the development of office and commercial uses compatible with the overall goals of the General Plan.
Responsibility: Planning Department

Chapter VII

Safety

Purpose of the Safety Chapter

This chapter combines two state mandated elements. The first section contains the Safety Element [Government Code §65302(g)]. The second section contains the Noise Element pursuant to the Noise Element Guidelines of the Government Code [§65302(d)].

The Safety Section mandates the protection of the community from unreasonable risks associated with the effects of earthquake, landslides, slope instability, subsidence and other known geologic hazards, flooding, and building collapse. This section is required to include a mapping of known seismic and other geologic hazards and also to address other locally relevant safety issues such as:

- hazardous materials spills;
- hazardous and toxic materials storage and disposal;
- emergency response capacity;
- flooding, storm drainage; and
- potable water quality.

A second purpose of this section is to guide land use planning and policy decisions to reduce the safety risks and achieve an acceptable level of public protection from known natural and man-made hazardous events.

The Noise section identifies and evaluates the community noise problems. State law requires that a noise element consider noise generated from a number of different sources including highways, local streets, rapid transit systems, airports, and industrial operations. In brief, the Noise section contains:

- a mapping of the future noise environment using CNEL (Community Noise Equivalent Level) contours;
- standards for indoor and outdoor noise exposure; and
- policies and implementation programs to mitigate the major noise problems where possible, both in the present and in the foreseeable future.

Section 1: Safety

I. Geological Hazards

No active earthquake faults lie within the boundaries of the Planning Area. Earthquakes originating on the active San Andreas Fault, located approximately 11 miles west of Sebastopol, the Mayacama Fault, located in the northeastern part of the county, and the active Healdsburg-Rodgers Creek Fault, located approximately seven miles northeast of Sebastopol, could cause severe ground-shaking in Sebastopol.

Potential hazards associated with severe ground-shaking include liquefaction, landslides, differential settlement, building damage, and flooding from water storage tank rupture. Map 1 describes the location of fault lines in the area. The varying levels of seismic and geologic risk within the Sebastopol Planning Area are illustrated by *Map 2: Geologic Hazard Zones.* .

Although there are no fault lines within the Planning Area, the potential damage to structures and to public safety from earthquakes remains significant. The 1906 earthquake reduced most of the Downtown to rubble, and even the milder 1969 earthquake and the 1990 Loma Prieta earthquake caused minor damage to buildings Downtown. Since the 1969 earthquake, the City has implemented a successful program to reinforce masonry buildings. Today the two remaining unreinforced masonry structures – the bank and the adjacent building at the southeast corner of Bodega Avenue and Main Street – have been renovated to comply with today's seismic standards.

A. Seismic Effects on Structures and Public Facilities

The severity of damage to buildings from earthquakes is related to the intensity of groundshaking, soils and geologic characteristics, the type of building construction used, and other potential hazards listed above. Sebastopol does not have high-risk areas with critical facilities such as high-occupancy buildings, hospitals or schools. The land use pattern that has evolved in Sebastopol has, in general, avoided high-risk areas.

The Unreinforced Masonry Law passed by the State Legislature in 1986 (SB 547), requires all cities and counties to identify potentially hazardous unreinforced masonry buildings. The City has complied with this legislation and found unreinforced masonry buildings. Implementation of an inspection and reinforcement program has been completed to mitigate hazards associated with the seismic effects on structures.

The seismic status of buildings by their seismic classification is summarized below:

a) All critical emergency buildings (city hall, police and fire station) have been constructed recently and have been built with earthquake damage mitigating features.

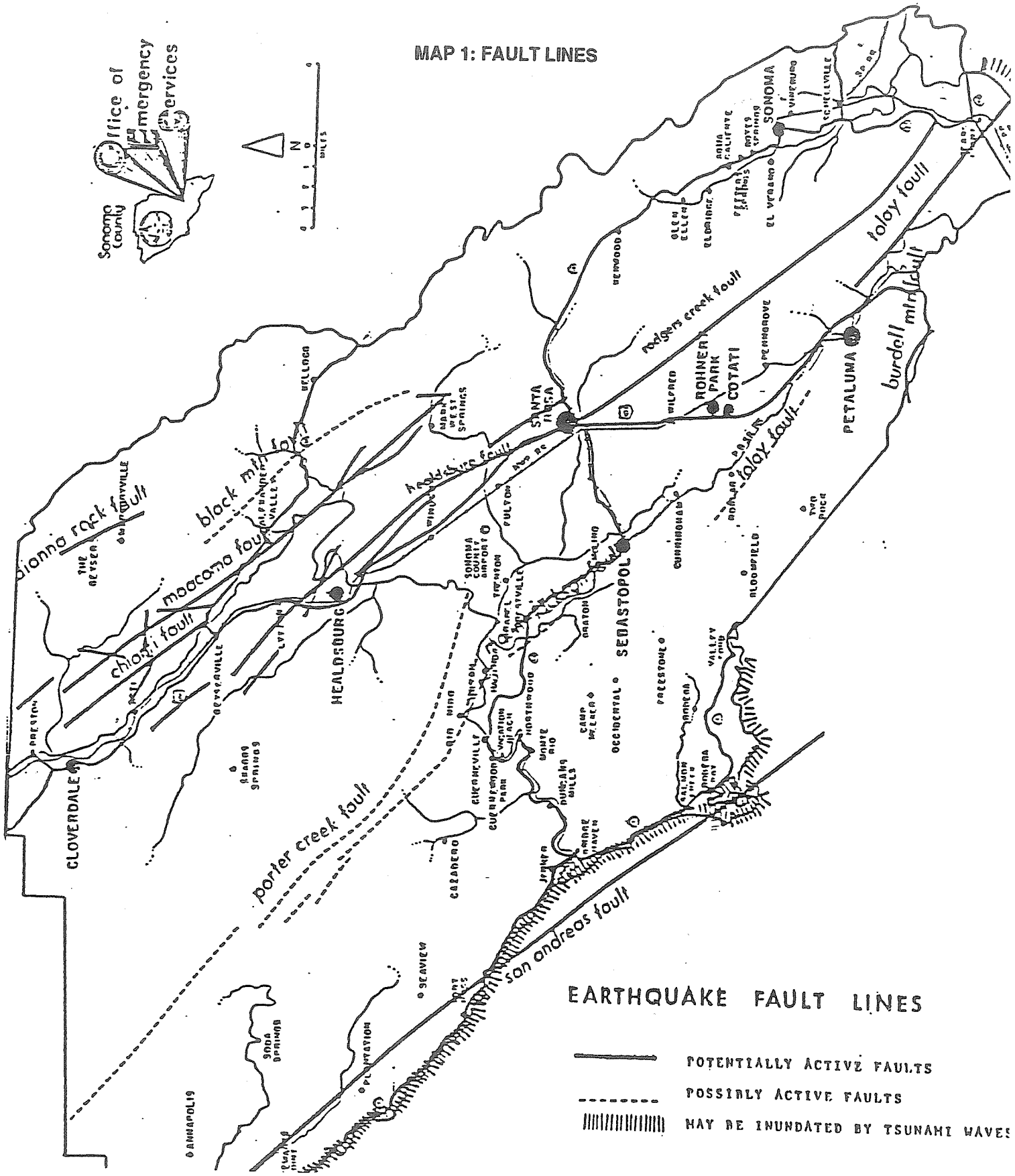
b) High priority buildings (theaters, schools, limited care facilities) are mostly of recent construction. Many are wood-frame buildings which are the least susceptible to earthquake damage. The exception is the County -owned Veteran's Building which has not been seismically upgraded.

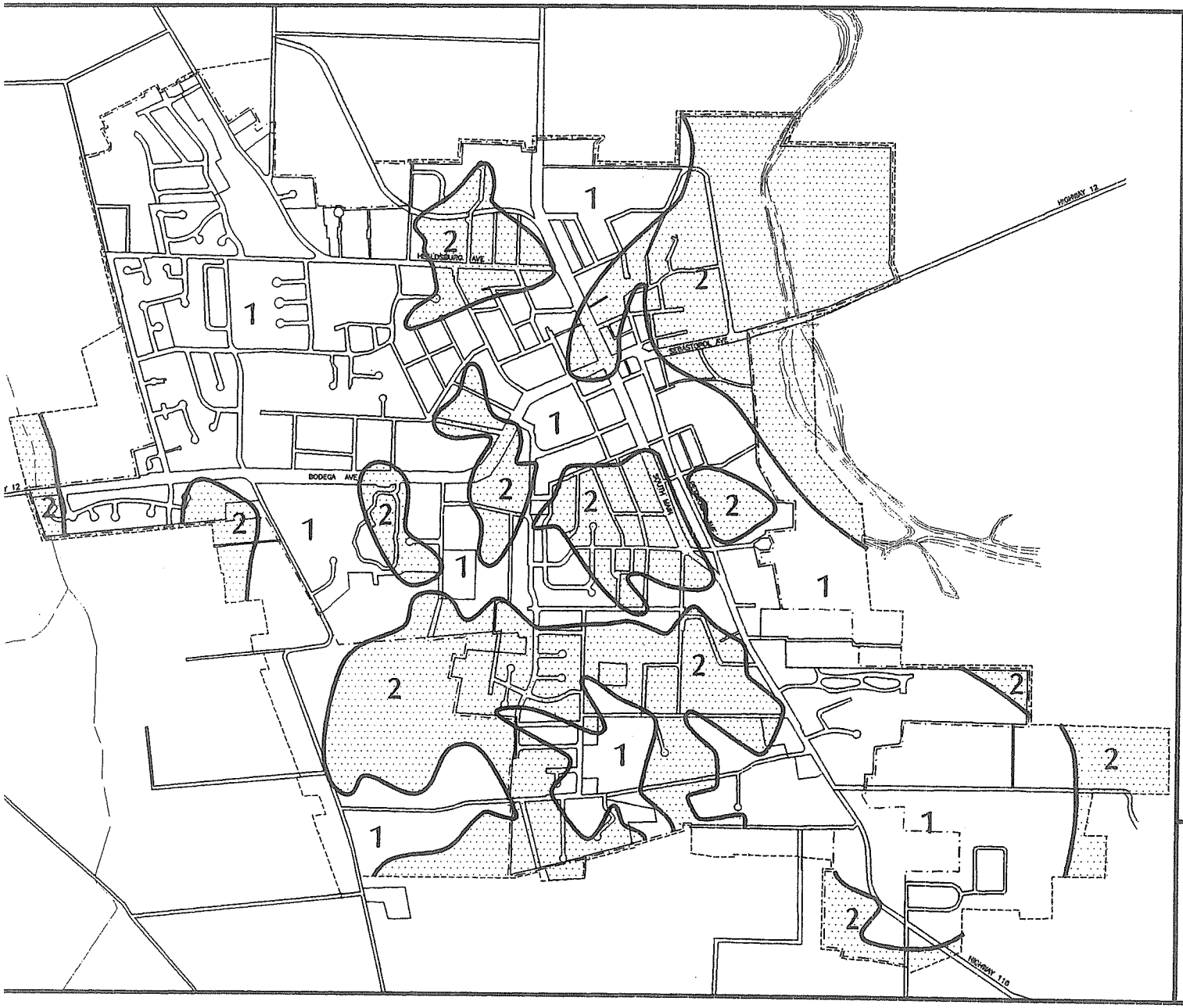
c) The majority of high-use buildings (commercial and office buildings, apartment buildings of 50 or more units and churches) are of recent construction and can therefore withstand low to medium intensity earthquakes.

d) Small apartment complexes, duplexes and the majority of housing in Sebastopol have been built with one- to two-story wood-frame construction which has a high survivability in the event of an earthquake.

e) Bridges across Atascadero Creek and the Laguna de Santa Rosa would be vulnerable in the event of a major earthquake.

MAP 1: FAULT LINES





SEBASTOPOL GENERAL PLAN

MAP 2: GEOLOGIC HAZARD ZONES

SOURCE: M. Huffman, Geology for Planning in Sonoma County, 1974

LEGEND

1 2 3 4 — INCREASE IN SEISMIC & GEOLOGIC RISK

Information presented on this map is schematic only. More precise maps with this information at a smaller scale are on file at the Sebastopol Planning Department.

