

## **General Plan Advisory Committee**

Meeting of January 14, 2015  
6:30 P.M.

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

### **AGENDA**

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMITTEE COMMENTS ON MEETING SUMMARY of: November 12, 2014**
4. **PLANNING DIRECTOR'S REPORT (Brief updates on Future Agendas, Action of Other Boards and City Council)**
5. **COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON AGENDA** - This is for items *not* on the Committee agenda, but that *are related to the responsibilities* of the Committee. Comments are limited to three minutes. The Committee will receive any such comments, but under law, may not act on them. If there is a large number of persons wishing to speak under this item, speaking time may be reduced or the item may be moved to later in the meeting to allow agendized business to be conducted.
6. **Review and Discussion of Preliminary Policy Set - Community Health and Wellness** - A draft set of policies has been developed based on Committee discussion and consultant analysis.
  1. Consultant presentation
  2. Committee discussion
  3. Public comments
  4. Summary of input by consultant
7. **Review and Discussion of Preliminary Policy Set - Safety** - A draft set of policies has been developed based on Committee discussion, existing policies, and consultant analysis.
  1. Consultant presentation
  2. Committee discussion
  3. Public comments
  4. Summary of input by consultant
8. **Review and Discussion of Preliminary Policy Set - Noise** - A draft set of policies has been developed based on Committee discussion, existing policies, and consultant analysis.
  1. Consultant presentation
  2. Committee discussion
  3. Public comments
  4. Summary of input by consultant

**9. ANNOUNCEMENTS FROM COMMITTEE MEMBERS/STAFF:**

**10. WRITTEN COMMUNICATIONS/INFORMATION:** Written community comments on General Plan issues that have been submitted to the Planning Department.

**11. ADJOURNMENT:** This meeting will be adjourned to the next regular Committee meeting, at 6:30 p.m. on February 11, 2015 at which meeting at which there will be a discussion of Conservation and Open Space. The meeting will occur at the Sebastopol Center for the Arts, 282 South High Street, Sebastopol, California.

**Public Meetings**

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

**NOTES:**

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

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

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

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

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

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

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



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TO: Sebastopol General Plan Advisory Committee (GPAC)

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

SUBJECT: General Plan Advisory Committee Meeting Summary from November 12, 2014  
(Circulation)

DATE: December 22, 2014

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This memo provides an overview and summary of the input received during the November 12, 2014 GPAC meeting on the topic of Circulation.

**Comments on 10/8 meeting notes**

- Request to discuss community health first at the January GPAC meeting
- General agreement to drop medical marijuana as a General Plan topic
- General agreement on increased heights (4 stories) in the downtown and not keeping the maximum at 3 stories

**GPAC Comments Circulation**

Two-Way Streets and Congestion in downtown Discussion

- Request for a visual of roundabout
- Noted that there is a trade-off between two-way streets and bike lanes – would bike lanes be reduced or less desirable?
- While two-ways wouldn't decrease traffic congestion, may improve downtown for pedestrians
- Would like to explore phasing for two-way streets
- Two-way system would slow traffic through the downtown and be beneficial for economic development
- Consider shared streets
- Keep existing General Plan goal of prioritizing quality of life over vehicle traffic movement
- Downtown traffic calming is desirable- improve conditions for bikes and peds
- Keep the potential for two-way streets in the General Plan and to remain open to looking at other options to address traffic in the downtown

- Continue to evaluate projects for traffic impacts and include analysis of LOS so that decision-makers understand the impacts of the project, but do not require projects to maintain an LOS threshold in the downtown
- Use LOS analysis to analyze access and safety for new projects
- Once technology and analysis methods make a multi-modal LOS feasible, move toward a LOS that addresses pedestrian and bicycle impacts
- Would like to see a bypass, based on improvements to existing streets and not impacting the Laguna
- Include a traffic impact fee – study the needed improvements and require future development to calculate their contribution and pay fair-share. Puts impetus on developer to reduce trips in order to reduce fair-share fees.
- Incentivize new development to incorporate measures to reduce vehicle trips (mixed use projects, ped/bike facilities, etc)
- Much of the development in the County affects Sebastopol, particularly the downtown traffic
- Identify a referral area around the City where the County should send development applications to the City for consideration

#### Bicycle/Pedestrian Facilities

- Would like more Class I trails and curb-separated (CycleTrack) bike lanes
- Need better and safer routes to schools, downtown, and destinations in the City that don't involve riding on SR 116
- Much of the language in the existing General Plan is pro-bike: emphasize existing policies and language in General Plan
- Have a good bicycle/pedestrian plan, but limited funding
- Impact fee that addresses bike/ped facilities
- Need to increase connectivity (not addressed in existing General Plan)
- Use Capital Improvement Program to identify and address deficient areas (areas where additional striping, maintenance, and other improvements are needed)
- Is there a way to incentivize businesses to serve bike/ped clients
- Need atmosphere of respect for bicycles (bike-friendly communities such as San Luis Obispo and Seattle were identified as examples)
- Explore ways to make Sebastopol a bike-friendly community
- Identify high priority areas where City funds should be used to fill gaps in sidewalks



### Downtown Parking

- General consensus that there seems to be enough parking
- Consider charging for parking – funds could go to bike facilities, schools, etc.
- Provide updated information regarding the downtown parking district
- Explore mechanisms to allow downtown development without on-site parking – don't want to discourage redevelopment
- Consider mechanisms to reduce parking demand downtown (parking lot outside downtown that provides a shuttle for businesses, employees)

### SR 116 Safety

- Traffic calming infrastructure for 116 corridor
- Green striping on 116 does not show in shadows and should be more visible

### General Circulation Comment

- Consider adding SMART train connector on map
- Pavement management should be addressed in GP

### **Public Comment**

- Opposition to proposed Class I bikeway from downtown to west Sebastopol that would go through Luther Burbank farm. Would destroy plants and roots, significantly change the farm, and reduce the remaining farm area by 50%.
- There are north/south sections on Petaluma Avenue where landscaped median could be added. Video cameras reduce speed. Parking meters cost money – consider whether City would be able to charge enough to recover costs.
- If Luther Burbank was alive, he would want people to ride bikes through nature.
- Highway 116 safety: speed signal works at Burbank Housing. Like idea of speed cameras. Traffic calming should begin at edge of town. Traffic light timing should be for slower speeds.
- Previous General Plan did not include high density housing in downtown. A lot of low income/high density residential was not built with connections to bike paths and often has no crosswalks. Previous Bike Plan did not line up well with zoning. Not enough parking in low income housing. Need more specifics to make sure high density residential is not stuck on edge of town and forgotten.
- Impressed by meeting. Looking to hear “transit” – heard bike, bike, bike. What about local transit for people who don't bike and aren't able to or interested in walking? Revisit public transit, including LOS for transit. Not in support of paid parking.

Subject: November 12, 2014 GPAC Meeting Summary

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- No one speaking about public transit, but talking about atmosphere and slow transit. Look into electric shuttle system.
- What is the cost to get back to two-way streets?
- Getting into Sebastopol is getting harder and harder. There is delay and a lot of vehicles on many of the routes in the vicinity. What is going to be the effect of four people making left-hand turns? Look at air quality associated with traffic.



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TO: Sebastopol General Plan Advisory Committee (GPAC)

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

SUBJECT: January 14<sup>th</sup> Meeting – Policy Set Review #1

DATE: December 22, 2014

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## INTRODUCTION

The January 14<sup>th</sup> meeting is an opportunity for the GPAC to provide feedback, input, and edits to the Draft General Plan Policy Sets that have been prepared to date. New topics will not be introduced at this meeting.

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

## REQUIRED READING

Prior to the January 14<sup>th</sup> meeting, please read the following attached items:

1. **Community Health and Wellness** Draft Policy Set
2. **Safety** Draft Policy Set
3. **Noise** Draft Policy Set

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

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## **WORK EXERCISE**

During previous GPAC meetings, the topics of Community Health and Wellness, Safety, and Noise were discussed in detail.

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

The January 14<sup>th</sup> meeting provides the GPAC with an opportunity to review these Draft General Plan Policy Sets and provide specific feedback and input. Each member is asked to read all of the Draft General Plan Policy Sets and be prepared to discuss the following:

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

# Community Health and Wellness

## Goals, Policies, and Actions

### **GOAL CHW 1 SUPPORT A COMPREHENSIVE AND DIVERSE APPROACH TO COMMUNITY HEALTH AND WELLNESS IN SEBASTOPOL**

**Policy CHW 1-1:** Recognize that community health is a topic that is influenced and affected by nearly all elements of the Sebastopol General Plan.

**Policy CHW 1-2:** Consider the effects of planning decisions on the overall health and well-being of the community and its residents.

#### **Actions in Support of Goal 1**

*Action CHW-1a: Implement the policies and actions in the Land Use Element to ensure a mix of land uses, density and intensity of land uses, and compatibility between land uses that promote a safe, pleasant, and walkable environment.*

*Action CWH-1b: Implement the policies and actions in the Circulation Element to provide for a multi-modal transportation system that promotes walkability, bicycle use, and alternatives to single-passenger vehicle use.*

*Action CWH-1c: Implement the policies and actions in the Open Space Element regarding the amount of, access to, and quality of parks and open spaces in and around Sebastopol.*

*Action CWH-1d: Implement the policies and actions in the Conservation Element to address key aspects of environmental health, including clean water, clean air, and the protection of natural resources.*

*Action CWH-1e: Implement the policies and actions in the Housing Element to ensure a range of safe and secure housing types accessible to special needs groups, including low income families, the elderly and people with disabilities.*

*Action CWH-1e: Implement the policies and actions in the Safety Element to address geologic and seismic hazards, flooding, hazardous materials, and emergency services, including fire and police.*

### **GOAL CHW 2 PROMOTE CONVENIENT ACCESS TO HEALTH CARE FOR CITY RESIDENTS TO A WIDE RANGE OF HEALTHCARE FACILITIES, COMMUNITY HEALTH CENTERS, AND MENTAL HEALTH CARE FACILITIES IN AND AROUND SEBASTOPOL**

**Policy CHW 2-1:** Encourage and, if feasible, support the re-opening of Palm Drive Hospital.

**Policy CHW 2-2:** Recognize that having a full-service hospital and emergency care facility in Sebastopol is an asset to the community and improves safety, health, and well-being for City residents.

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**Policy CHW 2-3:** Support existing health care services and encourage the location of new health care facilities and medical services providers in the City. Encourage new facilities to be located in areas that are readily accessible by pedestrians and bicyclists and served by transit.

**Policy CHW 2-4:** Encourage Sonoma County Department of Health Services to continue to serve as a resource to the community on the availability of health care options and resources in and around Sebastopol.

**Policy CHW 2-5:** Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.

**Policy CHW 2-6:** Recognize that emotional health and well-being is an integral component to personal and community health, and should be supported through City actions and policies throughout the General Plan.

**Actions in Support of Goal 2**

*Action CHW-2a: Provide resources at City Hall and on the City website regarding the location and contact information of health care providers serving the City, including emergency or urgent care facilities, mental health and substance abuse programs, oral health services, mobile services, access to such providers, available free and low-cost health care programs. Information on the website may include a community health or similar page that provides links to the Sonoma County 211, Healthy Sonoma, Health Action, and other community health resources.*

*Action CHW-2b: Collaborate with transit service providers to adequately serve people who are transit-dependent by improving connections to regional medical facilities that serve Sebastopol residents and businesses.*

*Action CHW-2c: Support efforts by local community health agencies and organizations to provide annual training to Sebastopol residents and City staff for basic first aid and cardiopulmonary resuscitation skills.*

**GOAL CHW 3 ENSURE ALL RESIDENTS HAVE CONVENIENT ACCESS TO HEALTHY AND NUTRITIONAL FOOD OPTIONS**

**Policy CHW 3-1:** Promote the availability of locally grown and locally sourced fresh fruits and vegetables, meats, dairy, eggs, and other natural and nutritional food options.

**Policy CHW 3-2:** Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, urban agriculture, federal food assistance programs, and healthy food retailers.

**Policy CHW 3-3:** Recognize that small-scale community agriculture programs have the potential to supplement the availability of fresh fruit and vegetables in the community, provide economic

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opportunities to Sebastopol residents, lower food costs, reduce overall energy consumption and build social cohesion.

**Policy CHW 3-4:** Encourage new and existing convenience stores, supermarkets, liquor stores, and neighborhood markets to stock nutritional food choices, including local produce, local meats and dairy, 100% juices, and whole-grain products.