CITY LIMITS

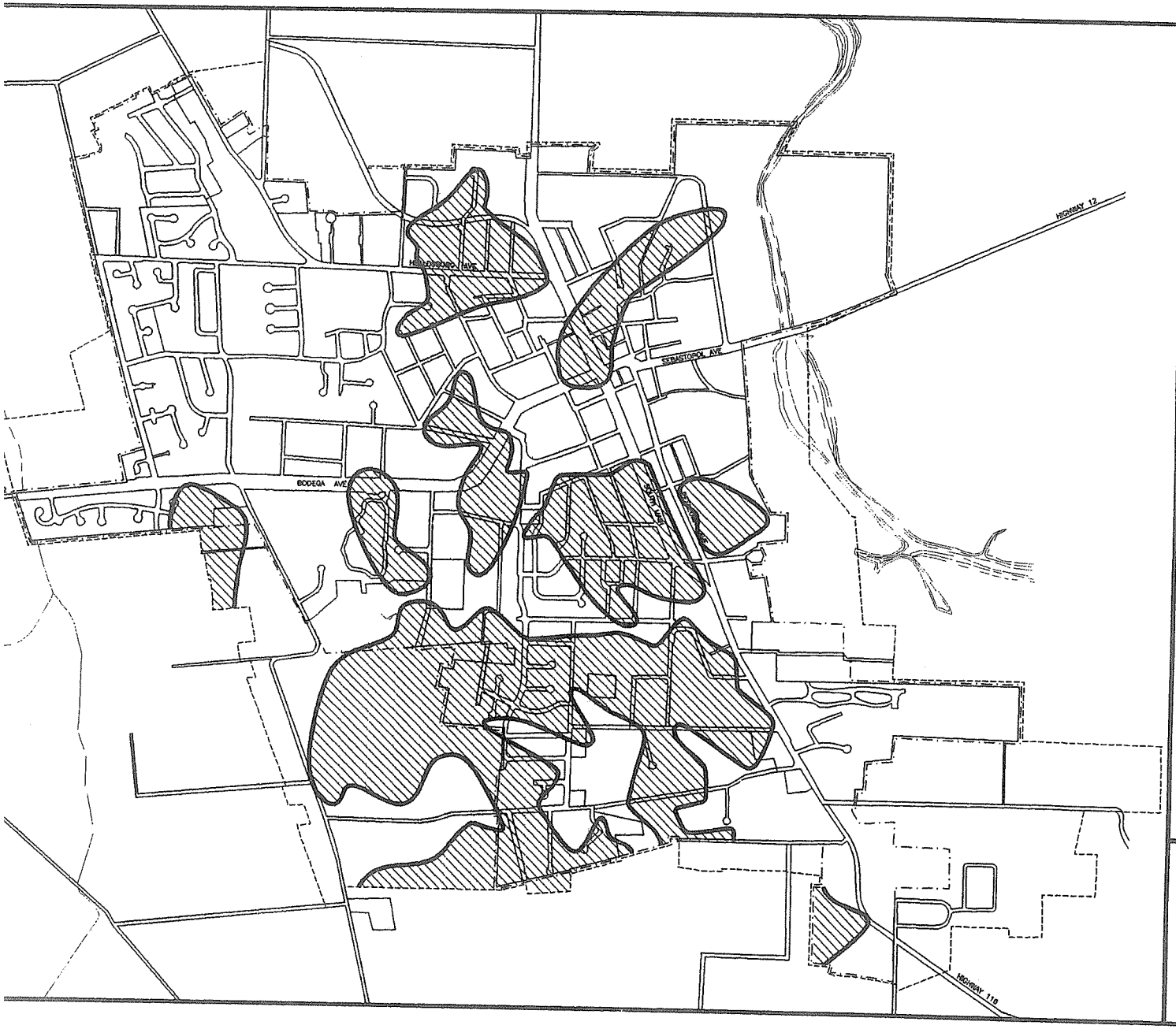
SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000
SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS



SEBASTOPOL GENERAL PLAN

MAP 3: RELATIVE SLOPE STABILITY

SOURCE: M. Huffman, Geology for Planning in Sonoma County, 1974

LEGEND

Areas of greatest relative stability due to low slope inclination -- dominantly less than 15%

Areas of relatively stable rock and soil units, on slope greater than 15%, containing few landslides

Information presented on this map is schematic only. More precise maps with this information at a smaller scale are on file at the Sebastopol Planning Department.

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

A major earthquake would be expected to cause considerable damage to transportation systems. Roads, bridges and highway overpasses all cross various earthquake faults as well as areas susceptible to ground failure. Landslides would be intensified as a result of groundshaking, and could affect portions of the roadway system located in landslide potential areas identified in *Map 3: Relative Slope Stability*. Seismic damage could also occur to the treated water and sewage pipelines, gas pipelines, and to telephone and power lines which traverse the Planning Area.

Goal 1 Reduce seismic hazards.

P.1 Reduce Risk of Seismic Hazards: Reduce the risk of loss of life, personal injury and damage to property resulting from seismic hazards.

Program 1.1: Continue to require geotechnical reports by a state-registered geologist for development proposals on sites in seismically and geologically hazardous areas and for all critical structures. These reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, landslides, expansive soils, and subsidence and settlement.
Responsibility: Planning and Public Works Departments

Program 1.2: Continue to comply with the provisions of the State *Alquist-Priolo Act.*
Responsibility: Planning and Public Works Departments

The Alquist Priolo Act was adopted by the State legislature which established Seismic Hazard Zones throughout California. Geologic investigations must be prepared prior to certain types of new development in these zones.

Program 1.3: Continue to require, as conditions of approval, measures to mitigate potential seismic and geologic safety hazards for structures.
Responsibility: Planning and Public Works Departments

Program 1.4: Continue to require professional inspection of foundation and excavation, earthwork and other geotechnical aspects of site development during construction on those sites specified in soils, geologic, and geotechnical studies as being prone to moderate levels of seismic hazard.
Responsibility: Building Department

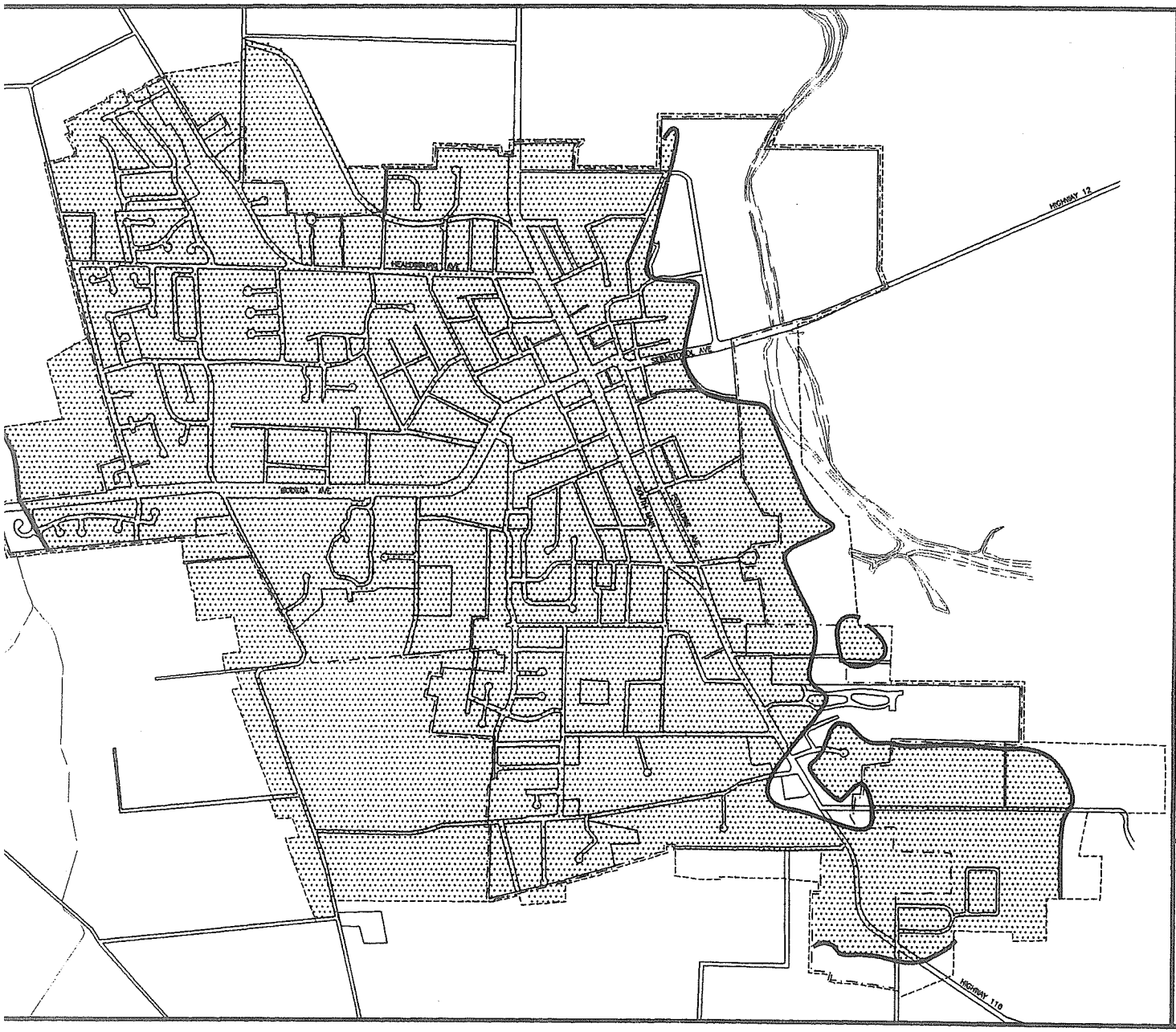
Program 1.5: Continue to monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.
Responsibility: Building and Public Works Departments

Program 1.6: Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.
Responsibility: Building Department

Program 1.7: Encourage Caltrans to seismically reinforce bridges in the Sebastopol Planning Area.
Responsibility: City Manager and City Council

P.2 Limit Building in Areas with Significant Risk Potential: Discourage construction of high density residential, and other critical, high-occupancy or essential services buildings in high-risk zones.

Program 2.1: Review all projects in relation to available hazards information contained in Map 2 and other similar documents available in the Planning Department.
Responsibility: Planning, Building and Public Works Departments



SEBASTOPOL GENERAL PLAN

MAP 4: SHRINK-SWELL POTENTIAL

SOURCE: Soils Conservation Survey, Sonoma County, 1972

LEGEND

MODERATE

LOW

Information presented on this map is schematic only. More precise maps with this information at a smaller scale are on file at the Sebastopol Planning Department.

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

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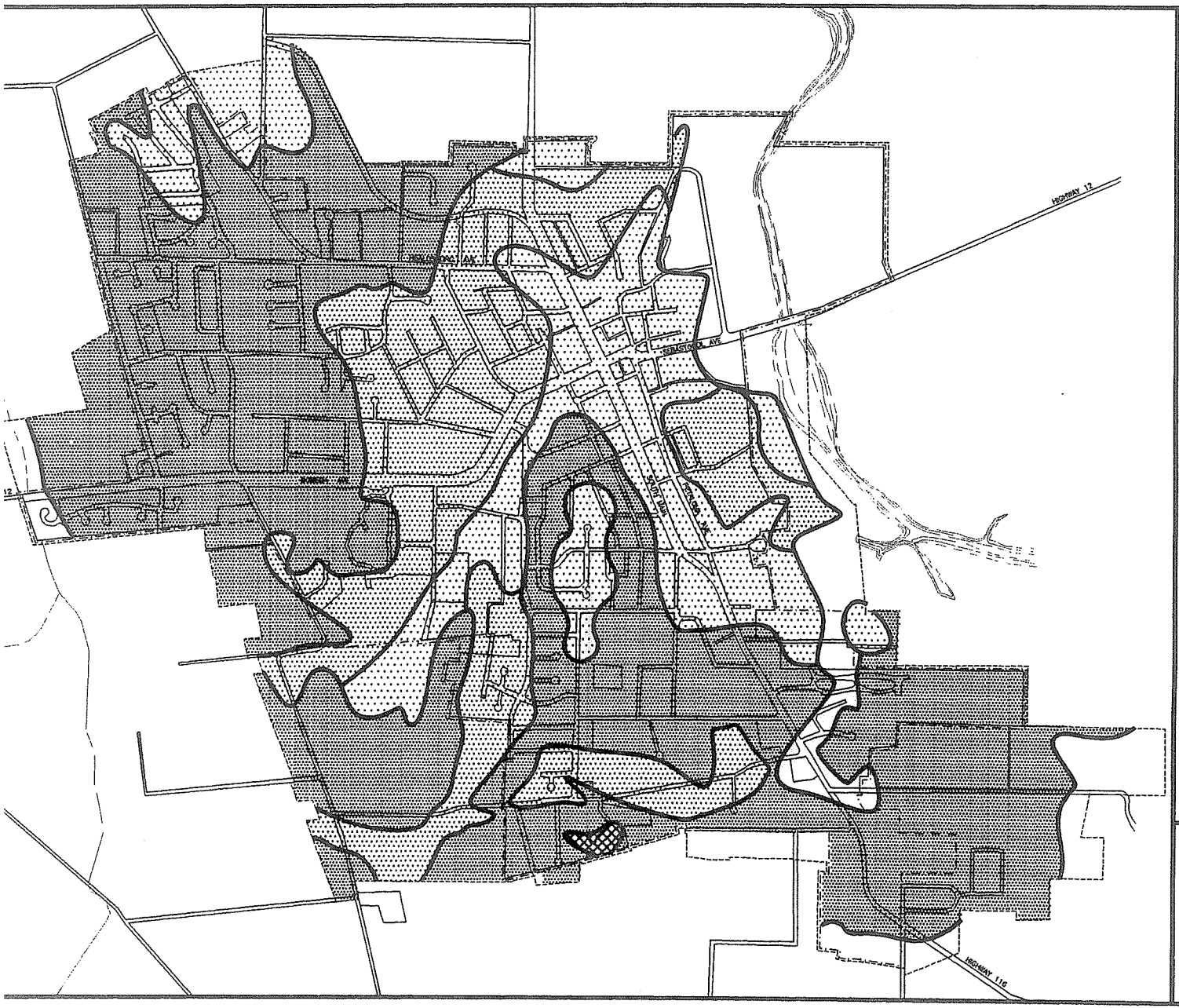
PRODUCED BY: SKYE GRAPHICS



SEBASTOPOL GENERAL PLAN

MAP 5: EROSION HAZARD

SOURCE: Soils Conservation Survey, Sonoma County, 1972

LEGEND

- SLIGHT
- SLIGHT TO MODERATE
- MODERATE
- MODERATE TO HIGH
- HIGH

Information presented on this map is schematic only. More precise maps with this information at a smaller scale are on file at the Sebastopol Planning Department.

- CITY LIMITS
- SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY
- PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000
SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

Program 2.2: Establish setbacks from active or potentially active fault traces for structures intended for human occupancy.
Responsibility: Planning, Building and Public Works Departments

Although there are no active fault lines or traces identified in the Planning Area, these may appear in the future. Setback areas, ordinarily 100 feet, 50 feet for single-story wood frame buildings, should be occupied by uses that could experience displacement without endangering large numbers of people. Parking lots and landscaped areas are examples of uses that could be located in these setbacks.

B. Non-Seismic Geologic Hazards

Soils Hazards

Potential hazards may be present when there are shallow soils, soils on steep slopes, and expansive soils which, in the presence of moisture, swell and shrink when returning to a dry condition. This hazard is compounded when unstable soils overlay geologically unstable formations, such as fault zones prone to earthquakes. *Map 4: Shrink-Swell Potential* and *Map 5: Erosion Hazard* identify areas with unstable soils.

Soils hazards may also exist in areas with expansive soils which often cause cracking, heaving and break-up of pavements and concrete slab foundations. On-site soils tests should be conducted prior to construction throughout the city to determine the shrink/swell potential and the appropriate mitigating measures. More information regarding the soils characteristics of the Sebastopol Planning Area is contained in the soil survey of Sonoma County prepared by the U. S. Soil Conservation Service, available at the Planning Department.

Goal 2 Minimize the risk of personal injury and property damage resulting from slope instability.

P.3 Slope Instability: Continue to enforce existing regulations and procedures to identify potential hazards relating to geologic and soils conditions.

Program 3.1: Evaluate slopes over 15 percent and/or unstable land, areas susceptible to liquefaction, settlement or containing expansive soils for safety hazards prior to issuance of any discretionary approvals and require appropriate mitigation measures.
Responsibility: Planning, Building and Public Works Departments

Program 3.2: Require financial protection for public agencies and individuals as a condition of development approval where geological conditions indicate a potential for high maintenance costs.
Responsibility: Planning, Building and Public Works Departments

The financial protection would ensure that developers of properties where geological analysis identifies a risk of high maintenance will have the resources to carry out such maintenance. This program would also serve to limit the City's liability. Examples include bonds or other suitable security to ensure that landscaped slopes in areas with unstable soils are maintained to prevent soil movement.

II. Flood Hazards

Flooding in the Sebastopol Planning Area comes from the Laguna de Santa Rosa and Atascadero Creek. These watercourses flow in a generally northwesterly direction into the Russian River. Ponding at the lower reaches of Laguna de Santa Rosa due to backwater from the Russian River is the principal flooding problem in the City of Sebastopol. Additional flooding problems are caused by channel capacities that are inadequate to carry off large flows from high-intensity, short-duration storms.

The Laguna de Santa Rosa is a flood plain which results in some flooding as a natural occurrence. Channel siltation, both natural and as a result of increased urbanization and bank erosion caused by grazing, contribute to a reduction in the Laguna's flood storage capacity.

Flood peaks for the Russian River basin generally occur between December and March, although records show that they have occurred as early as November and as late as April. Floods in the Russian River basin are normally of short duration (e.g. three to four hours). They are typically the flash-flood type and develop within 24 to 48 hours after the beginning of a flood-producing storm and normally recede within three days after the end of the storm. Tributaries rise so rapidly that flooding occurs as early as four hours after a heavy rainfall begins.

Areas within the 100-year flood zone (where there is a one in a hundred or a 1 percent chance of flooding each year) include a large area along the city's eastern boundary adjacent to the Laguna de Santa Rosa[1], and a smaller area in its southeast corner along Atascadero Creek, as indicated by *Map 6: Flood Plain.* The City's flood drainage system is sufficiently well designed and maintained to withstand a 100 year flood event. During the last 100 year flood in 1974, and the 50 year flood in 1986 only minor damage occurred in the city. The Calder and Zimpher Creeks did not cause significant damage to surrounding properties. The Flood Damage Prevention Ordinance adopted in 1990 calls for more stringent flood protection measures than those specified by the Federal Emergency Management Agency (FEMA): the City uses a base flood elevation of 76 feet, whereas FEMA specifies 75 feet.

The City's storm drain projects are planned and constructed by the Sonoma County Water Agency. The Agency's Capital Improvement Plan for 1992-1997 included the construction of an underground storm drain through and adjacent to High School Road from North Main Street to the vicinity of Eddie Lane to reduce flooding that takes place at the upper end of Harrison Street. This project was completed in 1992. A second project to convey storm water flow east of High School Road was completed in 1993.

Goal 3 Reduce flood hazards.

P.4 Encourage Enhanced Floodwater Storage in the Laguna: Support strong local and countywide measures to protect and increase the floodwater storage capacity in the Laguna de Santa Rosa.

P. 5 Utilize Updated FIRM Maps: Utilize the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) to reduce risk of flooding; identify 100 Year Flood Events; and calculate flow rates within identified stream channels.

Program 5.1: Utilize updated Flood Insurance Rate Maps in the review of development proposals.
Responsibility: Building Department

Program 5.2: Enforce the City's Flood Damage Prevention Ordinance.
Responsibility: Building Department

P.6 Cooperate with Sonoma County: Continue to work with the Sonoma County Water Agency to ensure that additional storm drainage runoff resulting from development occurring in unincorporated areas upstream from drainage channels in the Sebastopol Planning Area is adequately mitigated through improvements on site and/or downstream.

Program 6.1: Request that the County refer all development proposals located in the Sebastopol Planning Area to the City of Sebastopol.
Responsibility: Planning Department

P.7 Discourage Wastewater Discharge into the Laguna de Santa Rosa: Monitor and discourage wastewater discharge into the Laguna de Santa Rosa.

Program 7.1: Work with other jurisdictions to reduce the volume of wastewater discharge into the Laguna de Santa Rosa.
Responsibility: Public Works Department

Program 7.2: Monitor the volume of wastewater discharge and water quality in the Laguna de Santa Rosa. Use existing documents and reports.
Responsibility: Public Works Department

P.8 Pursue Available Funding Sources: Continue to cooperate with the Sonoma County Water Agency in pursuing all available sources of funding to finance improvements to storm drainage facilities.

P.9 Reduce Flood Hazards: Reduce flood risk by maintaining effective flood drainage systems and regulating construction.

Program 9.1: Prohibit all development in the 100 year flood zone unless mitigation measures meeting the City's Flood Damage Protection Ordinance criteria are met.
Responsibility: Planning, Building and Public Works Departments

Program 9.2: Continue to work with the Sonoma County Water Agency in the project review process to ensure that adequate measures are implemented to prevent flooding, to establish and maintain effective storm drainage systems and collect the required mitigation fees.
Responsibility: Planning and Public Works Departments

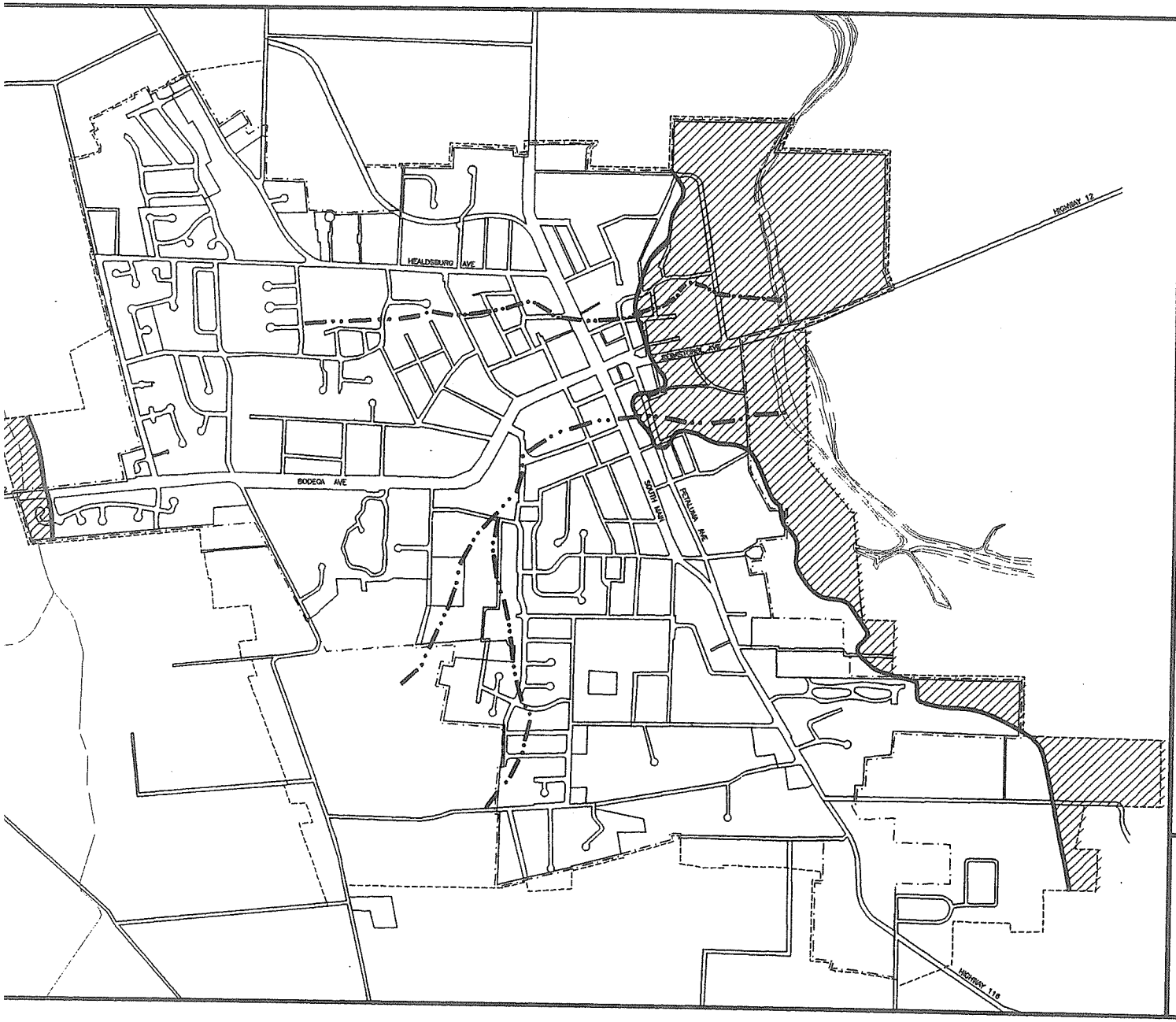
Program 9.3: Continue to participate in the National Flood Insurance program.
Responsibility: Building Department

Program 9.4: Continue to require new development to prepare hydraulic storm drainage studies defining the net increase in storm water run-off resulting from construction and require mitigation of those impacts.
Responsibility: Planning and Public Works Departments

Program 9.5: Require developers to cover the costs of drainage facilities needed for surface runoff generated as a result of new development.
Responsibility: Planning and Public Works Departments

Program 9.6: Prepare inundation maps and drainage plans for existing and new water storage tanks constructed within the city.
Responsibility: Public Works Departments

1 FEMA, Flood Rate Insurance Map, City of Sebastopol, September 28/1990.



SEBASTOPOL GENERAL PLAN

MAP 6: FLOOD PLAIN

SOURCE: Federal Flood Rate Insurance Map, 1975

LEGEND

100-Year Flood Boundary

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

P.10 Storm Drainage System: Maintain unobstructed water flow in the storm drainage system.

Program 10.1: Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.
Responsibility: Building and Public Works Departments

Program 10.2: Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be removed.
Responsibility: Public Works Department

Program 10.3: Require, where necessary, construction of siltation/retention ponds to be incorporated into the design of development projects.
Responsibility: Planning and Public Works Departments

III. Potable Water Supplies

Sebastopol's potable water comes from three wells owned by the City . One of the City's drinking water wells is currently inactive due to groundwater contamination. At present wells are the only source of the city water supply. Thus maintaining ground water quality is of paramount importance. Two areas in the Sphere of Influence are served by private water districts: the Fircrest Mutual Water Company and the Belmont Terrace Mutual Water Company which operate wells and distribution systems.

Water quality issues facing the City of Sebastopol involve improvement of surface water quality, especially in the Laguna de Santa Rosa, and protection of groundwater quality.

Sebastopol municipal wastewater is processed through the Laguna Regional Treatment Plant and discharged into the Laguna during winter months. Surface runoff from rain storms, septic tank failures, and erosion can also affect water quality in Zimpher, Calder and Atascadero Creeks and the Laguna de Santa Rosa. The principal types of water contamination are listed below:

- Storm Runoff: Toxic materials (e.g., oil and gas on roadways; insecticides used in agriculture and home gardening) can wash into nearby drainage streams and ditches during a storm. These untreated waters are a source of contaminants in the Laguna de Santa Rosa and Atascadero Creek.
- Septic Tank Failures: Failing septic tanks can result in contamination of both the Laguna and Atascadero Creek, and threaten the quality of water in the underlying water table.
- Erosion: Many soils in the Sebastopol area have a moderate to high erosion potential. Natural drainage courses in the area require protection from stripping of vegetation. Regulation of grading is also necessary to limit and control erosion.
- Contaminated Groundwater: The release of toxic materials from leaking underground storage tanks has been found in a number of locations in the city.