**Policy CHW 3-5:** Encourage and support the continued year-round operation of farmers' markets.

**Policy CHW 3-6:** Support schools and other organizations' efforts to encourage students and their families to make healthy food choices through providing fresh, nutritious lunches and providing students and their families access to fresh fruits and vegetables through "edible school yards" and sustainable gardening programs.

**Actions in Support of Goal 3**

*Action CHW-3a: Explore opportunities to expand community gardens.*

*Action CHW-3b: Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects.*

*Action CHW-3c: Encourage the Sonoma County Human Services Department to continue its efforts working with stores to increase acceptance of food assistance programs such as CalFresh EBT cards and WIC (Women, Infants and Children) in order to increase food security for all Sebastopol residents.*

*Action CHW-3d: Encourage the Sonoma County Department of Human Services and Health Services, the Sonoma County Food System Alliance, and community-based organizations to provide information and educational outreach to Sebastopol residents about healthy food choices, including the Sonoma County CalFresh program and other food programs, to ensure that all City residents have information and access to resources on healthier eating and access to nutritious foods.*

*Action CHW-3e: In collaboration with the Sonoma County Department of Health Services and community organizations, develop and implement a program to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance programs, help create a safe and inviting environment around their stores, and, when possible, secure and promote "local" food produced in Sonoma County.*

*Action CHW-3f: Work with the Sonoma County Food System Alliance, Health Action, non-profits, community groups and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, and orchards. The work effort should explore the feasibility of implementing the following strategies:*

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- *Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;*
- *Supporting the development of appropriate agriculture in residential, industrial, business, and open space zones;*
- *Support farm to institution (such as schools, hospitals, nursing homes, daycare centers) and businesses (such as restaurants and food outlets), while creating economic opportunities for urban growers and related industries;*
- *Support efforts of local gardening organizations to promote the development and expansion of family and community gardens as well as edible landscaping;*
- *Encourage and promote local garden food exchanges and local food cooperatives; and*
- *Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.*

*Action CHW-3g: Encourage schools that serve the City to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.*

*Action CHW-3h: Explore opportunities to reduce farm-to-cafeteria barriers so local students have increased access to more locally grown healthy foods.*

*Action CHW-3i: Increase public awareness that the local farmer’s market accepts CalFresh (formerly Supplemental Nutrition Assistance Program, or SNAP) payments for qualified food purchases.*

**GOAL CHW 4 MINIMIZE COMMUNITY EXPOSURE TO UNSAFE ELECTROMAGNETIC FIELDS (EMF)**

**Policy CHW 4-1:** Consider information regarding EMF radiation from new electrical transmission lines and substations when making land use decisions.

**Policy CHW 4-2:** Minimize unsafe EMF radiation levels near sensitive areas such as schools, hospitals, playgrounds, and high density residential when planning for electrical transmission facilities repair and new construction.

**Policy CHW 4-3:** Promote community education and awareness on EMF health information and stay abreast of current research and regulations.

**Actions in Support of Goal 4**

*Action CHW-4a: Explore programs and legal remedies available to the City in order to reduce unsafe EMF exposure.*

*Action CHW-4b: Continue to implement, and periodically update as necessary, the City’s Telecommunications Ordinance while maintaining consistency with state and federal law.*



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*Action CHW-4c: Review siting opportunities for substantial EMF facilities that will reduce or eliminate community exposure to unsafe EMF to the greatest extent feasible.*

*Action CHW-4d: Advocate that all new electrical transmission projects have an EMF mitigation plan as part of the project's environmental review pursuant to CEQA.*

*Action CHW-4e: Request from PG&E public disclosure of proposed electrical transmission projects and their anticipated EMF levels in the Sebastopol Planning Area.*

*Action CHW-4f: Continue to monitor best practices and approaches taken by other communities to limit unsafe exposure to EMF.*

*Action CHW-4g: Maintain data regarding the location, size, strength, and EMF levels of major cell towers and other substantial EMF sources in the Sebastopol Planning Area, to the extent that data and information is available.*

**GOAL CHW 5 SUPPORT CULTURAL DIVERSITY AS A KEY COMPONENT OF A HEALTHY COMMUNITY**

**Policy CHW 5-1:** Celebrate and encourage a culturally diverse community.

**Policy CHW 5-2:** Identify and promote changes of those social structures which limit equal access or participation on the basis of race, ethnicity, culture, age, education, religion, gender, sexual orientation, disability, or socio-economic background.

**Policy CHW 5-3:** Provide an environment that is welcoming and receptive to immigrant populations.

**Actions in Support of Goal 5**

*Action CHW-5a: Review all City policies and programs to ensure that they support equal opportunities and equal access.*

*Action CHW-5b: Continue to support and enforce non-discrimination laws and the City's Fair Housing Program.*

*Action CHW-5c: Practice an open-door policy in City programs, welcoming all individuals regardless of ethnicity, race, religion, class, disability, sexual orientation, and gender.*

*Action CHW-5d: Develop City programs that use education, outreach, and training to assist historically under-represented groups in obtaining access to City programs and employment opportunities.*

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**GOAL CHW 6                    REDUCE THE HARMFUL IMPACTS OF ALCOHOL AND TOBACCO USE ON  
INDIVIDUALS, THEIR FAMILIES, AND THE LARGER COMMUNITY**

**Policy CHW 6-1:** Address responsible alcohol consumption through outreach and efforts intended to reduce adult high-risk drinking and underage access to alcohol and its related problems.

**Policy CHW 6-2:** Reduce exposure to second- and third-hand tobacco smoke.

**Policy CHW 6-3:** Encourage Sonoma County Department of Health Services to continue to provide public education programs that educate the community regarding the health impact of smoking, second-hand smoke, alcohol problems, and effective actions to improve individual and community health.

**Actions in Support of Goal 6**

*Action CHW-6a: Continue to implement Chapter 8.04 of the Sebastopol Municipal Code (Use of Tobacco in Public Places) to reduce the harmful effects of exposure to second- and third-hand tobacco smoke.*

*Action CHW-6b: Review and revise, as necessary, the Sebastopol Municipal Code to regulate the sale and distribution of “e-cigarettes” in the same manner as traditional cigarettes and other tobacco products.*

*Action CHW-6c: Continue to require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales/service to minors and sales/service to obviously intoxicated persons.*

# Safety

## Goals, Policies, and Actions

Note: Traffic safety, including pedestrian safety, will be addressed in the Circulation Element. Water quality issues and groundwater recharge will be addressed in the Conservation Element.

### GOAL SA-1 MINIMIZE THE RISK OF INJURY AND PROPERTY DAMAGE RESULTING FROM SEISMIC AND GEOLOGIC HAZARDS

**Policy SA 1-1:** Reduce the risk of loss of life, personal injury, and damage to property resulting from seismic hazards.

**Policy SA 1-2:** Enforce adopted regulations to identify and address potential hazards relating to seismic, geologic, and soils conditions.

**Policy SA 1-3:** Discourage construction of high density residential and other critical, high-occupancy or essential services buildings in areas with high seismic and/or geologic hazards.

**Policy SA 1-4:** Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and expansive soils.

**Policy SA 1-5:** Where feasible, require new development to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction, and expansive soils.

**Policy SA 1-6:** Ensure that critical facilities are designed and constructed to withstand the "maximum probable" earthquake and remain in service. Critical facilities include police stations, fire stations, hospitals, and other public or semi-public buildings that house critical first-responders or emergency management personnel.

**Policy SA 1-7:** All structures and building foundations located within areas containing expansive soils shall be designed and engineered to comply with the most current version of the California Code of Regulations (CCR), Title 24.

**Policy SA 1-8:** Encourage community awareness of seismic safety issues, including building safety and emergency response plans, including steps to take for safety during and after an earthquake and identified evacuation routes.

#### **Actions in Support of Goal 1**

**Action SA-1a:** *Review all development projects to ensure conformance with applicable state and City building standards related to geologic and seismic safety.*

## **City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions**

Action SA-1b: Continue to require geotechnical reports by a state-registered geologist for development proposals 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, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.

Action SA-1c: Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.

Action SA-1d: Continue to require, as conditions of approval, measures to mitigate potential seismic and geologic safety hazards for structures, where necessary.

Action SA-1e: Require an erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, to be submitted as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation, and shall comply with the design standards and construction site control measures contained in Title 15 of the Municipal Code.

Action SA-1f: Evaluate slopes over 15 percent and areas susceptible to liquefaction, settlement, instability, and expansive soils for safety hazards prior to issuance of any discretionary approvals and require mitigation measures or conditions of approval to address identified hazards.

Action SA-1g: All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Building Department prior to approval for occupancy.

Action SA-1h: Continue to require professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.

Action SA-1i: Continue to monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.

Action SA-1j: Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.

## City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions

*Action SA-1k: Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, soil and geologic hazards, floodplains, and projected dam failure inundation areas.*

*Action SA-1l: Encourage Caltrans and the County of Sonoma to seismically reinforce bridges in the Sebastopol Planning Area.*

*Action SA-1m: Review all projects in relation to available hazards information contained in Figure SA-1 [currently Figure 3-2 in the Issues and Opportunities Report] and other similar documents available in the Planning Department.*

*Action SA-1n: If active or potentially active faults are identified in the vicinity of the City or Planning Area, establish setbacks from active or potentially active fault traces for structures intended for human occupancy.*

*Action SA-1o: In order to limit the City's liability and financial risk, require financial protection, such as bonds or other security, as a condition of development approval where geological conditions indicate a potential for high maintenance costs.*

*Action SA-1p: Consider implementing a program to grade public buildings based on seismic safety. The program would include publicly posting building grades and providing information at City Hall and on the City's website explaining the grading process and meaning of each grade.*

*Action SA-1q: Consider developing a program to encourage owners of 'soft-story' buildings to improve earthquake resistance of the structures.*

### **GOAL SA 2 REDUCE RISKS TO HUMAN LIFE, PROPERTY, AND PUBLIC SERVICES ASSOCIATED WITH FLOOD HAZARDS**

**Policy SA 2-1:** Support strong local and countywide measures to protect and increase the floodwater storage capacity in the Laguna de Santa Rosa.

**Policy SA 2-2:** Utilize the most recent Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) to reduce risk of flooding, identify special flood hazard areas subject to 100-year flood inundation, and calculate flow rates within identified stream channels. Once available, also utilize Department of Water Resources 200-year floodplain maps to identify areas subject to potential 200-year flood inundation.

**Policy SA 2-3:** Continue to work with the Sonoma County agencies to ensure that additional storm drain 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.

## **City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions**

**Policy SA 2-4:** Monitor and discourage wastewater discharge into the Laguna de Santa Rosa.

**Policy SA 2-5:** Continue to coordinate with the Sonoma County Water Agency in pursuing all available sources of funding to finance improvements to storm drain facilities.

**Policy SA 2-6:** Reduce flood risk to development and infrastructure by maintaining effective flood drainage systems and regulating construction.

**Policy SA 2-7:** Maintain unobstructed water flow in the storm drainage system.

**Policy SA 2-8:** To the extent feasible and appropriate, locate new essential public facilities – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of flood hazard zones to protect from any unreasonable risk of flooding.

**Policy SA 2-9:** Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.

**Policy SA 2-10:** Disallow development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance criteria are met.

**Policy SA 2-11:** Endeavor to maintain the structural and operational integrity of essential public facilities during flooding.

**Policy SA 2-12:** Monitor ongoing efforts by Federal and State agencies to update flood hazard maps, including 200-year flood plain mapping, that affect the City and Planning Area.

**Policy SA 2-13:** Ensure that flood control and management facilities consider water supply and management.

**Policy SA 2-14:** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian and biological habitat, and agricultural uses. Where appropriate and feasible, the City shall also encourage the use of flood and/or storm water retention facilities for use as groundwater recharge facilities.

## City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions

### Actions in Support of Goal 2

Action SA-2a: If essential public facilities, new development, and/or infrastructure are proposed in a flood hazard zone, evaluate whether the use is appropriate for the flood hazard zone. Any new development and infrastructure in the 100-year flood zone or other special flood hazard area as identified by FEMA shall be subject to the City's Flood Damage Prevention Ordinance and built in accordance with best practices and shall be flood-resistant or shall incorporate methods to minimize flood damage, such as being adequately anchored to prevent flotation or collapse, constructed with flood resistant materials below the base flood elevation, and designed or located such that floodwater is prevented from entering or accumulating in the components that are not flood resistant.

Action SA-2b: 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.

Action SA-2c: Require developers to cover the costs of drainage facilities needed for surface runoff generated as a result of new development.

Action SA-2d: Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.