Goal 4 Protect water quality.

P.11 Water Quality: Protect the water quality obtained from City wells.

Program 11.1: Continue to monitor on a regular basis Sebastopol's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Public Health Officer, City Council and the public if water quality hazards are identified. Develop and implement mitigating measures to protect the public health.
Responsibility: Public Works Department

The Public Works Department tests potable water continuously on schedules dictated by the State and the US Environmental Protection Agency (EPA) for chemical residues resulting from pesticides and groundwater contamination.

P.12 Reduce Agricultural Contamination of Potable Water Supplies: Reduce agricultural contamination of potable water supplies in the Sebastopol aquifer.

Program 12.1: Work with the County Planning Department, the Public Health Officer and Agricultural Commissioner to identify the impacts of farming operations and the use of herbicides, pesticides and fertilizers on the City's domestic water supply.
Responsibility: Public Works Department

P.13 Fines for Violators of Water Quality Resources: Revise the Sebastopol Municipal Code to fine individuals and corporations which pollute water quality resources.

Program 13.1: Identify and mitigate point sources of pollution.
Responsibility: Planning, Building and Public Works Departments

Examples of point sources of pollution include vehicle storage areas with oil and antifreeze which are carried to storm drains during rains, and industrial uses that dump toxic chemicals into the sewage system.

P.14 Well Number 7: Support funding source and program for Well Number 7.

IV. Asbestos

Asbestos used as an insulating material in public buildings is a potential health hazard. The Sebastopol Unified School District has determined that public schools within the City's Planning Area are in compliance with the 1986 Federal and State Building Codes for asbestos insulation. A survey of the Sebastopol City Hall, Fire and Police Buildings revealed no asbestos-related problems.

V. Emergency Preparedness

The City has an adopted Multihazard Emergency Plan. The purpose of this plan is to ensure that the City will be prepared and respond effectively in the event of emergencies to save lives and restore and protect property; repair and and restore essential public services; provide for the protection and distribution of medical, food, water and other vital supplies; and coordinate operations with Civil Defense emergency organizations and other jurisdictions to maintain continuity of government.

The County of Sonoma has prepared a Comprehensive Countywide Emergency Plan which will provide the basis for an integrated and multijurisdictional response to large scale emergency situations associated with natural and man-made disasters and Civil Defense operations.

P.15 Cooperate with the County to carry out their Emergency Preparedness Plan: Continue to cooperate with Sonoma County's Emergency Preparedness Plan.

P.16 Maintain an Updated Multihazard Emergency Plan: Update the City's Multihazard Emergency Plan, as needed.

Program 16.1: Revise, as appropriate, the City's Multihazard Emergency Plan to comply with the county's Plan and changing conditions within the Sebastopol Planning Area.
Responsibility: All City Departments

P.17 Emergency Facilities: Identify essential emergency facilities and ensure that they will function in the event of a disaster.

Program 17.1: Identify specific facilities and lifelines critical to effective emergency/disaster response and evaluate their abilities to survive and operate efficiently immediately after a disaster. Designate alternative facilities for post-disaster assistance in the event that the primary facilities have become unusable.
Responsibility: Police, Fire and Public Works Departments

Program 17.2: Prepare and adopt an emergency evacuation routes system.
Responsibility: Police and Fire Departments

(The Fire Department is currently preparing an evacuation routes plan for the city.)

Program 17.3: Publicize the City's evacuation routes and other aspects of its Multihazard Emergency Plan.
Responsibility: Police and Fire Departments

Program 17.4: Maintain designated evacuation routes in a passable condition at all times.
Responsibility: Public Works and Police Departments

VI. Fire Protection: Wildland and Urban Fires

The combination of vegetation, topography, climate and population density create a low potential for wildfires. There are few vacant and undeveloped areas within the city and in the Sphere of Influence, particularly south of the city limits and west of Highway 116. Portions of Lynch Road, Beattie Lane and Redwood Heights have the highest risk of wildland fires in the Planning Area.

Urban fire hazards occur principally in older structures with common walls and attics and where rear access is not possible. There are no older buildings in the Downtown Core which have a high fire potential resulting from these factors.

The Sebastopol Fire Department serves the area within the city limits. The Department maintains a fire station on Bodega Avenue, which is staffed by one salaried employee – the Fire Chief and 30 volunteers. The average response time within the Department's service area is five minutes.

The City has recently adopted a per-acre annexation impact fee to fund capital investments in fire protection and police services. The City's amendments to the Uniform Fire Code (UFC) provide more stringent regulations, such as requiring sprinklers for any occupancy over 4,000 square feet for new construction and all-weather paved road surface for access to developments. Although the Fire Department has worked well with a largely volunteer force, future growth, the aging of the population and increased traffic may require additional full-time employees.

Goal 5 Reduce fire hazards.

P.18 Utilize the Fire Hazard Severity Scale: Adopt and utilize the Fire Hazard Severity Scale for the classification of fire hazard in wildland areas.[2]

P.19 Review Development Projects for Fire Risk: Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.

Program 19.1: The Sebastopol Fire Department shall review all development proposals and recommend measures to reduce fire risk.
Responsibility: Planning and Fire Departments

Program 19.2: Prohibit development beyond a five-minute response time of a fire station, unless acceptable mitigation measures are provided.
Responsibility: Planning and Fire Departments

Program 19.3: Continue to enforce the Fire Safety Ordinance requiring sprinkler systems for certain structures.
Responsibility: Planning and Building Departments

Program 19.4: Work with property owners of the eucalyptus grove in the Laguna to reduce fire hazards.
Responsibility: Planning and Fire Departments

P.20 Weed Abatement: Continue to implement an effective and environmentally sound weed abatement program.

Program 20.1: Continue to use the following methods of weed abatement wherever possible: use of mechanical rather than chemical removal of weeds; reseeding with native bunchgrass varieties in sloping disturbed soils; and limiting weed abatement activities in areas with known endangered pant and animal species.
Responsibility: Fire and Public Works Departments

P.21 Uniform Building Code: Continue to enforce the Uniform Building Code (UBC) for all new construction and renovation and when occupancy or use changes occur.

Program 21.1: Continue to update and enforce the City's Uniform Building Code and Uniform Fire Code provisions.
Responsibility: Planning, Fire and Building Departments

Program 21.2: Require a greater degree of fire resistance in roof coverings and exterior building materials for structures within or adjacent to hazardous areas than what is specified in the UBC, as determined by the Fire Chief.
Responsibility: Building and Fire Departments

Program 21.3: Require the use of non-combustible roofing materials as specified by the Fire Chief.
Responsibility: Building and Fire Departments

This program would require more stringent fire-retardant roofing materials than currently specified by the UBC.

P.22 Use Redevelopment Funds: Consider use of Redevelopment tax-increment funds to assist property owners in the Redevelopment Area to complete renovations that increase fire safety.

P.23 Fire Hydrant Water Flows: Ensure that there exists sufficient water flow in fire hydrants throughout Sebastopol.

The standard adopted by the City is a minimum of 1,000 gallons per minute with 20 pounds per square inch residual pressure.

2 This scale was developed by the U.S. Forest Service and the State Department of Forestry and has proved to be useful for identifying areas with a high risk of wildfire due to flammable vegetation, rugged terrain and other factors

Program 23.1: Continue to require that all new developments be provided with sufficient fire flow facilities at the time of permit issuance.
Responsibility: Building and Fire Departments

P.24 Funding for Fire Protection: Continue to adequately fund and staff the Sebastopol Fire Department.

Program 24.1: Continue to levy a fee for the Fire Protection Fund. Periodically review and revise the fee structure for the Fire Protection Fund.
Responsibility: Fire Department

P.25 Mutual Aid Agreements: Continue to participate in mutual aid agreements with the County and State fire fighting agencies.

P.26 Maintain Adequate Personnel and Equipment Levels: Continue to evaluate and update the personnel and equipment requirements of the Fire Department to maintain a high level of readiness.

VII. Police Services

The Police Department continues to maintain adequate staffing levels and equipment to provide protection of persons and property in Sebastopol through annual review of the police budget which takes into account increases in demand for such services resulting from additional mandates and a changing service area.

Traffic-related activity, however, has increased substantially recently relative to other police activities. The volume of traffic which passes through Sebastopol is increasing, irrespective of locally-generated land use and traffic changes occurring within the City's Planning Area. Traffic enforcement requires an increasing police presence on city streets. The volume of through traffic and the increasing numbers of people who work, shop and recreate in the community increases the demand for police services. Using a ratio of sworn officers to resident population is thus not an adequate measure of the level of police service in the community.

Much of the daily work of the police department involves responding to social problems, including drug abuse, homelessness, domestic disputes and youth-related problems. In 1991 and 1992, 93 percent of police calls were for service rather than responses to crime. Frequently, the Police Department refers people to social agencies within the County . Programs operated by the Police Department to meet this challenge include the Youth Recreation Outreach Program, the Bicycle Patrol Program, and the Gang and Graffiti Outreach Program, the Youth Services Counselling and Western County Community Services Counselling Programs. These community outreach efforts have resulted in creating a safer and more humane community, and preventing more serious criminal activity.

Goal 6 Maintain effective police services.

P.27 Demand for Police Services: Review development proposals for their demand for police services and implement mitigating measures to maintain the current high standard of police services.

Program 27.1: Consider the impacts on level of police services of large development proposals in the environmental review and planning process. Mitigating measures shall be implemented that may include the levying of police impact fees, if warranted.
Responsibility: Planning and Police Departments

P.28 Maintain Adequate Staffing Level: Maintain an adequate number of sworn officers to provide a three-minute response 70 percent of the time.

(The average response time in 1992 was 2.5 to 3 minutes. The relatively compact service area contributes to this rapid response record.)

P.29 Maintain Adequate Civilian Employees and Equipment: Maintain adequate civilian employees and equipment to support sworn staff.

P.30 Community Oriented Services: Continue to provide community-oriented services.

Program 30.1: Continue Community Outreach Programs.
Responsibility: Police Department

Program 30.2: Act as a liaison to social service agencies.
Responsibility: Police Department

Program 30.3: Assist Planning and Public Works Departments in updating the Multihazard Emergency Plan.
Responsibility: Police Department

VIII. Emergency Medical Care

The Police Department dispatcher receives all 911 emergency calls from within city limits and determines whether to send an ambulance and/or fire and police vehicles. Calls from the Sphere of Influence are answered by the County's Emergency Services Department. Both the City and the County use a private ambulance service. The City's Fire Department has a Rescue Vehicle with medical equipment to deal with a variety of medical emergencies including heart attacks, falls, traffic accidents, and drug overdoses. Half of the City's volunteer firefighters are trained Emergency Medical Technicians.

Palm Drive Hospital maintains an emergency department with a fully-equiped trauma center and air ambulance facilities.

Goal 7 Maintain an effective emergency response system.

P.31 Maintain High Level of Emergency Medical Response: Continue to maintain a high level of emergency medical response.

Program 31.1: Provide incentives to increase the number of volunteer firefighters who are certified Emergency Medical Technicians.
Responsibility: Fire Department

Program 31.2 Obtain the equipment and trained personnel to provide emergency medical defilibration for people suffering from cardiac arrest.
Responsibility: Fire Department

P.32 Maintain Palm Drive Hospital's Emergency Department: Continue to encourage Palm Drive Hospital to maintain its emergency department since it provides an essential and life-saving service to the community and a large part of western Sonoma County.

Program 32.1: Work closely with Palm Drive Hospital to become better informed about the hospital's future plans . Identify and carry out actions the City can implement to support their emergency department.
Responsibility: City Manager

IX. Transportation and Storage of Hazardous Materials

The potential public safety hazards in the Sebastopol Planning Area are associated with hazardous materials transported by truck and the storage of hazardous materials.

The transportation and storage of hazardous materials is clearly a regional problem. A large quantity of hazardous products are transported on highways where the potential for release of this material into the environment represents a potentially significant public health risk. The policies and programs dealing with hazardous materials in this section incorporate and build on the relevant portions of the Safety Element of the Sonoma County General Plan.

A 20,000 gallon propane storage tank is located on the east side of Gravenstein Highway north, approximately 150 feet south of Danmar Drive. Although the probability of explosion of this tank has been determined by engineers to be very low, its effects would be devastating igniting the equivalent to 2.21 tons of TNT. The risk and type of explosion was compared in the risk analysis to be on the same order of magnitude as an explosion at a service station[3].

Radioactive materials are distinguished from other hazardous materials and specific federal and state regulations have been developed for these substances. The use and storage of radioactive materials in Sebastopol is limited to medical facilities, since no other primary users of radioactive materials, such as research laboratories, nuclear power plants or military facilities, are located within the Planning Area. The principal potential danger to Sebastopol residents from these materials is related to the possibility of a truck accident where containers holding radioactive materials would be ruptured.

Goal 8 Reduce hazards of transportation, storage and disposal of hazardous wastes and hazardous materials.

P.33 Measures to Reduce Hazards: Provide measures to protect the public health from the hazards associated with the transportation, storage and disposal of hazardous wastes (TSD Facilities).

Program 33.1: Continue to ensure that land use and transportation decisions and other programs are in accordance with the county's Hazardous Waste Management Plan.
Responsibility: Planning, Fire and Public Works Departments

Program 33.2: Support and improve the convenience of, and attempt to obtain permanent funding for a household hazardous waste disposal program.
Responsibility: Planning and Public Works Departments

Program 33.3: Consider adoption of a Hazardous Materials and Waste Ordinance that defines hazardous waste; hazardous materials; facilitates implementation of State and County hazardous materials and hazardous waste regulations and management programs.
Responsibility: Planning, Fire and Public Works Departments

Program 33.4: Require as a condition of City approvals, that the Fire Department be notified of all hazardous substances that are transported, stored, treated or could be released accidentally into the environment.
Responsibility: Planning, Fire and Public Works Departments

3 Pages 44 to 45, *Addendum to the Orchard Park DEIR*, Leonard Charles & Associates, November 1992.

P.34 CEQA Review of proposed TSD Facilities: Support thorough environmental review for Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities proposed in the Sebastopol Planning Area and throughout the County , since the potentially significant, widespread and long-term impacts on public health and safety of these facilities do not respect jurisdictional boundaries.

Program 34.1: Request that the Environmental Review of proposed hazardous waste TSD facilities shall, at a minimum, contain the following analysis and information:

a) A worst case generic description, estimating the number, type, scale, scope, location and operating characteristics of proposed TSD facility(ies) based on the projected volumes and types of hazardous waste. Data from existing facilities regarding the probability of accidents, spills, and explosions should be documented and included;

b) An assessment of risk resulting from the accidental release, fire, and explosion of hazardous waste. This assessment should take into account all phases of operation including transport, storage, and treatment. The assessment of risk should include the probability of occurrence and magnitude of impact;

c) Quantitative estimates of air emissions, by applying emissions rates of existing facilities to the future volumes of hazardous waste, and identifying emissions for incinerator facilities under worst case circumstances;

d) An assessment of non-incineration alternatives for hazardous waste treatment such as chemical dechlorination for the detoxification of PCB's, dioxins, solvents and pesticides; photolysis; and biological treatment; and

e) Review of the operating characteristics of proposed TSD facilities, taking into account maintenance and operating procedures, emissions monitoring and safety devices to assure the ongoing enforceability of the mitigating measures that are required.

Responsibility: Planning and Public Works Departments

P.35 Regulate Hazardous Materials: Strictly regulate the storage of hazardous materials.

Program 35.1: Regulate and enforce the storage of hazardous materials under California Administrative Code Title 19 requirements.
Responsibility: Fire Department

Program 35.2: Revise the Zoning Ordinance to require secondary containment facilities and a buffer zone adequate to protect public health and safety on properties with hazardous materials storage and/or processing activities.
Responsibility: Planning Department

This program requires industries and businesses which store or process hazardous materials to provide secondary containment facilities and a buffer zone between the installation and property boundaries sufficient to protect the public health and safety.

Program 35.3: Request that the Graton Fire Department conduct periodic pressure testing of fuel lines, competency testing for propane handling personnel, and general testing of the 20,000 gallon propane tank located at AmeriGas, 845 Gravenstein Highway North.
Responsibility: Planning and Fire Departments

Program 35.4: Contact AmeriGas owners to encourage them to relocate.
Responsibility: Planning and Fire Departments

P.36 Truck Routes for Hazardous Materials Transport: Develop, in cooperation with the County and neighboring cities, regulations prohibiting through-transport by truck of hazardous materials on the local street systems and requiring that this activity be limited to State highways.

Program 36.1: Consider establishing and enforcing a Local Hazardous Material Route Plan and install signage and publicize routes for hazardous materials transport in the Sebastopol Planning Area. Adopt an ordinance designating specific routes within the Planning Area for transport of hazardous materials.
Responsibility: Planning and Police Departments

X. Minimizing Magnetic Field Hazards

The potential adverse health effects of electromagnetic fields (EMF's) from electric transmission lines, substations and appliances have been documented in many studies[4]. The Environmental Protection Agency (EPA) concluded in a recent report, *Evaluation of Potential Carcinogenicity of Electromagnetic Fields,* that there is a causal relationship between certain forms of cancer and exposure to 60 Hz magnetic fields from power lines and perhaps other sources in the home. There is no consensus in the scientific community, however, regarding the degree of risk presented by EMF.

We do not know what levels of exposure to EMF are safe. The approach taken to this potential health hazard is one of prudent avoidance – establishing reasonable regulations before transmission lines are built and discouraging development from encroaching in or near to electrical transmission line right-of-ways. It is also necessary to obtain updated information on EMF radiation levels of existing and proposed electrical transmission facilities and relate those to the latest standards that are emerging from ongoing research.[5]

Goal 9 Minimize community exposure to EMF.

P.37 Consider EMF in Land Use Decisions: Consider information regarding EMF radiation from new electrical transmission lines and substations in making land use decisions.

Program 37.1: Adopt an EMF Regulation Ordinance that sets standards for EMF levels of new electrical transmission lines and related facilities.
Responsibility: Planning Department

Program 37.2: Ensure that planners and developers are informed of EMF's.
Responsibility: Planning Department

Program 37.3: Review siting opportunities that will reduce or eliminate exposure to EMF.
Responsibility: Planning Department

Several jurisdictions have adopted local regulations to deal with EMF radiation. Most recently Irvine, California, Ashland, Oregon, and the State of New York have adopted regulations regarding EMF's produced by electrical transmission facilities.[5]

5 Refer to *Electromagnetic Fields and Land Use Controls*, Slesin, Louis and Connelly, Mathew, The Planning Advisory Service Report # 435, December,1991. Chicago, Illinois.

P.38 Siting and Construction of Electrical Transmission Facilities: Minimize and reduce EMF radiation levels near sensitive areas such as schools, hospitals, and playgrounds when planning for electrical transmission facilities repair and new construction.

Program 38.1: Review siting opportunities which will reduce or eliminate exposure to EMF's.
Responsibility: Planning Department

Program 38.2: Require that all new electrical transmission projects have an EMF mitigation plan as an part of the project's environmental review pursuant to CEQA.
Responsibility: Planning Department

Program 38.3: Request from PG&E full public disclosure of proposed electrical transmission projects and their anticipated EMF levels in the Sebastopol Planning Area.
Responsibility: Planning and Public Works Departments.

(There are no 60kV or 130kV transmission lines or substations within the Sebastopol Planning Area. No new electrical transmission facilities are planned by PG& E for the next five years.)

Program 38.4: Consider EMF in relation to other issues.
Responsibility: Planning Department

P.39 Siting of Schools: Work with the local school districts to continue enforcement of the California State Board of Education regulations requiring that new schools be sited a least 100 feet from the edge of the right-of-way of 100-110 kV lines; 150 feet from 220-230 kV lines; and 250 feet away from 345 kV lines.

Table 1: Environmental Risk Assessment Summary

	Potential of Occurrence			Scope of Risk			Emergency Response		
Environmental Hazard	Low	Medium	High	Local	City	Regional	Level 1	Level 2	Level 3
Earthquake									
Surface Rupture	X				X		X		
Liquefaction		X			X		X		
Ground-shaking	X					X			X
Water Failure			X			X			X
Tsunami	X					X			X
Landslide		X							
Flooding									
Local Ponding			X	X			X		
100 Year Flood		X			X		X		
Fire									
Industrial/Chemical	X				X		X		
Wildland	X					X		X	
Gas Main	X				X			X	
Urban	X				X		X		
Propane & Chlorine Tank Rupture	X					X		X	
Chemical Contamination									
Road spill	X				X			X	
Airborne	X					X			X
Subsurface	X				X		X		
Radiological	X					X			X
Severe Airborne Pollution Episode									
Major Accident									
Industrial	X					X			
Major Road		X				X		X	
Aircraft	X							X	
Water Shortage	X				X		X		

Explanation for Table 1: Environmental Risk Assessment Summary

The preceding table describes natural and man-made hazards which may impact Sebastopol residents. These hazards are described in more detail in the City's Multihazard Emergency Plan. This table also identifies the level of risk for each hazard according to the following classification:

- Low Risk – The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.
- Medium Risk – The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.
- High Risk – Risk levels are significant and occurrence of a particular emergency situation is highly probable or inevitable.

The scope of risk refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk also includes three levels:

- Local – The affected geographic area that is directly affected would be localized or site specific.
- Citywide – The significant affected area would include a significant portion or all of the Sphere of Influence .
- Regional – The affected area would include the entire city and the surrounding region.

The State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies, which are based on the severity and the availability of local resources in responding to that emergency. The three levels include:

- Level 1 – A minor to moderate incident where local resources are adequate to deal with the emergency.
- Level 2 – A moderate to severe emergency where local resources are not adequate in dealing with the emergency and mutual assistance would be required on a regional or statewide basis.
- Level 3 – A major disaster where local resources are overwhelmed by the magnitude of the disaster and state and federal assistance are required.

Section II: Noise

The purpose of the Noise Section is to protect the health and welfare of the community by promoting development which is compatible with established noise standards. This section has been prepared in conformance with Government Code § 65302(f) and the guidelines adopted by the State Office of Noise Control, pursuant to Health and Safety Code § 46050.1. Existing and future noise problems in Sebastopol and its Sphere of Influence are identified. Policies and implementation programs are provided to reduce the community's exposure to excessive noise levels. Accomplishing this task requires an evaluation of the noise from sources such as roads, highways, railroads, and from stationary sources such as industrial uses.

This section quantifies the community noise environment. Noise contours have been prepared for the major noise sources. These noise contours are the basis for evaluating noise and land use compatibility.

I. Noise Characteristics

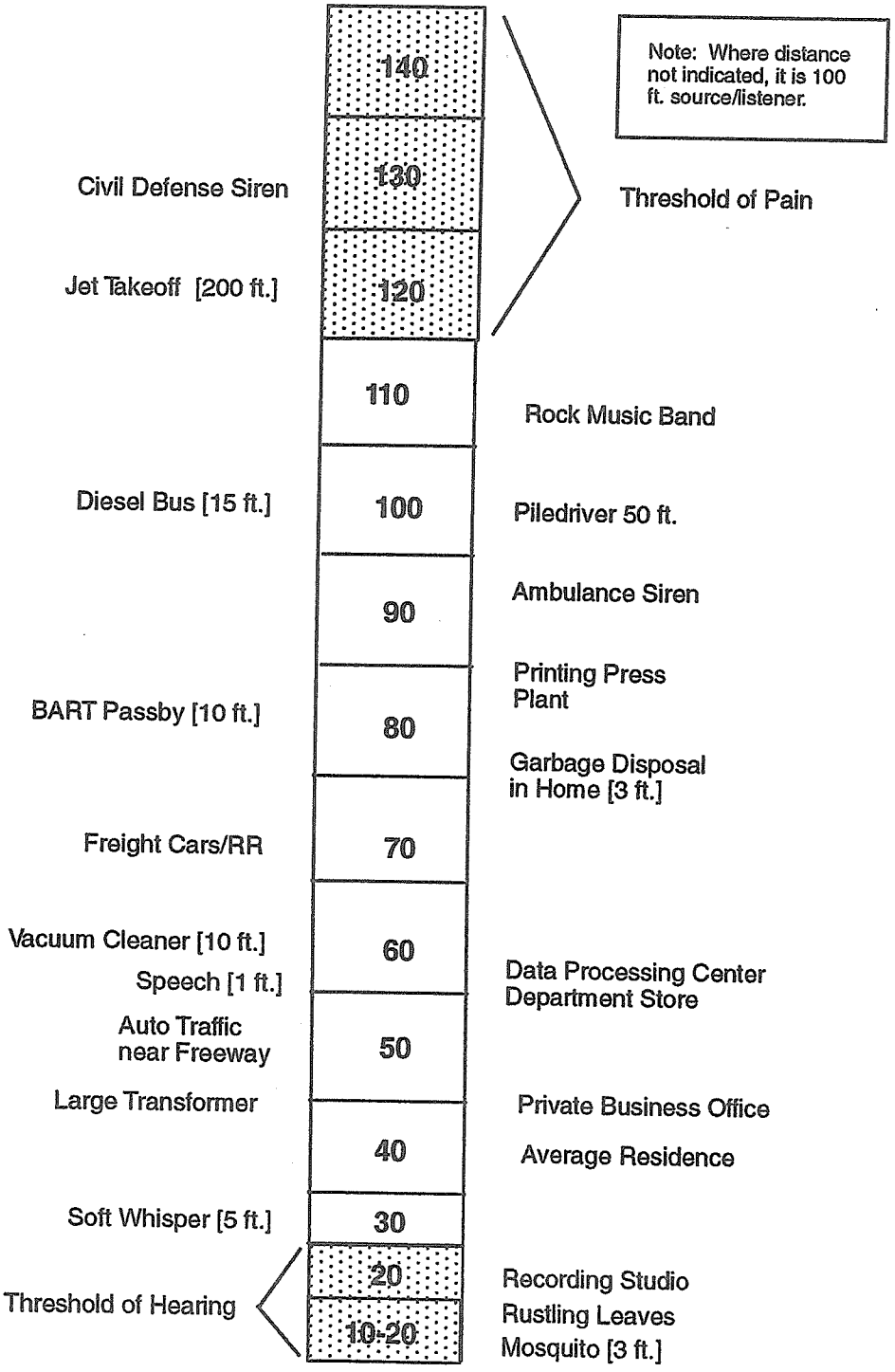
Noise is defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. Decibels and other technical terms are defined in Table 2.