Action SA-2e: Require, where necessary, construction of siltation/retention ponds to be incorporated into the design of development projects.

Action SA-2f: Continue to participate in the National Flood Insurance program.

Action SA-2g: 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.

Action SA-2h: Request that the County refer all development proposals located in the Sebastopol Planning Area to the City of Sebastopol for review of potential flooding impacts.

Action SA-2i: Work with other jurisdictions to reduce the volume of wastewater discharge into the Laguna de Santa Rosa.

Action SA-2j: Collaborate with other agencies to monitor the volume of wastewater discharge and water quality in the Laguna de Santa Rosa.

Action SA-2k: Prepare inundation maps and drainage plans for existing and new water shortage tanks constructed within the city.

## **City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions**

*Action SA-2l: Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be removed.*

*Action SA-2m: As part of the regular update of the Capital Improvement Program, review and identify needed improvements to the storm drainage system, such as routine maintenance of existing facilities and new facilities needed to provide increased system capacity and retention.*

### **GOAL SA 3: PROTECT THE SAFETY OF LIFE AND PROPERTY BY ENSURING EMERGENCY PREPAREDNESS**

**Policy SA 3-1:** Continue to maintain, update, and implement the City's Multihazard Emergency Plan.

**Policy SA 3-2:** Continue to cooperate with Sonoma County's Emergency Preparedness Plan.

**Policy SA 3-3:** Provide an effective communications system to properly respond to emergencies.

**Policy SA 3-3:** Identify essential emergency facilities and ensure that they will function in the event of a disaster.

**Policy SA 3-4:** Clearly communicate to the public the City's plans, procedures, and responsibilities in the event of a disaster or emergency.

**Policy SA 3-5:** Support and encourage community awareness of local and regional disaster planning and emergency response efforts, including the Sebastopol Community Emergency Response Training (CERT) program to provide emergency response training, the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness.

**Policy SA 3-6:** Encourage community awareness of various emergency preparedness measures, such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training, and knowing how to check their home for potential structural or system (electrical, natural gas, water, etc.) damage following an earthquake or other disaster.



## City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions

### Actions in Support of Goal 3

Action SA-3a: Regularly review and update the City’s Multihazard Emergency Plan to ensure consistency with the County’s plan and regional plans and to address changing conditions.

Action SA-3b: Ensure that the City’s Multihazard Emergency Plan or other disaster planning and emergency response plan: 1) identifies specific facilities and lifelines critical to effective emergency/disaster response and evaluate their abilities to survive and operate efficiently immediately after a disaster, 2) designates alternative facilities for post-disaster assistance in the event that the primary facilities have become unusable, and 3) identifies evacuation routes.

Action SA-3c: Continue to publicize and regularly update information at City Hall, other public locations, and via the City website related to emergency and disaster preparedness including evacuation routes and specific steps to take in the event of a flood, fire, earthquake, or other emergency.

Action SA-3d: Encourage schools, neighborhood associations, senior organizations, mobile home park associations, business associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness.

Action SA-3e: Adopt an emergency evacuation system and periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.

Action SA-3f: Review new development proposals and critical facilities and infrastructure to ensure that California Building Standards Code requirements are met and that there are minimum road widths for emergency access and adequate clearance around structures, as those items address potential fire, flooding, seismic, and geologic hazards.

### **GOAL SA 4 REDUCE FIRE HAZARDS AND MAINTAIN EFFECTIVE FIRE AND EMERGENCY RESPONSE SERVICES**

**Policy SA 4-1:** Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.

**Policy SA 4-2:** Continue to enforce the California Building and Fire Standards Codes for all new construction and renovation and when occupancy or use changes occur.

**Policy SA 4-3:** Continue to adequately fund and staff the Sebastopol Fire Department to ensure a high level fire services and emergency response.

## **City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions**

**Policy SA 4-4:** Encourage sufficient fire protection services within the Sphere of Influence.

**Policy SA 4-5:** Continue to evaluate and update the personnel and equipment requirements of the Fire Department to maintain a high level of readiness.

**Policy SA 4-6:** 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 (psi) residual pressure.

**Policy SA 4-7:** Continue to implement an effective and environmentally sound weed abatement program that minimizes or eliminates the use of potentially harmful chemical applications.

**Policy SA 4-8:** Continue to work cooperatively with state, regional, and local public agencies with responsibility for fire protection.

**Policy SA 4-9:** Continue to participate in mutual aid agreements with the County and State fire fighting agencies.

### **Actions in Support of Goal 4**

*Action SA-4a: The Sebastopol Fire Department shall review all development proposals for conformance with adopted California Building Standards Code – California Fire Code requirements and identify measures, such as adequate emergency access, defensible space around structures, fire detectors, and, where appropriate, fire sprinklers, to reduce fire risk to structures and infrastructure.*

*Action SA-4b: Continue to update and enforce the City’s Building Code and Fire Code provisions.*

*Action SA-4c: Continue to enforce the Municipal Code provisions requiring sprinkler systems for certain structures.*

*Action SA-4d: Require adequate fire resistance in roof coverings and exterior building materials for structures within or adjacent to hazardous areas (requirement may exceed building code requirements where necessary to ensure public safety), as determined by the Fire Chief.*

*Action SA-4e: Require the use of non-combustible roofing materials as specified by the Fire Chief.*

*Action SA-4f: Continue to require that all new developments be provided with sufficient fire flow facilities at the time of permit issuance.*

*Action SA-4g: To the extent feasible and appropriate, locate new essential public facilities – including hospitals and health care facilities, emergency shelters,*

## **City of Sebastopol General Plan Update**

### **Safety – Goals, Policies, and Actions**

*emergency command centers, and emergency communications facilities – outside of areas with significant fire risk. Continue to require all public facility development projects to meet or exceed the minimum California Building Standards Code requirements, as adopted by the City, established to address fire hazards.*

*Action SA-4h: Review prohibiting development beyond a five-minute response time of a fire station, unless it is determined that adequate response can be provided or acceptable mitigation measures are provided.*

*Action SA-4i: Consider creating a Fire Protection Impact Fee and Fund to ensure that the City has and will continue to have adequate staffing, equipment, and infrastructure for fire protection services.*

*Action SA-4j: Provide incentives to ensure an adequate number of staff and volunteer firefighters who are certified Emergency Medical Technicians.*

*Action SA-4k: Obtain the equipment and trained personnel to provide emergency medical defibrillation for people suffering from cardiac arrest.*

*Action SA-4l: Strive to maintain adequate water supplies to provide reasonable protection of City assets from fire hazards without disruption to community water supplies.*

*Action SA-4m: Work with property owner of the eucalyptus grove in the Laguna to reduce fire hazards.*

*Action SA-4n: Continue to use or recommend the following methods of weed abatement wherever possible: use of mechanical rather than chemical removal of weeds; reseeded with native bunchgrass varieties in sloping disturbed soils; and limiting weed abatement activities in areas with known endangered plant and animal species.*

### **GOAL SA 5 MAINTAIN EFFECTIVE POLICE SERVICES**

**Policy SA 5-1:** Ensure that the Police Department has adequate funding, staff, and equipment to meet established Police Department performance standards (three-minute response 70 percent of the time) and service levels to accommodate existing and future growth.

**Policy SA 5-2:** Review development proposals for their demand for police services and implement mitigating measures to maintain the current high standard for police services.

**Policy SA 5-3:** Maintain adequate civilian employees and equipment to support sworn police staff.

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**Policy SA 5-4:** Continue to provide community-oriented services, including community-based crime prevention programs.

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

### **Actions in Support of Goal 5**

**Action SA-5a:** *Provide development proposals to the Police Department for review and identification of appropriate measures to ensure public safety. Consider the impacts on level of police services of large development projects in the environmental review and planning process. As necessary, mitigation measures shall be implemented that address such impacts.*

**Action SA-5b:** *Continue community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service, and crime and safety needs of seniors.*

**Action SA-5c:** *Continue to have the City's Police Department act as liaison to social service agencies.*

**Action SA-5d:** *Ensure that the Planning and Public Works Departments coordinate with the Fire and Police Departments in updating the Multihazard Emergency Plan.*

## **GOAL SA 6 REDUCE HAZARDS ASSOCIATED WITH THE TRANSPORTATION, STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND HAZARDOUS MATERIALS.**

**Policy SA 6-1:** Require measures to protect the public health from the hazards associated with the transportation, storage and disposal of hazardous wastes (TSD Facilities).

**Policy SA 6-2:** Use the environmental review process to comment on Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities proposed in the Sebastopol Planning Area and throughout the County to request a risk assessment and ensure that potentially significant, widespread, and long-term impacts on public health and safety of these facilities are identified and mitigated, as such impacts do not respect jurisdictional boundaries.

**Policy SA 6-3:** Strictly regulate the storage of hazardous materials.

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**Policy SA 6-4:** 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.

### **Actions in Support of Goal 6**

Action SA-6a: *Continue to ensure that land use and transportation decisions and other programs are in accordance with the County’s Hazardous Waste Management Plan.*

Action SA-6b: *Continue to support the Sonoma County Waste Management Agency (SCWMA) hazardous waste disposal program and encourage SCWMA to provide locally convenient opportunities for hazardous waste disposal, such as the Community Toxics Collections and Toxics Rover Pick-up Services.*

Action SA-6c: *Consider adoption of a Hazardous Materials and Waste Ordinance that defines hazardous waste and hazardous materials and facilitates implementation of State and County hazardous materials and hazardous waste regulations and management programs.*

Action SA-6d: *As part of the development review process, identify whether a project would result in a low, medium, or high risk as described by the City’s Multihazard Emergency Plan. Projects that would result in a medium or high risk shall be required, as a condition of approval, to include measures to address unacceptable risks and reduce the risks to an acceptable level.*

Action SA-6e: *Require as a condition of approval for development projects, that the Fire Department be notified of any hazardous substances that are transported, stored, treated, or could be released accidentally into the environment.*

Action SA-6f: *Request that the environmental review pursuant to CEQA and/or NEPA of proposed hazardous waste TSD facilities outside of the City’s jurisdiction but within the County shall address the following risk assessment components:*

- *A worst case 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;*
- *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 of an adverse event and magnitude of impact;*

## **City of Sebastopol General Plan Update Safety – Goals, Policies, and Actions**

- *Quantitative estimates of toxic air emissions, by applying emissions rates of existing facilities to the future volumes of hazardous waste, and identifying emissions for incinerator facilities under worse case circumstances; and*
- *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.*

*Action SA-6g: Regulate and enforce the storage of hazardous materials under California Administrative Code Title 19 requirements.*

*Action SA -6h: 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.*

# Noise

## Goals, Policies, and Actions

### **GOAL N 1**     ***PRESERVE AN APPROPRIATE NOISE ENVIRONMENT AND ENHANCE THE QUALITY OF EXISTING AND FUTURE LAND USES BY MINIMIZING EXPOSURE TO HARMFUL AND EXCESSIVE NOISE***

**Policy N 1-1:**   Ensure the noise compatibility of existing and future development when making land use planning decisions.

**Policy N 1-2:**   Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.

**Policy N 1-3:**   Require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-reducing materials such as rubberized asphalt.

**Policy N 1-4:**   Require mixed-use projects to minimize noise exposure for indoor areas of nearby residential areas through the use of noise attenuating building materials, engineering techniques, and site design practices. Site design practices may include locating mechanical equipment, loading bays, parking lots, driveways, and trash enclosures away from residential uses, and providing noise-attenuating screening features on-site.

**Policy N 1-5:**   Periodically review and update, as necessary, Chapter 8.25 (Noise Control Ordinance) of the Sebastopol Municipal Code in order to address issues such as excessive noise from commercial, industrial, and other noise generating land uses, as well as vehicle noise, to the extent allowed by State law.

**Policy N 1-6:**   Require acoustical studies for new developments and transportation improvements that affect noise-sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

**Policy N 1-7:**   For projects that are required by the California Environmental Quality Act (CEQA) to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

#### *STATIONARY AND NON-TRANSPORTATION NOISE SOURCES*

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to construction activities which are conducted according to the best practices outlined in

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Action N-1f. Compliance with the requirements outlined in Action N 1f shall be sufficient to reduce construction-related noise impacts to a less than significant level.

*TRANSPORTATION NOISE SOURCES*

- Where existing traffic noise levels are less than 60 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +3 dB  $L_{dn}$  increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant.

**Policy N 1-8:** Support noise-compatible land uses along existing and future roadways, including County, State, and Federal routes.

**Policy N 1-9:** Local truck traffic, including loading and unloading, shall be limited to specific routes, times, and speeds appropriate to each zoning district.

**Policy N 1-10:** Work with Caltrans to ensure that adequate noise studies are prepared and locally-appropriate noise mitigation measures are implemented in State transportation projects that may result in increased noise levels in Sebastopol.

**Policy N 1-11:** Ensure that existing development is protected, to the greatest extent feasible, from noise impacts due to construction on adjacent or nearby properties through implementation of best practices, as outlined in Action N 1f.

**Policy N 1-12:** Work cooperatively with the Sonoma County Airport Land Use Commission to minimize noise impacts from airspace activities in Sebastopol and continue to monitor any future airport expansion plans that may result in increased noise levels in Sebastopol.

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-4.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or  $L_{dn}$ .



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*NON-TRANSPORTATION NOISE*

**Policy N 1-13:** Control non-transportation related noise from site specific noise sources to the standards shown in Table N-2.

**Policy N 1-14:** Ensure that new development does not result in indoor noise levels exceeding 45 dBA  $L_{dn}$  for residential uses.

**Policy N 1-15:** Require construction activities to comply with standard best practices (see Action N 1f).

**Policy N 1-16:** Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

**Policy N 1-17:** Temporary special events including, but not limited to, festivals, concerts, carnivals, rodeos, and other similar activities may be allowed to exceed the noise standards established in this General Plan and the standards established by Chapter 8.25 of the Sebastopol Municipal Code through issuance of a temporary use permit (see Section 8.25.120 of the Sebastopol Municipal Code).

**Policy N 1-18:** Ensure that an acceptable noise environment is maintained in residential areas and areas with sensitive uses by ensuring that uses, operations, and fixed equipment maintain compliance with City standards and by providing for the regulation of short-term increases in non-transportation noise levels through the Municipal Code.

**Actions in Support of Goal 1**

*Action N-1a: Update Chapter 8.25 and Title 17 of the Sebastopol Municipal Code to ensure that the noise standards are consistent with this element, including Tables N-1 and N-2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques.*

*Action N-1b: Continue to implement and enforce the requirements of Chapter 8.25 of the Sebastopol Municipal Code in order to reduce nuisance noise from stationary sources near residential areas.*

*Action N-1c: Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.*

*Action N-1d: Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate*

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*noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Sebastopol Municipal Code.*

*Action N-1e: Coordinate with Caltrans and Sonoma County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting the noise environment in Sebastopol.*

*Action N-1f: Require construction projects that may generate excessive noise impacts to implement the following types of standard best practices, as applicable, to reduce construction noise impacts to the extent feasible:*

- *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited as specified in the Noise Ordinance.*
- *All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.*
- *The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

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Noise – Goals, Policies, and Actions**

**GOAL N 2: ENCOURAGE A VIBRANT DOWNTOWN CORE WHILE ALSO PROTECTING EXISTING OR PLANNED NOISE-SENSITIVE USES FROM ANNOYING OR HARMFUL LEVELS OF NOISE.**

**Policy N 2-1:** Through the use permit process, establish a mechanism that provides flexibility for Downtown businesses to occasionally exceed the Table N-1 exterior noise standards on weekend nights (Friday and Saturday), as indicated in Table N-3.

**Policy N 2-2:** Consider the potential for traffic noise reduction when exploring opportunities to improve traffic conditions in the Downtown area. Circulation improvements that reduce vehicle speeds, incorporate quiet pavement technology, and enhance the pedestrian environment should be explored.

**Policy N 2-3:** Ensure that maintenance activities in the Downtown area do not pose a noise nuisance.

**Policy N 2-4:** The City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources in the Downtown core that exceed the Land Use Compatibility Standards in Table N-1. Noise mitigation, including an acoustical analysis, shall be required to reduce interior space noise levels to 45 dB  $L_{dn}$ , or less, for sensitive receptors. Exterior noise levels shall be reduced to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table N-1.

**Actions in Support of Goal 2**

*Action N-2a: Update the Municipal Code to allow businesses within the Downtown core to apply for a special use permit that allows for periodic exceedances of the exterior noise standards contained in Table N-1. The permit provisions shall be limited to weekend nights (Friday and Saturday nights), and at no time shall noise levels be permitted to exceed the standards contained in Table N-3.*

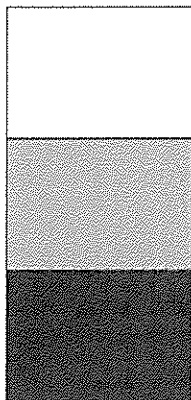
*Action N-2b: Recipients of special use permits that allow for Table N-3 noise standards shall be required to conduct self-monitoring at least once a month to ensure compliance with the Table N-3 noise standards. Noise monitoring may include the installation and use of calibrated noise level measurement devices, approved by the Planning Director, at the property line of the nearest residential use, or other appropriate measures approved by the Planning Director. If two or more noise complaints are received within a 3-month period, the permit-holder shall be required to submit verifiable noise monitoring results to the Community Development Director to verify compliance with all permit provisions. If two or more violations of the noise standards in Table N-3 occur, the special use noise permit may be revoked.*

*Action N-2c: Review Chapter 8.25 of the Municipal Code to ensure that maintenance activities in the Downtown area, such as street sweeping, sidewalk blowing, trash collection, etc., occur during times that minimize noise impacts.*

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Table N-1 Land Use Compatibility for Community Noise Environment

| Land Use Category  | Exterior Noise Exposure (Ldn) |    |    |    |    |    |
|--|-------------------------------|----|----|----|----|----|
|  | 55                            | 60 | 65 | 70 | 75 | 80 |
| Single-Family Residential  |                               |    |    |    |    |    |
| Multi-Family Residential, Hotels, and Motels                                   |                               |    |    |    |    |    |
| Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds              |                               |    |    |    |    |    |
| Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches |                               |    |    |    |    |    |
| Office Buildings, Business Commercial, and Professional                        |                               |    |    |    |    |    |
| Industrial   |                               |    |    |    |    |    |



**NORMALLY ACCEPTABLE**

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements

**CONDITIONALLY ACCEPTABLE**

Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design

**UNACCEPTABLE**

New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies

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**Table N-2 Stationary (Non-Transportation) Noise Source Standards**

| Land Use Receiving the Noise | Hourly Noise-Level Descriptor | Exterior Noise-Level Standard (dBA) |                      |
|------------------------------|-------------------------------|-------------------------------------|----------------------|
|                              |                               | Daytime (7am-10pm)                  | Nighttime (10pm-7am) |
| Residential                  | L <sub>eq</sub>               | 55                                  | 45                   |
|                              | L <sub>max</sub>              | 70                                  | 65                   |

**Notes:**

- The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Planning Director) of the new development. For mixed-use projects, the exterior noise level standard may be waived (at the discretion of the Planning Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The City can impose standards that are more restrictive than specified above based upon determination of existing low ambient noise levels.
- Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

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**Noise – Goals, Policies, and Actions**

**Table N-3 Stationary (Non-Transportation) Noise Source Standards (Downtown Core)**

| Land Use Receiving the Noise                | Hourly Noise-Level Descriptor | Exterior Noise-Level Standard (dBA) |                        |                      |
|---|-------------------------------|-------------------------------------|------------------------|----------------------|
|   |                               | Daytime (7am-10pm)                  | Late Night (10pm-12am) | Nighttime (12am-7am) |
| Residential (Sunday Night – Thursday Night) | $L_{eq}$                      | 55                                  | 45                     | 45                   |
|   | $L_{max}$                     | 70                                  | 65                     | 65                   |
| Residential (Friday Night – Saturday Night) | $L_{eq}$                      | 65                                  | 60                     | 45                   |
|   | $L_{max}$                     | 80                                  | 75                     | 65                   |

**Notes:**

- a) The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Planning Director) of the new development. For mixed-use projects, the exterior noise level standard may be waived (at the discretion of the Planning Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The City can impose standards that are more restrictive than specified above based upon determination of existing low ambient noise levels.
- b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

**City of Sebastopol General Plan Update  
Noise – Goals, Policies, and Actions**

**Table N-4: Typical Noise Levels**

| <b>Common Outdoor Activities</b>                           | <b>Noise Level (dBA)</b> | <b>Common Indoor Activities</b>                              |
|--|--------------------------|--|
|  | --110--                  | Rock Band  |
| Jet Fly-over at 300 m (1,000 ft)                           | --100--                  |  |
| Gas Lawn Mower at 1 m (3 ft)                               | --90--                   |  |
| Diesel Truck at 15 m (50 ft),<br>at 80 km/hr (50 mph)      | --80--                   | Food Blender at 1 m (3 ft)<br>Garbage Disposal at 1 m (3 ft) |
| Noisy Urban Area, Daytime<br>Gas Lawn Mower, 30 m (100 ft) | --70--                   | Vacuum Cleaner at 3 m (10 ft)                                |
| Commercial Area<br>Heavy Traffic at 90 m (300 ft)          | --60--                   | Normal Speech at 1 m (3 ft)                                  |
| Quiet Urban Daytime  | --50--                   | Large Business Office<br>Dishwasher in Next Room             |
| Quiet Urban Nighttime                                      | --40--                   | Theater, Large Conference Room<br>(Background)               |
| Quiet Suburban Nighttime                                   | --30--                   | Library  |
| Quiet Rural Nighttime                                      | --20--                   | Bedroom at Night, Concert Hall (Background)                  |
|  | --10--                   | Broadcast/Recording Studio                                   |
| Lowest Threshold of Human Hearing                          | --0--                    | Lowest Threshold of Human Hearing                            |

From: **Val Muroki** val.muroki@gmail.com  
Subject: Advisory Comm. feedback  
Date: December 7, 2014 at 11:14 AM  
To: kwebster@cityofsebastopol.org



Although I live in Santa Rosa, we looked into Sebastopol last year, and...who knows what the future will bring? The work being done by the Advisory Committee, with public involved, is impressive. Sebastopol looks like a vital, ever improving place to settle down.

My feedback on the "Noise and Safety" section refers to community policing, which I consider part of any safety plan. Due to national coverage of incidents of police over-aggressiveness and the militarization of police forces, every community should focus of purpose and intent and a city police department. Is this issue not to be considered under your planning? What does the community want to see happen with police-community relations?

The GPAC Input on Community Health is impressive. Sebastopol could be a state leader if it approves, and build, eith neighborhoods of tiny houses or finds a way to tuck them in among new houses in future developments. And banning the Monsanto pesticide Roundup, and others like it, would be a move toward greater health and well-being for nature and humans. Expanding the community garden spaces, even into city parks, could lead to better nutrition for those who otherwise subsist on the packaged foods that are affordable on a food stamp budget.

Thank you for the opportunity to give feedback on the Advisory Committee's reports.

Valerie Muroki  
Santa Rosa, CA 95409  
707-529-2307



From: kitc@sonic.net  
Subject: read  
Date: December 7, 2014 at 5:32 PM  
To: kwebster@cityofsebastopol.org




Just did a read-over of public comments—covers quite a bit of territory. I don't really have much to add except to underline the concerns about emergency planning without Palm Drive (and hopefully we'll get it back!); ongoing leafblower use during 'quiet times' such as Sunday morning (Magnolia Center on HBG Ave regularly does this); and difficulty of driving out onto either Healdsburg Avenue or Bodega from the side streets – High St., Florence, Murphy, Washington....We could end up with traffic signals on so many corners, but why not try to encourage good driving manners by letting folks coming onto those roads have a chance to get out? That's about it, thanks, Kit



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

From: **Marian McDonald** mcdonaldrn@msn.com   
Subject: General Plan idea  
Date: December 7, 2014 at 7:41 PM  
To: kwebster@cityofsebastopol.org

MM

I had an e-mail from the Cittaslow folks suggesting that ideas for the General Plan might be sent to you for consideration for the General Plan update, and I appreciate having that opportunity. My idea - "Sebastopol - connected to everything" - is attached.

I wrote this several years ago and have provided it to several different planning projects. I have never had any feedback if it has been considered, so I continue to offer it in the hopes that perhaps the idea will filter out and be incorporated. It does seem to be consistent with our Sebastopol values, and I hope you might find it of interest.

Thank you for allowing us this opportunity to contribute to Sebastopol's becoming ever more itself, and ever more consistent with our values!