Most of the sounds which we hear in the environment do not consist of a single frequency, but rather a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. The method commonly used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighting that reflect the fact that human hearing is less sensitive at low frequencies and extreme high frequencies than in the mid-range frequency. This is called "A" weighting, and the decibel level so measured is called the A-weighted sound level (dBA). In practice, the level of a sound source is conveniently measured using a sound level meter that includes an electrical filter corresponding to the A-weighting curve. Typical A-levels measured in the environment and in industry are shown in Figure 1 for different types of noise.

Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources which create a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L_{10}, L_{50}, and L_{90}, are commonly used. They are the A-weighted noise levels equaled or exceeded during 10 percent, 50 percent, and 90 percent of a stated time period. A single number descriptor called the L_{eq} is now also widely used. The L_{eq} is the average A-weighted noise level during a stated period of time.

In determining the daily level of environmental noise, it is important to account for the difference in response of people to daytime and nighttime noises. During the nighttime, exterior background noises are generally lower than the daytime levels. However, most household noise also decreases at night and exterior noise becomes very noticeable. Further, most people sleep at night and are very sensitive to noise intrusion. To account for human sensitivity to nighttime noise levels, a descriptor, the L_{dn} (day/night average sound level), was developed. The L_{dn} divides the 24-hour day into the daytime of 7:00 AM to 10:00 PM and the nighttime of 10:00 PM to 7:00 AM. The nighttime noise level is weighted 10 dB higher than the daytime noise level. The Community Noise Equivalent Level (CNEL) is another similar 24 hour average which includes both an evening and nighttime weighting.

FIGURE 1: TYPICAL NOISE LEVELS



II. Human Response to Noise

The effects of noise on people can be categorized as follows:

- subjective effects of annoyance, nuisance, dissatisfaction;
- interference with activities such as speech, sleep, learning; and
- physiological effects such as startling, hearing loss.

The levels associated with environmental noise, in almost every case, produce effects only in the first two categories. Workers in industrial plants can experience noise in the last category. Unfortunately, there is as yet no completely satisfactory way to measure the subjective effects of noise, or of the corresponding reactions of annoyance and dissatisfaction. This is primarily because of the wide variation in individual thresholds of annoyance, and habituation to noise over differing individual past experiences with noise. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by the hearers.

The following relationships will be helpful in understanding the significance of increases in the A-weighted noise level.

- Except in carefully controlled laboratory experiments, a change of 1 dB cannot be perceived.
- Outside of the laboratory, a 3 dB change is considered a just-perceivable difference.
- A change in level of at least 5 dB is required before any noticeable change in community response would be expected.
- A 10 dB change is subjectively heard as approximately a doubling in loudness, and would almost certainly cause an adverse change in community response.

In any typical noise environment about 10 percent of the population will object to any noise not of their own making and 25 percent will not react or complain at all, regardless of the level of noise being generated. Consequently, noise control measures are most beneficial to the remaining 65 percent of the population who are neither ultrasensitive nor insensitive to noise. Negative reaction to noise generally increases with the increase in difference between background (or ambient) noise and the noise generated from a particular source such as traffic or railroad operations. In most situations, noise control measures need to reduce noise by 5 to 10 dBA in order to effectively reduce complaints.

People generally have the ability to distinguish one sound from a background of sounds, such as a telephone ringing over music. However, certain noise levels can render a sound inaudible. For example, heavy trucks can interfere with a conversation. Face-to-face conversation usually can proceed where the noise level is up to 66 dBA, group conversations up to 50 to 60 dBA, and public meetings, up to 45 or 55 dBA, without interruption.

Sleep interference is more difficult to quantify, although studies have shown that progressively deeper levels of sleep require louder noise levels to cause a disturbance. The California Office of Noise Control (ONC) recommends that individual events within sleeping areas should not exceed 50 dBA in residential areas exposed to noise levels of 60 L_{dn}, or greater. Interior noise standards of 45 Ldn will protect against sleep interference.

Environmental noise, in almost every case, produces effects which are subjective in nature or involve interference with human activity. However, brief sounds at levels exceeding 70 dBA can produce temporary physiological effects such as constriction of blood vessels, changes in breathing and dilation of the pupils. Steady noises of 90 dBA have been shown to increase muscle tension and adversely affect simple decision making. Long-term exposure to levels exceeding 70 dBA can cause hearing loss.

TABLE 2:DEFINITIONS OF ACOUSTICAL TERMS

Term	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 01%, 10%, 50%, and 90% of the time during theμ measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
Community Noise Equivalent Level, Ldn	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels to levels in the evening from 7:00 PM to 10:00 PM and after addition of 10 decibels to sound levels in the night between 10:00 PM and 7:00 AM.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 PM and 7:00 AM.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

III. Existing Noise Sources In Sebastopol

The major noise source in Sebastopol is vehicular traffic, including automobiles, trucks, buses, and motorcycles. The level of vehicular noise varies with the volume of traffic on a given roadway, the percentage of trucks, buses and motorcycles, the speed of the traffic, and the distance from the roadway. The major traffic noise generators are the two State highways that bisect the city – Highways 116 and 12, and Petaluma Avenue.

Existing and future traffic noise levels in Sebastopol were calculated using the SOUND32 Traffic Noise Prediction Model. Calibration of existing noise sources were done through a combination of three 24-hour and 8 short-term measurements throughout the city. The results of the modeling effort are contained in *Map 7: Existing and Future Noise Contours.*

The highest noise levels exist along Highway 12 east of Main Street where the Ldn reaches 60 dB at a distance of 634 feet from the center of the roadway. Other areas with high noise levels are adjacent to Highways 12 and 116, Bodega Avenue and Petaluma Avenue.

The noise contours do not take into account shielding due to buildings and other roadside barriers. Along most streets, the presence of densely-packed buildings will reduce the noise exposure significantly for subsequent rows of buildings. A row of buildings will generally reduce the noise level by about 5 decibels, significantly reducing the influence of local traffic noise beyond the street itself.

Other noise sources which occasionally represent problems in the city include: emergency medical helicopter flights to Palm Drive Hospital; overflights to Sonoma County Airport; public address systems; barking dogs; power tools; and machinery. The noise generated by most of these sources is the most effectively controlled through the enforcement of a local noise ordinance.

IV. Future Noise Levels

Future noise levels will be largely attributable to vehicular traffic. The projected noise contours for the year 2013 described by Map 7 indicate that most of the city's streets will experience relatively minor increase in noise levels. Portions of several of the principal streets and highways listed below are projected to experience a significant increase in noise over 60 dBA:

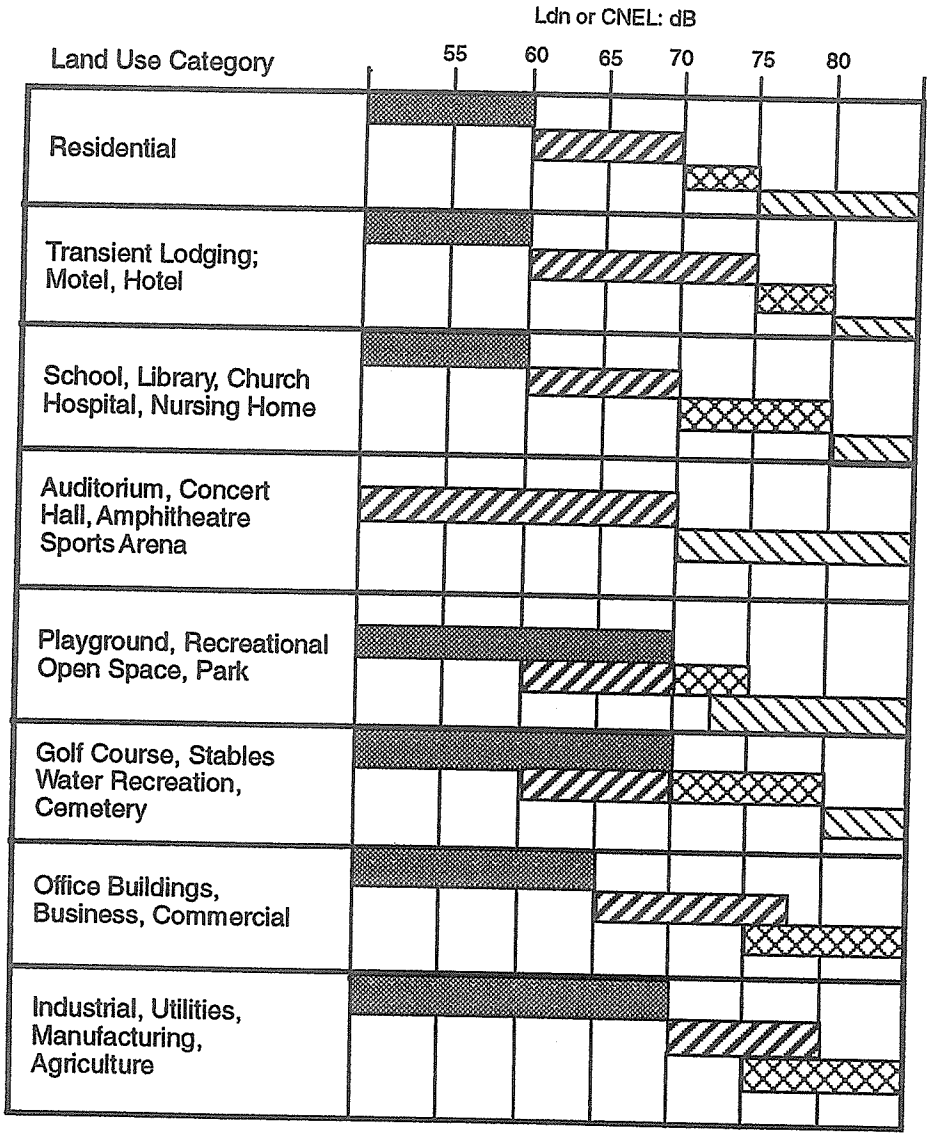
- South Main Street
- Bodega Avenue
- Healdsburg Avenue
- Petaluma Avenue.

It is anticipated that residences adjacent to the above streets will be exposed to excessive noise levels, defined as those over 60 dBA. The appropriate response contained in this section is to implement a variety of noise-mitigating measures and, where possible, condition future residential development to limit noise exposure.

V. Noise and Land Use Compatibility Standards

The most effective means of controlling noise is to prevent the development of incompatible land uses, rather than implementing after-the-fact techniques such as sound walls, earth berms or additional residential sound proofing. The objective of the Noise and Land Use Compatibility Standards is to provide an acceptable community noise environment and to minimize noise-related complaints from residents. These standards, contained in Table 3, should be used in conjunction with Map 7 to identify developments and land uses which may require special treatment to minimize noise exposure. Homes should not be permitted adjacent to highways, for example, unless mitigation measures can effectively reduce noise exposure to acceptable levels.

TABLE 3: NOISE AND LAND USE COMPATIBILITY STANDARDS



Normally Acceptable: Specified land use is satisfactory, based upon the assumption that buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable: New Construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

A. Noise Source Characteristics

The land use noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB Ldn as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB Ldn criterion wherever possible and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged or should be considered located within normally unacceptable areas.

B. Suitable Interior Environments

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB Ldn. This requirement, coupled with the measured or calculated noise reduction performance of all types of structures under consideration, should govern the minimal acceptable distance to a noise source.

C. Acceptable Outdoor Environments

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered 'normally acceptable' for that land use category may be appropriate.

The Standards listed in Table 3 should be used to evaluate the compatibility between land uses and future noise levels in Sebastopol. A proposed development or land use located in an area indicated by Map 7 as being within an acceptable level would not require any special noise abatement measures. An office building proposed in an area with an exterior noise level exceeding 65 dBA, however, would be required to have a combination of noise mitigating features such as additional noise insulation, building setbacks, noise walls or other measures as indicated by an acoustical study.

The following considerations should be taken into account when using the Noise and Land Use Compatibility Standards:

1. The standard for maximum outdoor noise levels in residential areas is a Ldn of 60 dB. This standard is applied where outdoor use is a major consideration, such as backyards in single family housing developments and recreation areas in multifamily developments. This standard should not be applied to outdoor areas such as small decks and balconies typically associated with multifamily residential developments, which can have a higher standard of 65 Ldn;

2. The maximum acceptable interior noise level in new residential development required by the State of California Noise Insulation Standards is a Ldn of 45. This standard continues to be applied to single family and all other residential development in Sebastopol. In addition, the interior noise level for offices shall be Ldn 45 dB or less;

3. These standards are not intended to be applied reciprocally. In other words, if an area is currently below the desired noise standard, an increase in noise up to the maximum should not be permitted. The impact of a proposed project on an existing land use should be evaluated in terms of the potential for adverse community response, based on existing community noise levels, regardless of the compatibility standards.

4. The Land Use and Noise Compatibility Standards should be reviewed in relation to the specific source of noise. These standards are based on measurement systems which average noise over a 24-hour period and do not take into account single-event noise sources. For example, aircraft noise normally consists of a higher single-noise event than vehicular traffic and has been linked to sleep interference and other significant problems, but occurs infrequently in Sebastopol. Different noise sources yielding the same composite noise exposure do not necessarily create the same environment. Additional standards may be applied on a case-by-case basis where supported by acoustical analysis to mitigate the effects of single-event noise sources.

Sensitive receptors are land uses which are sensitive to noise such as hospitals, convalescent homes, schools, and libraries. Noise levels for these types of uses should not exceed those allowed in residential areas.

VI. Noise Goals, Policies and Programs

The goals of the noise section are defined as follows:

Goal 10 Ensure the compatibility of new development with existing and future noise environment.

Goal 11 Prevent land uses which increase the existing noise level above established acceptable standards.

Goal 12 Reduce noise to acceptable levels where it now exceeds those standards.

Policies and Implementation Programs to Reduce Noise Level

P.40 Maintain Noise and Land Use Compatibility Standards: Encourage the maintenance of the noise and land use compatibility standards indicated in Table 3. The normally acceptable standards for outdoor noise are summarized below (noise measurements in Ldn)

Program 40.1: Review all land use and development proposals for compliance with the Noise and Land Use Compatibility Standards.
Responsibility: Planning Department

Program 40.2: Require a standard of Ldn 45 dB for indoor noise for all new residential development, including hotels and motels.
Responsibility: Planning Department

Program 40.3: Use the 'Normally Acceptable' standard in Table 3 to determine the need for noise studies and require new developments to provide noise attenuation features as a condition of approving new projects.
Responsibility: Planning Department

Program 40.4: Require an acoustical study for all new residential projects with a future Ldn noise exposure of 60 dB or greater as shown on Map 7. The study shall describe how the project will comply with the Noise and Land Use Compatibility Standards.
Responsibility: Planning Department

Program 40.5: Require post-construction testing and sign-off by an acoustical engineer for residential and office projects exposed to a Ldn in excess of 65 dB to ensure compliance with applicable exterior and interior standards contained in the Noise and Land Use Compatibility Standards.
Responsibility: Planning and Building Departments

Program 40.6: Continue to implement the Noise Ordinance which limits construction noise.
Responsibility: Planning and Building Departments

Program 40.7: Require acoustical studies and mitigation measures for new developments and roadway improvements which affect noise sensitive uses such as schools, hospitals, libraries, and convalescent homes.
Responsibility: Planning Department

P.41 Reduce Outdoor Noise in Existing Residential Areas: Reduce outdoor noise in existing residential areas where economically and aesthetically feasible.

Program 41.1: Verify projected noise levels with noise monitors at locations adjacent to residential and other noise sensitive areas where traffic volumes increase by over 50 percent from baseline noise data.
Responsibility: Planning and Public Works Departments

Program 41.2: Consider and carefully evaluate the noise impacts of all street, highway and other transportation projects.
Responsibility: Planning and Public Works Departments

Program 41.3: Continue to seek State and Federal funding to construct noise barriers where impact of noise can be significantly reduced.
Responsibility: Planning Department

Program 41.4: Establish a standard for new commercial development adjacent to residential areas which does not permit an increase in noise levels in residential areas of more than 3 dB Ldn, or creates noise impacts which would increase noise levels to more than 65 dB Ldn at the boundary of a residential area, whichever is the more restrictive standard.
Responsibility: Planning Department

P.42 Noise Standards Applied to Remodel Projects: Noise standards shall be applied to residential remodel projects, where the remodelling is substantial.

Program 42.1: Review all building permit applications for compliance with the applicable noise standards, and require as necessary, the appropriate noise mitigating features.
Responsibility: Planning and Building Departments

P.43 Protect existing noise environment in residential areas.

Program 43.1: Require mitigation measures for projects that would cause the following criteria to be exceeded or would generate noise which could cause significant adverse community response:

- Cause the Ldn in existing residential areas to increase by 3 dB or more and exceed a Ldn of 55 dB.
- Cause the Ldn in existing residential areas to increase by 3 dB or more if the Ldn currently exceeds 55 dB.

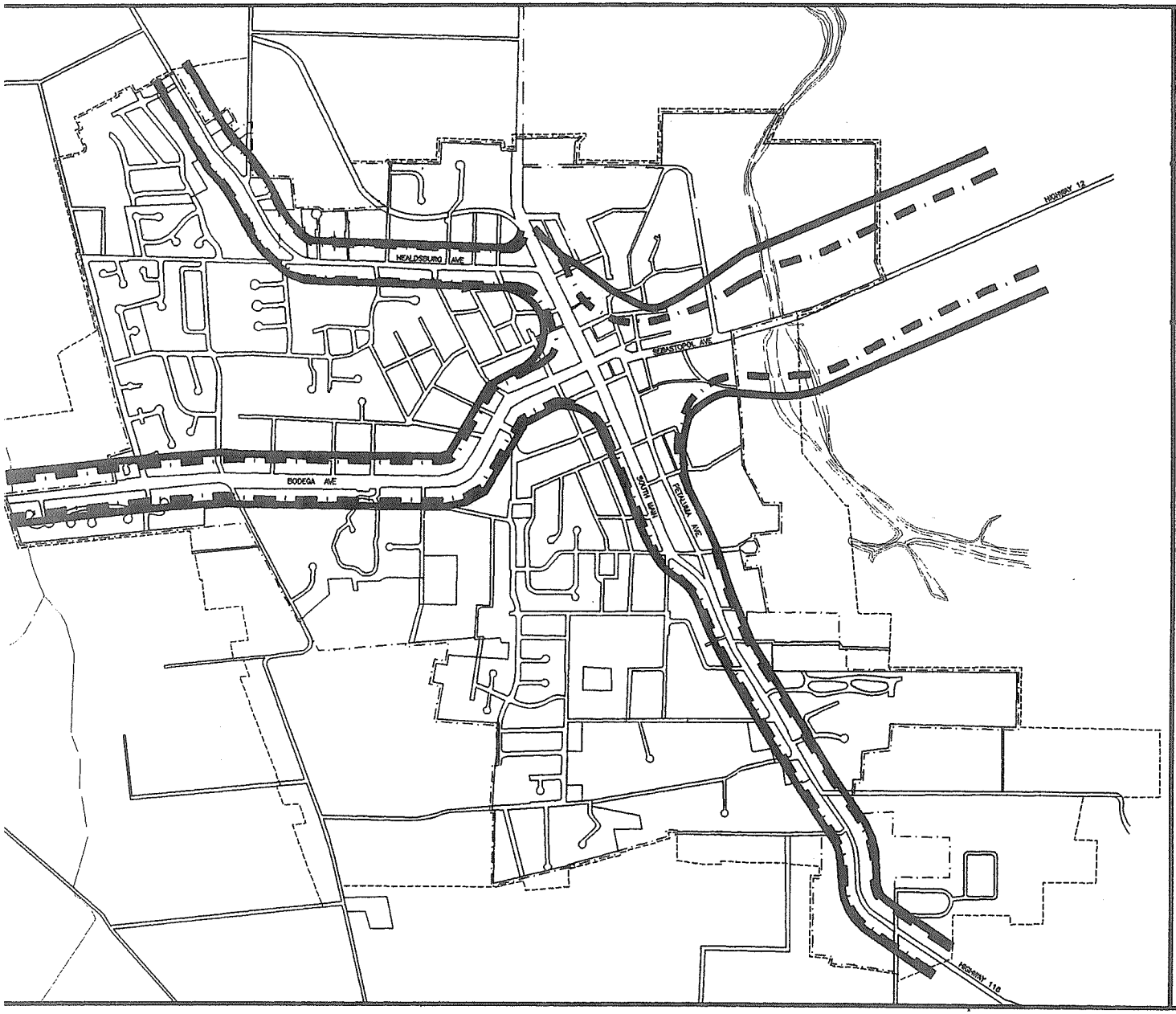
(Note: A 3 dB increase would result if traffic increased by 100 percent over existing levels. It is recognized that there are locations where the outdoor criteria of a Ldn of 55 dB cannot be reasonably and feasibly achieved. These situations will be evaluated on a case-by-case basis to determine the appropriate level of mitigation.)

Program 43.2: Consider developing a comprehensive noise ordinance including noise standards for home power tools, animals such as barking dogs, and industrial uses.
Responsibility: Planning Department

P.44 Reduce Noise in Residential Areas: Reduce noise levels in existing residential areas.

Program 44.1: Restrict truck traffic to designated routes.
Responsibility: Planning and Public Works Departments

Program 44.2: Enforce California Vehicle Code § 23130, 23130.5, 27150, 27151 and 38275. These sections pertain to the allowable noise emission of vehicles operated on public streets.
Responsibility: Police Department



SEBASTOPOL GENERAL PLAN

MAP 7: EXISTING AND FUTURE NOISE CONTOURS

LEGEND

1993 60 Ldn

2013 60 Ldn

CITY LIMITS

SPHERE OF INFLUENCE AND URBAN GROWTH BOUNDARY

PLANNING AREA BOUNDARY

500 0 500 1000 1500 2000

SCALE IN FEET

N

PRODUCED BY: SKYE GRAPHICS

GLOSSARY

This Glossary is not a formally adopted part of the General Plan. It is included to clarify terms used in the Plan. Should inconsistencies occur between the text of the Genersal Plan and the Glossary, the interpretation contained in the General Plan shall be considered the valid intepretation[1].

Abbreviations

ADT: Average daily trips made by vehicles or persons in a 24-hour period
BMR: Below-market-rate dwelling unit
CBD: Central Business District
CC&Rs: Covenants, Conditions, and Restrictions
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CFD: Mello-Roos Community Facilities District
CHFA: California Housing Finance Agency
CIP: Capital Improvements Program
CNEL: Community Noise Equivalent Level
dB: Decibel
dBA: "A-weighted" decibel
EIR: Environmental Impact Report (State)
EIS: Environmental Impact Statement (Federal)
FAR: Floor Area Ratio
FIRM: Flood Insurance Rate Map
HCD: Housing and Community Development Department of the State of California.
HUD: U.S. Dept. of Housing and Urban Development
LAFCo: Local Agency Formation Commission
L_{dn}: Day and Night Average Sound Level
L_{eq}: Sound Energy Equivalent Level
LOS: Level of Service
PUD: Planned Unit Development
SRO: Single Room Occupancy
TDM: Transportation Demand Management
TDR: Transfer of Development Rights
TSM: Transportation Systems Management
UBC: Uniform Building Code
UHC: Uniform Housing Code

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1 From the California Planning Roundtable, edited by Naphtali H. Knox and Charles E. Knox, Palo Alto, California, 1990 .

Acceptable Risk
A hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.

Access/Egress
The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Acres, Gross
The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net
The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Active Solar System
A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See "Passive Solar System.")

Adaptive Reuse
The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use.

Adverse Impact
A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing
Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency
The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve
Land designated for agriculture or conservation. (See "Williamson Act.")

Agriculture
Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Agriculture-related Business
Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinarians and other businesses supporting local agriculture.

Air Pollution
Concentrations of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Alley
A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Alluvial
Soils deposited by stream action.

Alquist-Priolo Act, Seismic Hazard Zone
A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

Ambient
Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex, v.

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate

An act, condition, or state which is considered suitable.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable

Land capable of being cultivated for farming.

Archaeological

Relating to the material remains of past human life, culture, or activities.

Architectural Review

Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income

As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Arterial

Medium-speed (325 to 35 mph), medium-capacity (10,000-35,000 average daily trips) roadway which provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Article 34 Referendum

Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assessment District

(See "Benefit Assessment District.")

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Automobile-intensive Use

A use of a retail area which depends on exposure to continuous auto traffic.

Base Flood

In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Bed and Breakfast

Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

Below-market-rate (BMR) Housing Unit

Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Benefit Assessment District

An area within a public agency's boundaries which receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefitting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Bicycle Trail (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Trail (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Trail (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biotic Community

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Blight

A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buffer Zone

An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

Building

Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height

The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Business Services

A subcategory of commercial land use which permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

California Environmental Quality Act (CEQA)
A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

California Housing Finance Agency (CHFA)
A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Caltrans
California Department of Transportation.

Capital Improvements Program (CIP)
A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Carbon Dioxide
A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide
A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Census
The official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD)
The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

Channelization
(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

City
City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city, or may refer to the geographical area of a city (*e.g.*, the city's bikeway system.)

Clustered Development
Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Collector
Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street which provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Combined Sewer/Combination Sewer
A sewerage system that carries both sanitary sewage and stormwater runoff.

Commercial
A land use classification which permits facilities for the buying and selling of commodities and services.

Community Care Facility
Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care.

Community Development Block Grant (CDBG)
A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District
Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq*), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL)
A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park
Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Redevelopment Agency
A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Community Service Area
A geographic subarea of the city used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Comparison Goods
Retail goods for which consumers will do comparison shopping before making a purchase. These goods tend to have a style factor and to be "larger ticket" items such as clothes, furniture, appliances and automobiles.

Compatible
Capable of existing together without conflict or ill effects.

Condominium
A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congestion Management Plan (CMP)
A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt and annually update a Congestion Management Plan.

Congregate Care
Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation
The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Consistent
Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Convenience Goods

Retail items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping.

Cordon Count

A measurement of all travel (usually vehicle trips, but sometimes person trips) in and out of a defined area (around which a "cordon" is drawn).

Covenants, Conditions, and Restrictions (CC&Rs)

A term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion

A standard upon which a judgment or decision may be based. (See "Standards.")

Critical Facility

Facilities housing or serving many people which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA

The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.