Marian McDonald

[MCDONALDRN@msn.com](mailto:MCDONALDRN@msn.com)

707 338-5156



## **Sebastopol – connected to everything**

FIRST DRAFT 10-8-2011

SECOND DRAFT 1-11-2012

What you need and want in easy reach, via

- Communication
- Transportation
- Coordination
- Respect

Sebastopol will be connected to everything we want and need by envisioning and creating physical, electronic and spiritual connections with potential to reach all places and activities on the planet. We will consciously honor the value of connectedness, building it into our environment with respect for all beliefs, groups of people, other living creatures and the planet itself. We will continue to live within our means as we seek and develop resources to increase our connectedness, sustainability and respect.

We implement a variety of means of communication, from the classic and traditional to the ones not yet invented. We honor and respect them all, and we seek active cross-overs between different ways of communication. We include face-to-face gathering places, groups of people with similar and varying spiritual practices, and communications using paper such as bulletin boards and newspapers. We include electronic communication, including websites, live-on-camera meetings, and whatever will be invented tomorrow. We encourage communication and collaboration between and among people living in Sebastopol and the area around us as well as people living anywhere in the world. Our security arrangements are effective and unobtrusive. We facilitate collaboration by making information related to current and planned projects readily available to the public via websites and possibly even by electronic kiosks in the plaza or on Main Street.

We plan for transportation of people and goods by efficient sustainable methods. People can travel to and from Sebastopol from anywhere in the world by public transportation links to our airports. They can comfortably move around town without a car. Walking and human-powered travel will be convenient since people who use those methods of travel will be involved in planning. Even people who pass through briefly will be able to share their ideas for improvement, perhaps by entering them via the electronic kiosk in the Plaza. Our city center will include efficient spaces for mass transit and human-powered travel (bicycle and foot). Transitions from one mechanism of travel to another will be coordinated and efficient, partly because of our excellent interconnected communication. Bicycles will be in common use, largely separated from powered vehicles on separate roads and paths. Community resources such as volunteer labor will be used efficiently due to our efficient communication and coordination. The transportation plan will evolve constantly as technologies change, the needs of the community change, and our connectedness develops. We minimize transportation of anything of limited utility, such as waste or excess packaging.

We plan for future physical development of our community by making requirements for change readily available to individuals and/or groups with energy to contribute. For example, if we chose to make

changes to the street layout of downtown, we would make all requirements of Caltrans and any other authoritative body available via computer interface, so that groups or individuals could make proposals that are consistent with external requirements.

Coordination is a keystone of connectedness. We will actively plan the culture of our community to honor coordination between and among groups of people, means of communication, and methods of transportation. We will hold coordination, collaboration and cooperation as community values. Our expertise in communication will support this value.

We will hold as community values respect for other people, other living organisms, the planet itself, the past, the present, and the future. We will work to be mindful of future effects of today's plans, including unintended consequences, to the degree that they can be anticipated. We will avoid both haste and obstructionism. We will respect the service and the convictions of our community leaders on all sides of any issue. We will create opportunities for volunteers and paid staff to work together to beautify our community. We will seek examples of other communities embracing coordination, to share learning and experience. We will embrace and utilize the creative spirit of our people. We recognize that respect honors the need for time for privacy, quiet, reflection and rest.

Our community will prosper economically because its unique vision will bring visitors. Some will come to enjoy the novelty of the respect and connectedness, arriving easily and seamlessly via our interconnected means of transportation. How fine it will be to be able to travel to vineyards, the coast, the redwoods, a concert in Santa Rosa or all the delights of San Francisco without a private car! We might provide services to niche markets using existing resources and our seamless coordination to provide unique services. For example, with appropriate marketing, we could invite people from anywhere in the world to come to our community for cosmetic medical services, spending a few hours in our hospital, then a few days in a specialty resort being pampered and resting. They will return home from their Wine Country vacation looking very well rested indeed! Finally, we might have visitors who come to see how we did it, allowing us to set a model for emulation.

The investments required—

- Leadership to initiate and maintain the coordination.
- Development of mechanisms of communication, both technological and time-proven, to include vital linkages between mechanisms.
- Some physical development for transportation, particularly the transition area for moving from human-powered to public transportation. Coordination of our public transportation system with our airports will be critical.
- Mechanisms to keep community participation vital for the purposes of visioning, planning, and physical maintenance and improvement of the community.

**From:** Marilyn Read readmh@sonic.net  
**Subject:** Wow Nice job  
**Date:** December 7, 2014 at 7:52 PM  
**To:** kwebster@cityofsebastopol.org



Dear Kenyan,

I just read the General Planning minutes from September, sent via Cittaslow. Much appreciated, and I'm very encouraged by all of the issues and ideas discussed.

My big concern of the moment is drones, and again, I am very encouraged to see that it was mentioned. Privacy issues are big, as well as safety. Is there more information available about what was discussed?

Thanks, Marilyn Read 477-1356

From: **Michelle DSJ** mdestjeor@hotmail.com  
Subject: Sebastopol plan  
Date: December 8, 2014 at 1:57 AM  
To: kwebster@cityofsebastopol.org



Hello,

I've lived in Sebastopol for 10 years now.

One thing I've noticed is that many of the local Sebastopol transit stops do NOT have benches. I know most of the people who take the bus are elderly. Would it be possible to put benches at these bus stops?

Another idea that I think of often is creating a protected bike/pedestrian lane on Watertrough that loops all the way around to Pleasant Hill road. There are **6** schools that are on that loop: Apple Blossom elementary, Sunridge charter, Orchard View, Twin Hills Middle school, Pleasant Hill Christians school, and Sunflower preschool. The traffic on Watertrough during drop off and pick up times is horrible! I know personally, I would walk my child home if there was a protected path. As it is, the road is too dangerous for people (especially children) to walk on. When I say "protected" I mean with a metal fence and guard rails, similar to how the path is on Bodega just before the Watertrough turn off.

Another reason a safer bike/pedestrian path would be beneficial on the Pleasant hill side of that loop is because of all the bike races that use that part of the road throughout the year. It is so dangerous to drive on Pleasant Hill when there is a bike race happening. There is just no bike path at all and cars are swerving all over the place to avoid them. Can we please widen that road somehow?

Thanks for reading this.

Sincerely, Michelle

From: **Michelle DSJ** mdestjeor@hotmail.com  
Subject: Sebastopol plan  
Date: December 8, 2014 at 1:57 AM  
To: kwebster@cityofsebastopol.org



Hello,

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Thanks for reading this.

Sincerely, Michelle

From: **Bob Beauchamp** bob@letscollaborate.us  
Subject: GP suggestion  
Date: December 8, 2014 at 6:23 AM  
To: Kenyon Webster kwebster@cityofsebastopol.org



Close off Petaluma St. between Mckinley and Bodega, extend the Plaza to the east, and make the first block in north Main St. 2-way.

BOB



From: **Margo Miller** mmjemama@gmail.com  
Subject: gen plan comments  
Date: December 8, 2014 at 10:36 AM  
To: Kenyon Webster kwebster@cityofsebastopol.org



Hi K,

I actually took the time to look over the latest notes on the GP and thought of comments. One simple comment I have is that I found the recommendations of our visiting blue ribbon panel of architects very compelling. Their arguments for eliminating the one-way street system especially. One thing that stuck in my head although I'm sure I don't remember quite accurately, was to stop fretting about traffic, because it is just inevitable that downtown will be a bad spot for drivers, and to focus instead on pedestrians and walkability for shoppers. I'm sure you know much better than I do their full recommendations, but I'm expressing my support for their recommendations.

The second issue on my mind (like everybody) is the hospital closure. All I know is what I read in the papers, but that has led me to have some opinions, even if I am not the most informed person out there. I don't get why everyone keeps harping on the emergency room, when discussing health and safety needs and/or costs. It is my understanding that if there is an emergency room, certain much higher and much more expensive standards are required, that are essentially prohibitive. All of the parcel tax plus donations to the tune of several million dollars a year would be required. I never hear anyone suggesting that a 24 hour urgent care center would be much more financially feasible. Maybe there's just something I don't know, why this doesn't work. I would like to know how many trips to the emergency room are about situations that can be handled by an urgent care center, and of the emergencies remaining, how many could not be handled by stabilizing the person while they have the extra minutes to the next nearest ER. In the end, how many extra millions of dollars are required for an ER vs. Urgent care, and how many people would be better served/saved by a Palm Drive ER vs. a longer trip to another ER? Why do I have the notion that we're talking about \$5 million per possible life saved? Again, I don't know the facts, but I have the thoughts that 1) An urgent care could have as many jobs brought back as an ER 2) If there could possibly be any savings with an Urgent care and even extra money from the parcel tax, some smart spending on addiction, and mental health support would do as much to save a few lives in just number terms as an ER, and would spread a health benefit more widely over the entire general population of the Health Care District. For example, we might save one gunshot victim with an ER, or we might avoid the gunshot in the first place and avoid a terrible effect for an entire family/community.

OK having read over the above, I'm not even sure this is germane to the GP request for comment, but I still would like to know the answers to those questions, if you happen to know.

Best,  
Margo

**From:** Sonja Cary sonjacary@gmail.com  
**Subject:** Traffic Circulation feedback  
**Date:** December 9, 2014 at 11:16 AM  
**To:** kwebster@cityofsebastopol.org



Hi Kenyon,

I received an email from Cittaslow encouraging feedback directed to you.

I was reading an article in the NY Times today about LED lighting feedback systems that allow for better planning and throughput of trucks, and prioritization of bicycles, etc.

While we all tend to bemoan the disruptive one-way traffic pattern through downtown Sebastopol, could we benefit from better coordinated circulation of traffic on the same pattern or a better traffic pattern? Would a very small, targeted technology enhancement that groups and times the use of the streets be a cost-effective benefit for a smaller town? Maybe you need to go to Copenhagen and find out.

I would also be in favor of fewer parking spaces allocated to the town square. Let's push the non-essential cars to the perimeters and enact some of the past ideas from the planning team!

I would also like to voice my approval of coordinated bypass traffic flows from 12 West and 12 East approaching Sebastopol so that coast travelers, particularly the trucks and buses, can use Occidental Road and not clog the downtown. I don't recall if there was a North/South 116 bypass, but I would be in favor of considering one if candidate roads could be improved/expanded.

Thanks for your hard work on behalf of the city.

Sonja Cary

**From:** Rick Coates [rcoates@sonic.net](mailto:rcoates@sonic.net)  
**Subject:** Comments for General Plan update  
**Date:** December 9, 2014 at 2:57 PM  
**To:** [kwebster@cityofsebastopol.org](mailto:kwebster@cityofsebastopol.org)



RC

Sebastopol needs a plan to systematically remove existing overhead power lines in favor of undergrounding them. This is a safety concern as they may become a shock hazard during high winds and they serve as targets for truck drivers. It also decreases the reliability of the electricity delivery system. It also "uglifies" the town which damages tourism. Finally, while it may serve the short-term profits of PG&E, it increases the long-term expenses of maintaining the distribution system. The result is higher rates for Sebastopol's electric rate payers.

Rick Coates  
Executive Director  
EcoRing  
Promoting EcoTourism and Green Travel.  
It's the Journey not the Destination!

707-632-6070 or [rcoates@sonic.net](mailto:rcoates@sonic.net)

Please consider the environment before printing this email.

**From:** Tasha Beauchamp tasha@elderpagesonline.com   
**Subject:** For GPAC  
**Date:** December 10, 2014 at 7:38 AM  
**To:** Kenyon Webster kwebster@cityofsebastopol.org

TB

Dear GPAC Committee members

My professional specialization is in aging (Masters in Public Health and a graduate certificate in geriatric care management). My thoughts for the GPAC revolve around the fact that we have an older-than-usual population and that this will only increase over the next 20 years. (Seniors are expected to comprise over 20% of the population nationally as the demographic bulge of the Baby Boomers crosses the threshold of 65 and is living longer than previous generations. Persons over 85 are the fastest growing segment of the nation.)

**An aging population needs more than access to medical care. Accommodations need to be made in housing, transportation and to address isolation.**

**Top priority pertains to supportive housing:** We do not have assisted living facilities and we have few (perhaps only 1) Board and Care Homes. As we age, we just do need help to manage daily tasks such as shopping, cooking, housekeeping and remembering to take medications. Here are two types of non-medical supportive housing we should be supporting:

- **Assisted Living provides non-medical help** with meals (a dining hall), transportation (a van service to groceries), an alert system if someone needs immediate help (e.g., has fallen), and assistance with medications (mostly helping residents remember). It's usually an apartment designed with few stairs, limited kitchen facilities, and an emergency pull cord/alarm system.
- **A Board and Care Home is a personal residence** where elderly boarders are taken in, usually no more than 6 or so. They offer non-medical services, much like assisted living, but it's more of a family-run business.