Dedication, In lieu of

Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density, Employment

A measure of the number of employed persons per specific area (for example, employees/acre).

Density Transfer

A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Destination Retail

Retail businesses that generate a special purpose trip and which do not necessarily benefit from a high-volume pedestrian location.

Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. In the other type, most often called a **Retention Pond**, the water is held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams.**

Developable Acres, Net

The portion of a site which can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land

Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer

An individual who or business which prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee

(See "Impact Fee.")

Development Rights

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

Development Rights, Transfer of (TDR)
Also known as "Transfer of Development Credits," a program which can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

Discourage, v.
To advise or persuade to refrain from.

Discretionary Decision
As used in CEQA, an action taken by a governmental agency which calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Diversion
The direction of water in a stream away from its natural course (*i.e.*, as in a diversion that removes water from a stream for human use).

Duplex
A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement
Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation
A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Easement, Scenic
A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Ecology
The interrelationship of living things to one another and their environment; the study of such interrelationships.

Economic Base
Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort--basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services which the region cannot produce itself and also support the nonbasic activities which are principally local in productive scope and market area. (See "Industry, Basic" and "Industry, Non-basic.")

Ecosystem
An interacting system formed by a biotic community and its physical environment.

Elderly Housing
Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter
A facility which provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Eminent Domain
The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Emission Standard
The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Encourage, v.
To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species
A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance, v.
To improve existing conditions by increasing the quantity or quality of beneficial uses.

Environment
CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)
A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Environmental Impact Statement (EIS)
Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions which significantly affect the environment.

Erosion
(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Exaction
A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils
Soils which swell when they absorb water and shrink as they dry.

Export-employment Use
An activity which produces and/or distributes goods and services for export to firms and individuals outside of the city (or county). (See Economic Base.)

Expressway
A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Fair Market Rent
The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family
(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Fast-food Restaurant
Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast-food preparation.

Fault
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible
Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically
Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s)
The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fire Hazard Zone
An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fire-resistive
Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Fiscal Impact Analysis
A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100-Year
The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Insurance Rate Map (FIRM)
For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain
The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Flood Plain Fringe
All land between the floodway and the upper elevation of the 100-year flood.

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area Ratio (FAR)
The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint
The outline of a building at all of those points where it meets the ground.

Freeway
A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" which are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

Gateway
A point along a roadway entering the city at which a motorist gains a sense of having left the environs and of having entered the city.

General Plan
A compendium of a city's or a county's policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Geologic Review
The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological
Pertaining to rock or solid matter.

Goal
A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Grasslands
Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Greenhouse Effect
A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

Groundwater
Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge
The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Growth Management
The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (See "Congestion Management Plan.")

Guidelines
General statements of policy direction around which specific details may be later established.

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Handicapped
A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material
Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High-Occupancy Structure
All pre-1935 buildings with over 25 occupants, and all pre-1976 buildings with more than 100 occupants.

High Occupancy Vehicle (HOV)
Any vehicle other than a driver-only automobile (*e.g.*, a vanpool, a bus, or two or more persons to a car).

Highway
High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Hillsides
Land which has an average percent of slope equal to or exceeding fifteen percent.

Historic; Historical

An historic building or site is one which is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation

The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Home Occupation

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless

Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Hotel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite.

Household

All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

Householder

The head of a household.

Households, Number of

The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD)

The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Element

Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD)

A cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit

A house, an apartment, a group of homes or a single room, occupied as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. (See "Dwelling Unit," "Family," and "Household.")

Hydrocarbons

A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee
A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface
Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation
Actions, procedures, programs, or techniques that carry out policies.

Improvement
The addition of one or more structures or utilities on a vacant parcel of land.

Incubator Space
Retail or industrial space that is affordable to new, low-margin businesses.

Industrial
The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park; Office Park
A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

Industry, Basic
The segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and which must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic
The segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

Infill Development
Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure
Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee
(See "Dedication, In lieu of.")

Institutional Use
(1) Privately owned and operated activities which are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious institutions; and (3) other nonprofit activities of an education, youth, welfare, or philanthropic nature which can not be considered a residential, commercial, or industrial activity.

Inter-agency
Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee
Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Interest, Less-than-fee
The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights," "Easement, Scenic," "Lease," and "Leasehold Interest.")

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Issues

Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio

The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Banking

The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark

Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

Landscaping

Planting--including trees, shrubs, and ground covers--suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide

A general term for a falling mass of soil or rocks.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Classification

A system for classifying and designating the appropriate use of properties.

Land Use Element

A required element of the General Plan which uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation

A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

L_{dn}

Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Lease

A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest

(1) The interest which the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

L_{eq}

The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS)
A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service. The LOS used in this Plan are indicated on page II-3 of the *Transportation Chapter.*

Linkage
With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction
The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo)
A five-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include members who are directors of special districts.

Lot
(See "Site.")

Lot of Record
A lot which is part of a recorded subdivision or a parcel of land which has been recorded at the county recorder's office containing property tax records.

Low-income Household
A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

L_{10}
A statistical descriptor indicating peak noise levels; the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities.

Maintain, v.
To keep in an existing state. (See "Preserve, v.")

Manufactured Housing
Residential structures which are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Marsh
Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

May
That which is permissible.

Mean Sea Level
The average altitude of the sea surface for all tidal stages.

Median Strip
The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mineral Resource
Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Minimize, v.
To reduce or lessen, but not necessarily to eliminate.

Mining
The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Minipark
Small neighborhood park of approximately one acre or less.

Ministerial (Administrative) Decision
An action taken by a governmental agency which follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v.
To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use
Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home
A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household
A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit
A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. A modular unit does not have any chassis or permanent hitch to allow future movement. (See "Mobile Home" and "Manufactured Housing.")

Motel
A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation. Quite often, provision is made for cooking in individual guest rooms or suites. Motels generally provide guest parking in proximity to the guest rooms. (See "Hotel.")

Multiple Family Building
A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Multiplier Effect
The recirculation of money through the economy multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (*e.g.*, grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

Must
That which is mandatory.

National Ambient Air Quality Standards
The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)
An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program
A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act
A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Historic Places
The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural State
The condition existing prior to development.

Necessary
Essential or required.

Need
A condition requiring supply or relief. The City may act upon findings of need within or on behalf of the community.

Neighborhood Park
City-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Nitrogen Oxide(s)
A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise
Any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation
Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour
A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment
The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use
A use which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Objective
A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Office Park
(See "Industrial Park.")

Office Use
The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Official County Scenic Highway
A segment of state highway identified in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (Caltrans).

Open Space Land
Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Orchard
A group of fruit trees, either small and diverse for home use, or large and uniform (*i.e.*, one variety) for revenue; such a collection must be planted, managed and renewed by the householder or farmer and should not be confused with a naturally occurring grove. Citrus plantations are customarily called groves.

Ordinance
A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Outdoor Advertising Structure
Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.

Outdoor Recreation Use
A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Ozone
A tri-atomic form of oxygen (O_3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Para-transit
Refers to transportation services and which operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

Parcel
A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared
A public or private parking area used jointly by two or more uses.

Parking Area, Public
An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking Management
An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users. (See "High Occupancy Vehicle" and "Transportation Demand Management.")

Parking Ratio
The number of parking spaces provided per 1,000 square of floor area, *e.g.*, 2:1 or "two per thousand."

Parking Space, Compact
A parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in some localities on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile. A standard parking space, when perpendicular to a driveway or aisle, is usually 8.5 feet wide by 18 feet long.

Parks
Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

Passive Solar System

A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See "Active Solar System.")

Peak Hour/Peak Period

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Performance Standards

Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Personal Services

Services of a personal convenience nature, as opposed to products which are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Physical Diversity

A quality of a site, city, or region in which are found a variety of architectural styles, natural landscapes, and/or land uses.

Plan Line

A precise line which establishes future rights-of-way along any portion of an existing or proposed street or highway and which is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines.

Planned Community

A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR)

A governmental division of the State of California which has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area

The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence which encompasses land both within the City Limits and potentially annexable land.

Planning Commission

A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) which requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy

A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Pollutant

Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose

Pollution

The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point
Sources for pollution which are less definable and usually cover broad areas of land, such as agricultural land with fertilizers which are carried from the land by runoff, or automobiles.

Pollution, Point
In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Poverty Level
As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, n.
An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve" and Protect.")

Preserve, v.
To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Principle
An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Professional Offices
A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program
An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Pro Rata
Refers to the proportionate distribution of the cost of infrastructure improvements associated with new development to the users of the infrastructure on the basis of projected use.

Protect, v.
To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Public and Quasi-public Facilities
Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Rare or Endangered Species
A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recognize, v.
To officially (or by official action) identify or perceive a given situation.

Recreation, Active
A type of recreation or activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive
Type of recreation or activity which does not require the use of organized play areas.

Recycle, v.
The process of extraction and reuse of materials from waste products.

Redevelop, v.
To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

Regional Park
A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regulation
A rule or order prescribed for managing government.

Rehabilitation
The repair, preservation, and/or improvement of substandard housing.

Research and Development Use
A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.

Residential
Land designated in the City's General Plan and zoning ordinance for buildings consisting only of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Residential, Multiple Family
Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family
A single dwelling unit on a building site.

Resources, Non-renewable
Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

Restore, v.
To renew, rebuild, or reconstruct to a former state.

Restrict, v.
To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retention Basin/Retention Pond
(See "Detention Basin/Detention Pond.")

Retrofit, v.
To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Rezoning
An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale
A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare
A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridgeline
A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Lands
Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk
The danger or degree of hazard or potential loss.

Runoff
That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Sanitary Sewer
A system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leech fields (which hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

Scenic Highway Corridor
The area outside a highway's right-of-way that is generally visible to persons travelling on the highway.

Scenic Highway/Scenic Route
A highway, road, drive, or street which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

School District Lands
Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Second Unit
A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program
A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seiche
An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic
Caused by or subject to earthquakes or earth vibrations.

Senior Housing
(See "Elderly Housing.")

Seniors
Persons age 62 and older.

Septic System
A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

Setback
The horizontal distance between the property line and any structure.

Settlement
(1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. Differential settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

Shall
That which is obligatory or necessary.

Shared Living
The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Shoppers Goods
Another name for comparison goods.

Shopping Center
A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should
Signifies a directive to be honored if at all possible.

Sign
Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Effect
A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation
(1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family Dwelling, Attached
A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached
A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO)
A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Site
A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope
Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil
The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access
The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active
A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive
A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste
General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Specific Plan
Under Article 8 of the Government Code (Section 65450 *et seq*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Speed, Average
The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical
The speed which is not exceeded by 85 percent of the cars observed.

Sphere of Influence
The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standards
(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff
Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Street Furniture
Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.

Street Tree Plan
A comprehensive plan for all city street trees which sets goals for solar access, and standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

Streets, Local
(See " Streets, Minor.")

Streets, Major
The transportation network which includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor
Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended purpose is to provide access to fronting properties.

Streets, Through
Streets which extend continuously between other major streets in the community.

Structure
Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act
Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional
Pertaining to a portion of a region. The Golden Triangle is a subregional task force.

Subsidence
The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Subsidize
To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing
Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Substantial
Considerable in importance, value, degree, or amount.

Topography
Configuration of a surface, including its relief and the position of natural and man-made features.

Tourism
The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Townhouse; Townhome
A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Traffic Model
A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit
The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit-dependent
Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public
A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing
Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Transportation Demand Management (TDM)
A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)
A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Trees, Heritage
Trees planted by a group of citizens or by the City in commemoration of an event or in memory of a person figuring significantly in history.

Trees, Landmark
Trees whose size, visual impact, or association with a historically significant structure or event have led the City to designate them as landmarks.

Trees, Street
Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip
A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation
The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route
A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Undevelopable
Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Undue
Improper, or more than necessary.

Uniform Building Code (UBC)
A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code (UHC)
State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Design
The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Growth Boundary
A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.

Urban Open Space
The absence of buildings or development, usually in well-defined volumes, within an urban environment.

Urban Sprawl
Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Use
The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City's zoning ordinance and General Plan land use designations.

Use, Non-conforming
(See "Non-conforming Use.")

Use Permit
The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors
Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Vacant

Lands or buildings which are not actively used for any purpose.

Variance

A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle-Miles Travelled (VMT)

A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very Low-income Household

A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

View Corridor

The line of sight--identified as to height, width, and distance--of an observer looking toward an object of significance to the community (*e.g.*, ridgeline, river, historic building, etc.); the route that directs the viewers attention.

Viewshed

The area within view from a defined observation point.

Volume-to-Capacity Ratio

A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")

Warehousing Use

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials which are inflammable or explosive or which present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation

The process by which wastewater that has undergone primary treatment is used to irrigate land.

Watercourse

Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, or reservoir.

Waterway

(See "Watercourse.")

Wetlands

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils." Wildlife Refuge

An area maintained in a natural state for the preservation of both animal and plant life.

Wildlife Refuge

An area maintained in a natural state for the preservation of both animal and plant life.

Williamson Act

Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the city and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Workplace Use

The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs. (See also "Industrial Park.")

Zero Lot Line

A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining

A special purpose zone which is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."

Zone, Interim

A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

Zone, Study

(See " Zone, Interim.")

Zone, Traffic

In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning

The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District

A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary

Development regulations which result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Incentive

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits--such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level--are included in a project.

Zoning, Inclusionary

Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map

Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.