**I would love to see zoning and attention paid to cultivating supportive housing for seniors. Burbank Heights and Orchards is for independent living (no assistance offered except what the residents provide for each other).** It's a wonderful option for low-income seniors, but once a resident needs more help, he or she must leave and there are not any local options for more supported care.

**I've also enclosed two documents co-authored by Partners for Livable Communities** (a 30 year old non-profit dedicated to helping communities improve the quality of life and economic and social wellbeing of low- and moderate-income individuals). I think they would be helpful for the GPAC. (Yellow highlighter = issues that jumped out at me which I think Sebastopol could address):

- **Age-readiness Assessment:** A Blueprint for Action. Co-developed with the National Association of Area Agencies on Aging. **This is a quick tool for looking at where we are and what areas to concentrate on** given the greying of our residents.
- **Beyond 50: A Report to the Nation on Livable Communities: Creating environments for successful aging.** Co-authored by AARP, the Executive Summary describes 6 policy recommendations. Besides the usual (housing, transportation...) **What is noteworthy about this report is the finding that volunteerism and civic engagement are associated with positive aging. Sebastopol is uniquely blessed with opportunities to emphasize this component.**

Thank you for all you are doing to help us create a vibrant and healthy community!

Tasha Beauchamp, MSc



Age-

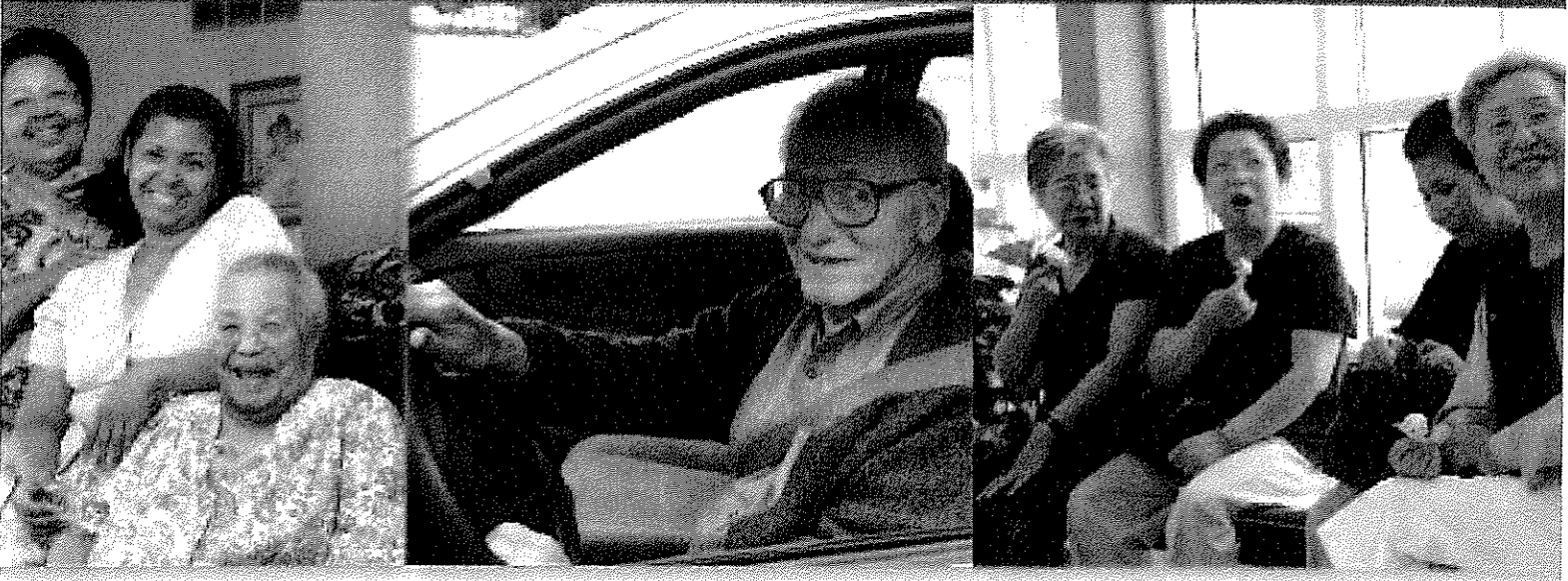
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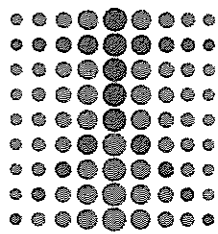




# A Blueprint for Action: Developing a Livable Community for All Ages



*Advocacy. Action. Answers on Aging.*



Partners for Livable  
Communities

**MetLife Foundation**

# Appendix B

## Assessing Your Community's Aging-Readiness: A checklist of key features of an aging-friendly community

Use this series of questions to collect information and conduct a “litmus test” of your community’s livability for older adults. The questions provide a basic checklist that you can use to identify key issues and priorities.<sup>1</sup>

### Housing

- What proportion of households headed by someone age 65 and above pay more than 30 percent of annual income on housing?
- Are skilled, reasonably priced home modification and repair services available to residents?
- Does your community provide modified services for older and disabled residents (such as snow shoveling and backyard trash pickup)?
- Are assisted living options available and affordable to a broad range of residents?

### Planning and Zoning

- Does your zoning code allow flexible housing arrangements, such as accessory dwelling units and homesharing?
- Does the zoning code allow mixed-use and pedestrian-friendly development in appropriate areas (such as town centers)?
- Does your comprehensive plan take into account an aging population and the needed adjustments in land use to accommodate this trend?
- Can residents safely and conveniently get necessary goods and services without having to drive?
- Do most residents (a) understand the process by which decisions about development are made, and (b) consider the process fair and predictable?

### Transportation

- Are varied types of community transportation options available?
- Can most residents walk or use a community transportation option to get to a grocery store, doctor’s office, and pharmacy?
- Are bus stops enclosed, do they have seating, and do they post timetables?
- Have community transportation services, including public transit, incorporated programs and plans to increase ridership by older adults, such as travel training programs, route and service adjustments, low-floor buses, discounted fares, and so on?

<sup>1</sup> This checklist draws on more detailed planning assessment tools such as the AdvantAge Survey, Michigan’s Community for a Lifetime Recognition program, and AARP’s Livable Communities Evaluation guide. For more information on these tools, see Chapter 3, “Turning Best Practices into Common Practice: Six Steps for Focusing Community Energies on Aging in Place”.

- Has the community audited key areas for walkability and developed local pedestrian and bicycle improvement plans based on these audits? Is the community dedicating local transportation funding to these projects?
- Are comprehensive land use plans coordinated with transportation planning?

### Health and Supportive Services

- Is there at least one primary care physician for every 1,000 residents (of all ages)?
- Are residents offered free preventive screenings, such as mammograms and blood pressure checks?
- Are inexpensive transportation services offered to and from health care facilities?
- Can residents easily find out about and participate in exercise and wellness programs?

### Culture and Lifelong Learning

- Does the library in your community have a program to deliver books to people in their homes?
- Do community centers or other public facilities offer informational programs on topics of interest to older adults?
- Are there opportunities in your communities in which older adults can continue learning?
- Are low-cost programs teaching computer skills available and marketed to older adults?
- Is it easy for residents of all ages, backgrounds, and cultural interests to participate actively in the civic and cultural life of the community?

### Public Safety

- Would most older adults say they feel safe living in the community?
- Do police and fire departments actively focus on preventing injuries and threats to older adults?
- Do law enforcement and fire department employees receive training on how to be sensitive to the changing needs of adults as they age?
- Does the community have a Neighborhood Watch program?

### Civic Engagement and Volunteer Opportunities

- Is there a central clearinghouse that people can visit or call to learn about volunteer opportunities?
- Do older adults commonly serve on government advisory boards and other committees?
- Do local nonprofits and other community organizations provide meaningful volunteer opportunities suited to older adults?
- Have older adults been surveyed about their volunteer interests?

## About the Aging in Place Initiative

Aging in Place is an initiative of Partners for Livable Communities (Partners) and the National Association of Area Agencies on Aging (n4a). It was developed to help America's communities prepare for the aging of their populations and to become places that are good to grow up, live in and grow old.

For the past three years, Partners and n4a have worked directly with nine laboratory communities to assist them to advancing policies, programs and services to promote Aging in Place. What we have learned from these efforts is that many community leaders are taking positive steps toward a livable community with no age boundaries, but other communities are unsure where to begin.

In 2006, n4a collaborated with the International City/County Management Association (ICMA), the National Association of Counties (NACo), the National League of Cities (NLC) and Partners for Livable Communities, with support from MetLife Foundation, to conduct a survey of the nation's cities and counties to determine how they were addressing the needs of their aging populations. The report from this survey, *The Maturing of America: Getting Communities on Track for an Aging Population*, can be downloaded at [www.aginginplaceinitiative.org](http://www.aginginplaceinitiative.org).

To help those communities that have begun the journey and those yet to take the first step, Partners and n4a joined again with ICMA, NLC and NACo and with additional support from MetLife Foundation to produce a comprehensive toolkit, *A Blueprint for Action: Developing Livable Communities for All Ages*. We hope the *Blueprint* will be used to facilitate community-wide discussion, assessment and action to ensure that America's cities and counties take advantage of the changing demographics to become livable for all ages. Additional copies of the *Blueprint* and other useful resources can be downloaded at [www.aginginplaceinitiative.org](http://www.aginginplaceinitiative.org).

**MetLife Foundation**—Established in 1976 by MetLife for the purpose of supporting education, health, civic and cultural organizations. In aging, the Foundation funds programs that promote healthy aging and address caregiving issues, intergenerational activities, mental fitness and volunteerism. [www.metlife.org](http://www.metlife.org)

**Partners for Livable Communities (Partners)**—A national, nonprofit organization working to renew communities for all ages. [www.livable.com](http://www.livable.com)

**National Association of Area Agencies on Aging (n4a)**—A leading voice on aging issues for Area Agencies on Aging across the country. [www.n4a.org](http://www.n4a.org)

**ICMA (International City/County Management Association)**—The premiere local government leadership and management organization. <http://icma.org>

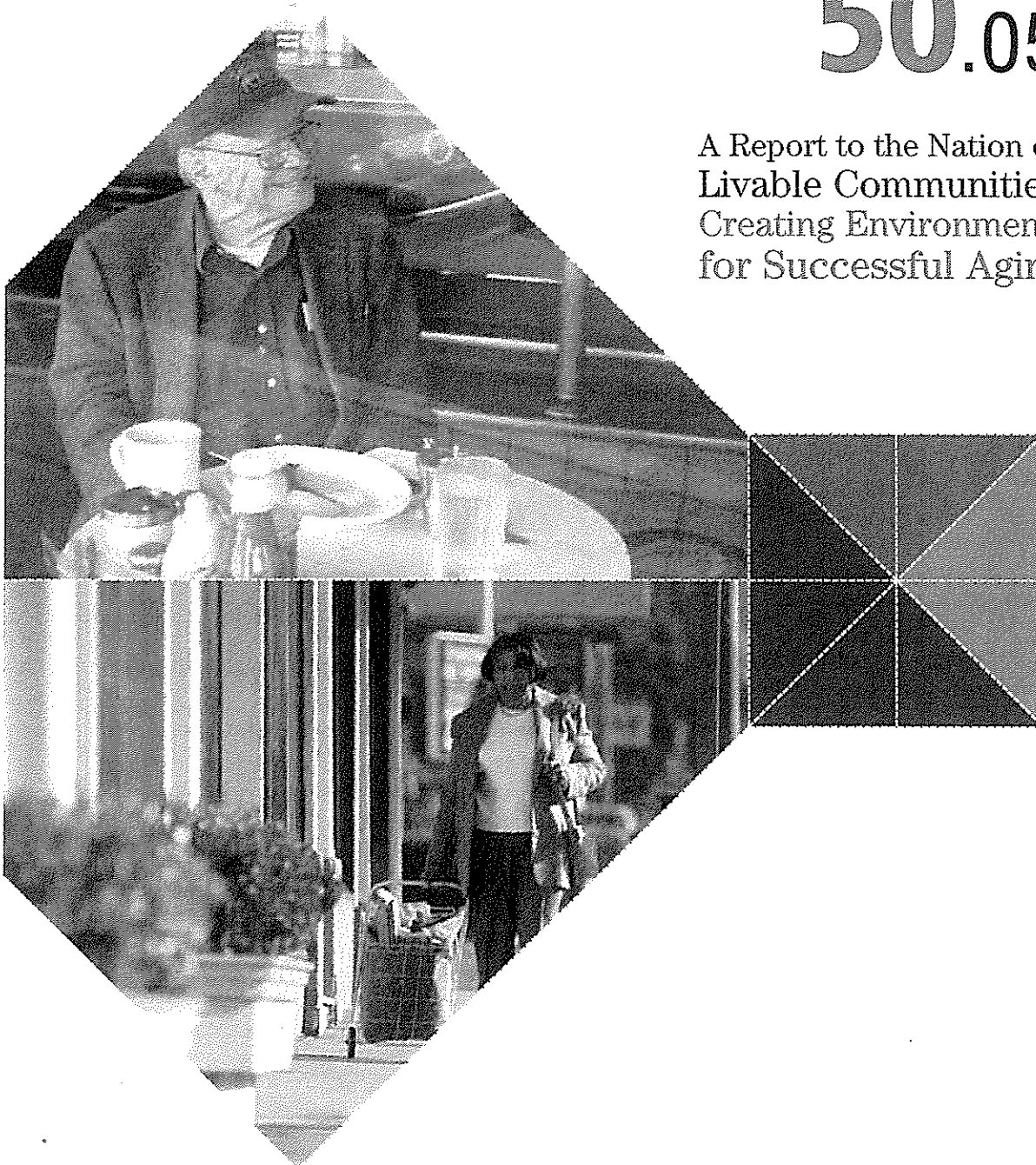
**National Association of Counties (NACo)**—A national organization representing county governments in the US. [www.naco.org](http://www.naco.org)

**National League of Cities (NLC)**—The largest national organization representing municipal governments throughout the United States. [www.nlc.org](http://www.nlc.org)



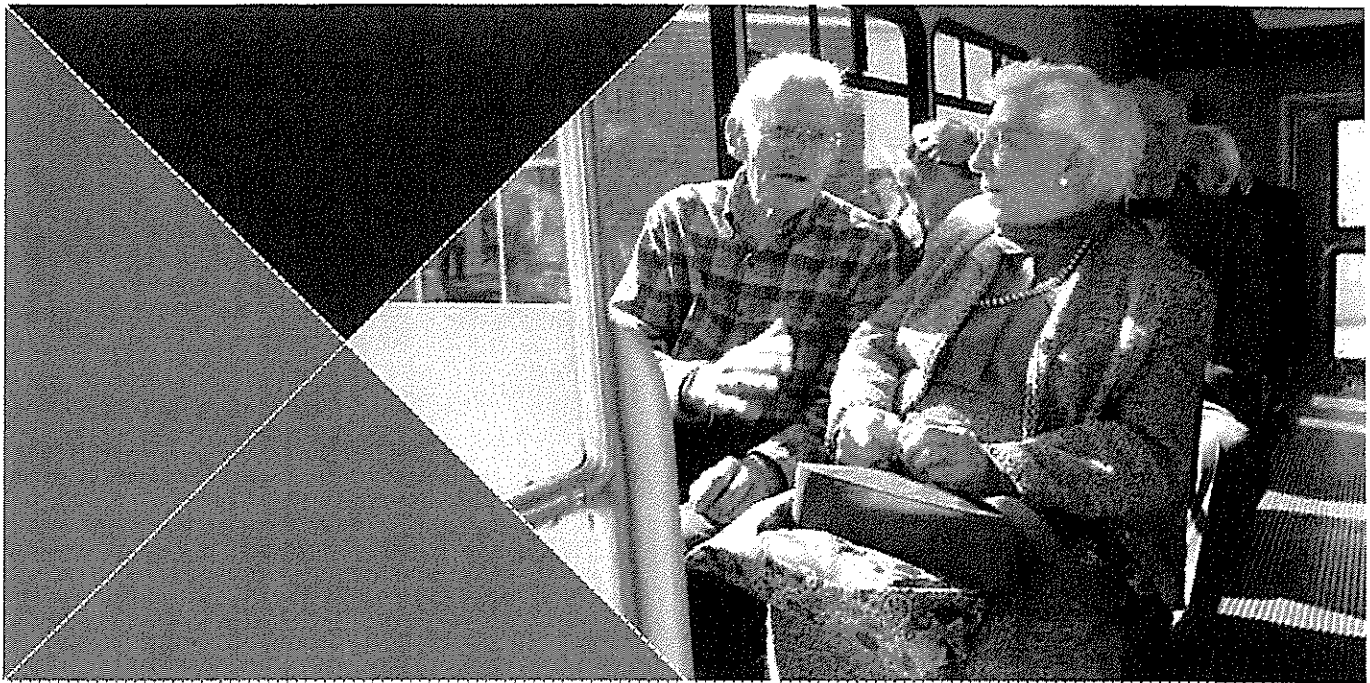
beyond  
**50.05**

A Report to the Nation on  
Livable Communities:  
Creating Environments  
for Successful Aging



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## Executive Summary

As we grow older, will our community be ready for us? This question is important for all of us, regardless of whether we live in a city, a suburb, a small town, or out in the country. And it is particularly relevant for those persons age 50 and older who are planning for (or have already entered) retirement or who are facing the challenges to independence and quality of life that often accompany aging. Yet, people seldom discuss livability until it has become obvious that the community in which they live does not meet their needs. By that time, it may be difficult to make needed changes, such as moving elsewhere, making home modifications, or influencing the way the community develops around them.

The potential for community features to influence positive outcomes for older persons will become increasingly important in the coming decades. Between 2005 and 2020, for instance, the U.S. Census Bureau estimates that the population of persons age 50 to 64 will increase by 21 percent and the population age 65 and older by 33 percent. By comparison, the population under age 50 will only increase by four percent.<sup>1</sup>

Yet despite the needs of an aging population, we often limit our view of—and concern about—communities to topics of economic growth, or sprawl, or the allocation of scarce

resources. Certainly, all of these elements are critical factors in the way a community grows, adapts to changing needs, and remains vibrant. *But there is another way to view how communities should grow and change, and that is from a personal level, how the physical and social environments can promote independence among individuals and strengthen the civic and social ties among them.* It is in this context that we speak of a “livable community.”

A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life.



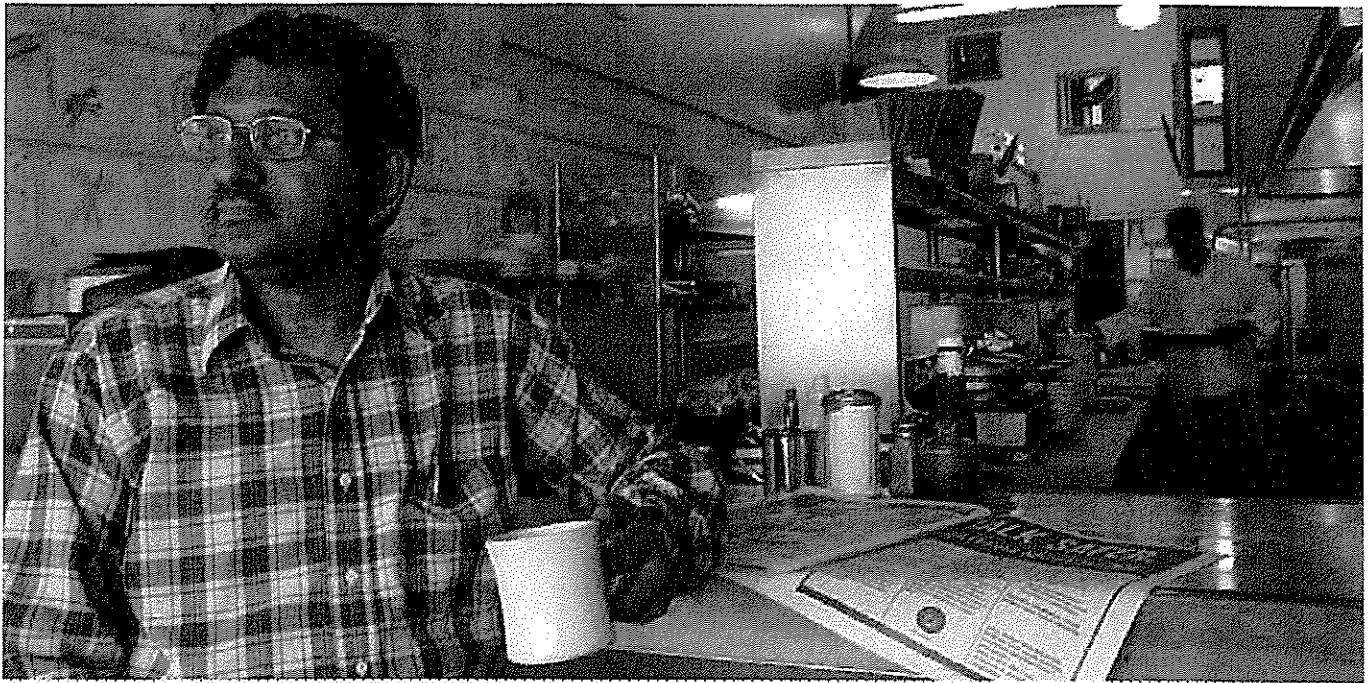
This report explores the connections between a livable community and community engagement among its residents and shows how both affect the “successful aging” of its residents. In recent years, the concept of successful aging has been heavily influenced by the MacArthur Foundation Study of Successful Aging (and articulated in the related publication, *Successful Aging*), which defines the term as “the ability to maintain three key behaviors or characteristics: low risk of disease and disease-related disability; high mental and physical function; and active engagement with life.”<sup>2</sup> The advantage of this view is that it recognizes that successful aging is more than simply a matter of health or disability. Rather, it goes further to recognize outcomes for people; successful aging comprises what people actually do and their satisfaction with life. From this perspective, active community engagement is a critical component of successful aging.

There are many ways to promote livability. For instance, homes that are affordable enable individuals to remain in the communities to which they have long-term attachments. At the same time, good home design, founded on ease of use and accessibility, enhances quality of life by enabling individuals to enjoy the full use of their residence as they age. Community features and services play their own prominent role. In addition to these home and community features, transportation and

mobility options have a profound impact on the lifestyles of older Americans. Of course, most people in the United States drive to get where they want to go. However, among those individuals who do not drive, whether by choice or necessity, options like walking or public transportation can contribute to personal independence and quality of life.

One of the most important aspects of a livable community is the high level of engagement of its residents, ranging from participation in social activities and relationships, to volunteering, to civic participation in community planning and the political process. We highlight community engagement as a distinct characteristic of the livable community because it furthers our understanding of successful aging outcomes for people. Independence for older persons does not mean that they live in isolation but, rather, that they are able to function and remain active in their setting of choice and to continue to enjoy their desired level of support from and interaction with other people. In this context, homes, neighborhoods, and mobility options all play a key role in how residents invest themselves in the community around them. The community can promote and benefit from a high level of participation of its residents.





## Purpose and Scope of the Report

The purpose of this report is to articulate a vision of livable communities for persons of all ages, and particularly for people age 50 and older. Specifically, it:

- ◆ explores how people age 50 and older can continue to be independent and able to exercise choice and control in ways that are beneficial to and affordable for them and society;
- ◆ demonstrates the connections among community engagement, housing, transportation, and successful aging;
- ◆ highlights the consequences of community features that fail to account for the diversity of, and continual change in, residents' needs; and
- ◆ illustrates how persons age 50 and older contribute to, and benefit from, well-designed communities that promote community engagement.

The report concludes with six major recommendations for social change, followed by a set of policy implications that can help the nation move toward the goal of livable communities for persons of all ages and abilities.

## Methodology

Many of the findings of this report are based on existing research or on special analysis of existing government data such as the American Housing Survey and the National Household Travel Survey. Some of the most intriguing findings are based on the Beyond 50.05 survey, conducted in 2004 for AARP by the Roper Public Affairs & Media group of NOP World. This unique research demonstrates the relationships among the features of homes, communities, transportation, mobility, and the ability of people to age successfully and enjoy high levels of community engagement. Among the benefits of this research was the ability to develop scales for two key concepts, community attachment and community engagement. The Community Attachment Index, which measures ties to neighbors and community, is drawn from questions about knowing neighbors by name, perceptions of community, and desire to remain in the same community. There is also a Community Engagement Index that provides a summary measure across a range of activities that actively engage a person in the community around him or her, including volunteering, visiting neighbors, working on local issues, political participation, etc. In addition, the survey includes numerous questions that capture various elements of *successful aging*, a term



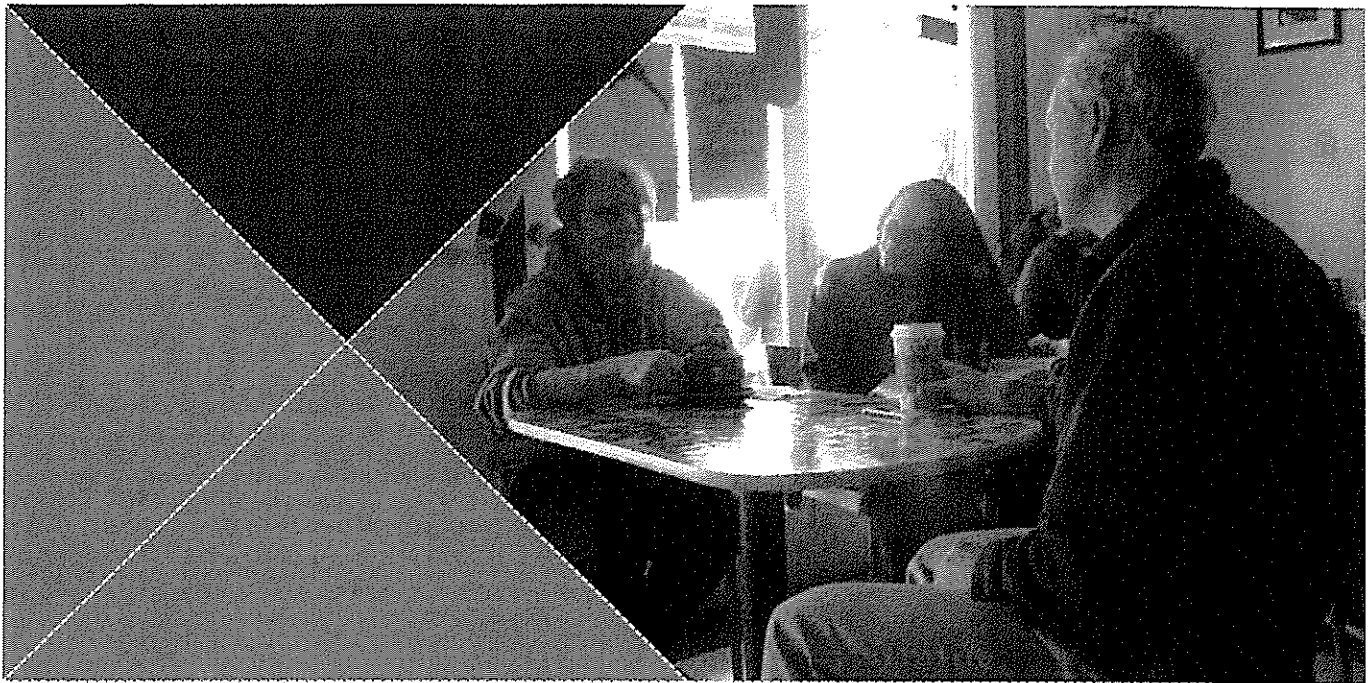
found in gerontology literature that encompasses a wide variety of self-perceptions and outcomes among older persons.

## Key Findings and Recommendations

While there are any number of ways of distilling research on livable communities and the outcomes experienced by individuals as they age, it is useful to begin with an overview of the importance of community engagement. Following this is a discussion of how the home, community features and services, and transportation and mobility options facilitate community engagement and influence the livability of a community.

### Community Engagement Matters

- ◆ Community attachment is linked to successful aging. Older adults who are very attached to their local community, based on the Community Attachment Index, are much more likely to agree with statements that positively describe their sense of self-control, their success in dealing with aging, their life satisfaction, and their quality of life. For example, nearly nine of 10 of the “strongly attached” respondents strongly agree that they are satisfied with life most of the time, compared to only 52 percent of those who are classified as “not very attached.”
- ◆ Organizational membership is high and can influence volunteerism. The survey also shows a very high level of organizational membership among mid-life and older Americans: four in five persons age 50 and older reported membership in organizations of various kinds. More than half of respondents reported membership in religious organizations. Belonging to an organization is related to volunteering: more than two of three Americans 50 and older volunteered at least some of their time for an organized group in the last 12 months.
- ◆ There is some decrease in the percent volunteering after mid-life. Volunteering rates hold steady through age 65 but then decline among older age groups. But when persons 65 and older do choose to volunteer, they give more hours than do younger adults.
- ◆ The Community Engagement Index is a powerful means of distilling various elements of community engagement. The majority of Americans age 50 and older (55%) are moderately engaged in their community, as measured by the Community Engagement Index. Twenty-three percent are highly engaged in their community, and another 23 percent have a low level of engagement. The Community Engagement Index is based on the Community Attachment Index and other important



community measures, including visitation of neighbors, organizational memberships, volunteering, charitable giving, and involvement in community affairs, including local political participation.

- ◆ There is a small but significant decline in community engagement among higher age brackets. For instance, 24 percent of adults age 50 to 64 are highly engaged, compared to 18 percent of those 75 and older.
- ◆ Gender, too, has a small but significant effect, with women more likely than men to fall in the “moderate engagement” category (58% versus 50%).
- ◆ Homeowners and renters differ substantially in their level of community engagement. Thirty-eight percent of renters fall in the low-engagement group, compared to only 20 percent of those who own their own homes.
- ◆ Community engagement also varies by religious involvement. Nearly half (49%) of those adults age 50 and older who rarely attend religious services (that is, attend once a year or less) have low community engagement. Only 12 percent of those who go more than once a month are in that category.
- ◆ A person’s health status and disability status are strongly associated with community engagement, and it is clearly

more difficult to remain strongly engaged with the community when one does not drive. Only 6 percent of nondrivers have high engagement, compared to 25 percent of those who drive.

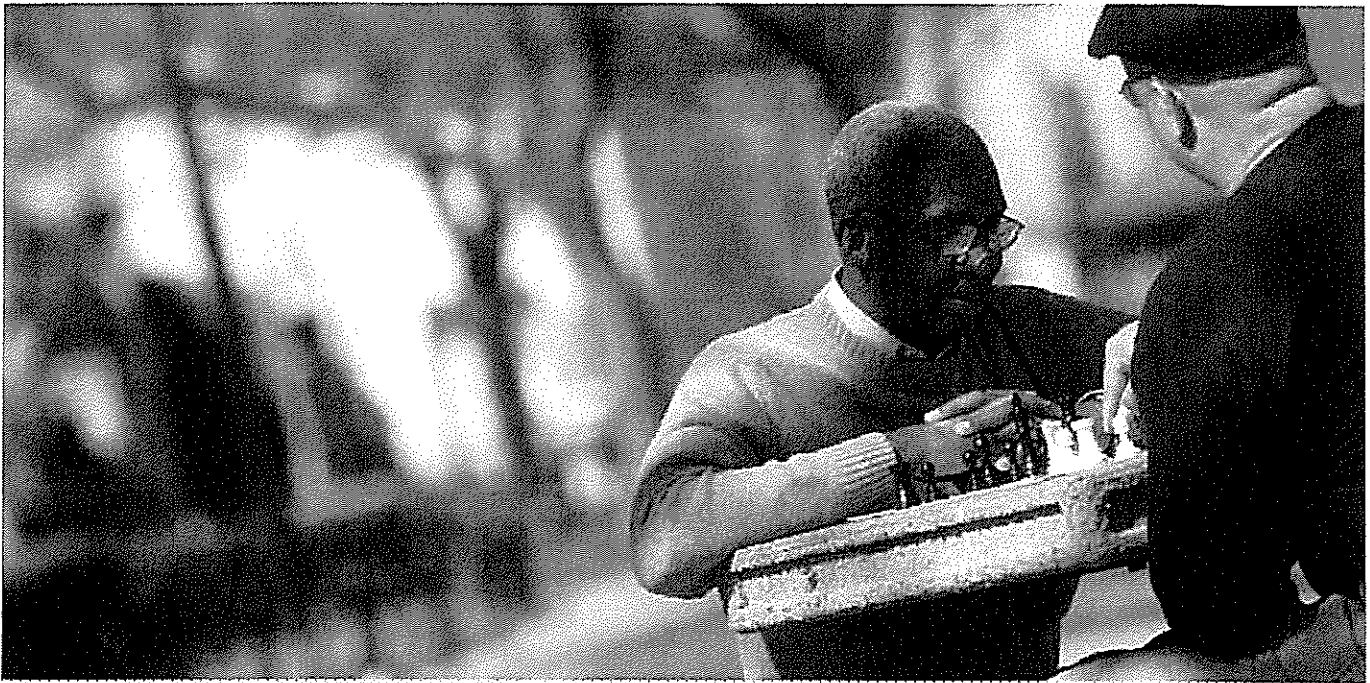
- ◆ Among adults age 50 and older, highly engaged persons are more likely than those with low engagement to strongly agree with the statements related to successful aging. Differences are particularly notable for such statements as “I have a high quality of life,” and “I have been able to influence others’ lives in positive ways.”

#### Recommendation

**Communities should encourage community engagement by facilitating various forms of social involvement, such as organizational membership and volunteering, and should actively solicit the contributions of persons of all ages and abilities in community decision making.**

#### Home and Community Features Matter

- ◆ Many persons age 50 and older report that they live in homes that will not meet their physical needs well as they grow older. Approximately half of the Beyond 50.05 survey respondents said their home either would not, or would only “somewhat,” meet their physical needs well as they grow older. Residents whose homes would not meet their physical needs well were



less likely to view their home and community favorably and were also less likely to be engaged with their community.

- ◆ Whether homes meet the physical needs of individuals well may affect the stability of the community. For instance, residents whose homes do not meet their physical needs well as they grow older were less likely to want to remain in their current home as long as possible (62% versus 95%). In addition, they were less likely to report wanting to live in the same community in five years and were less likely to socialize with neighbors at home.
- ◆ Whether the home meets the physical needs of individuals well may affect successful aging outcomes. For instance, residents whose homes do not meet their physical needs well as they grow older were more likely to report that they “frequently feel isolated” (36% versus 19%).
- ◆ Relatively few persons age 50 and older wish to move, and when they do move, they frequently maintain established community ties. Census Bureau reports show that only about five percent of persons age 55 and older move in a given year, and around half of those choose to remain in the same county. Among those age 50 to 64 who had moved in the past year, the top three identified reasons were: “Wanted new or better home/apartment” (20%), “Wanted to own, not rent” (10%), and “New job or job transfer” (8%).

But reasons related to health became increasingly important for older age groups. For instance, among movers age 75 and older, the top identified reason was “Health reasons” (18%), followed by “Wanted new or better home/apartment” (11%), and “Wanted cheaper housing” (9%).

In addition, persons age 50 and older frequently pursue social relationships or proximity to family when they choose which community to move to. Among householders age 50 to 64 who moved in the past five years, the most frequently reason cited for their choice of new neighborhood was “Looks/design of the neighborhood” (31%), followed by “Convenience to friends and relatives” (24%) and “House was most important consideration” (23%). But as the age of the householder increased, increasing importance was placed on “Convenience to friends and relatives.”

- ◆ Unaffordable housing can make it difficult for older persons to remain in their community. On average, housing costs represent approximately one-third of out-of-pocket expenditures for householders age 45 and older, making it the single largest expenditure category for this age group. For many older households, out-of-pocket expenditures are considerably higher. In 2002 and 2003, 27 percent of households headed by someone age 50 or older experienced a “housing cost burden,” defined by the Department of





Housing and Urban Development as payments toward housing that total more than 30 percent of gross household income. Older residents who can no longer afford their housing costs must make a choice between moving, which, depending on distance, can mean breaking important social ties and losing informal support, or reducing crucial everyday expenditures, such as those for transportation and health care.

- ◆ Negative perceptions about community features are linked to lower levels of community engagement and lower indicators of successful aging. As a part of the Beyond 50.05 survey, respondents were asked to grade a variety of features in their community. Respondents who gave an average grade of D or F for the features of their community scored significantly lower on the Community Engagement Index than did those who gave their community an average grade of A or B. Nearly 90 percent of respondents who gave their community an average grade of A agreed that they were able to pursue their interests and hobbies, compared to 73 percent of those who gave their community a poor grade. Poor community features are also associated with lower levels of successful aging. Ninety-five percent of those who gave their community an average grade of A agreed

that they had a high quality of life, compared to 71 percent of those who gave their community a poor grade. In addition, only 9 percent of people who gave their community an average grade of A said they frequently feel isolated from other people, while 33 percent of people who gave their community a poor grade agreed that they frequently felt isolated.

#### Recommendations

**Communities should promote design and modification of homes to meet the physical needs of older individuals.**

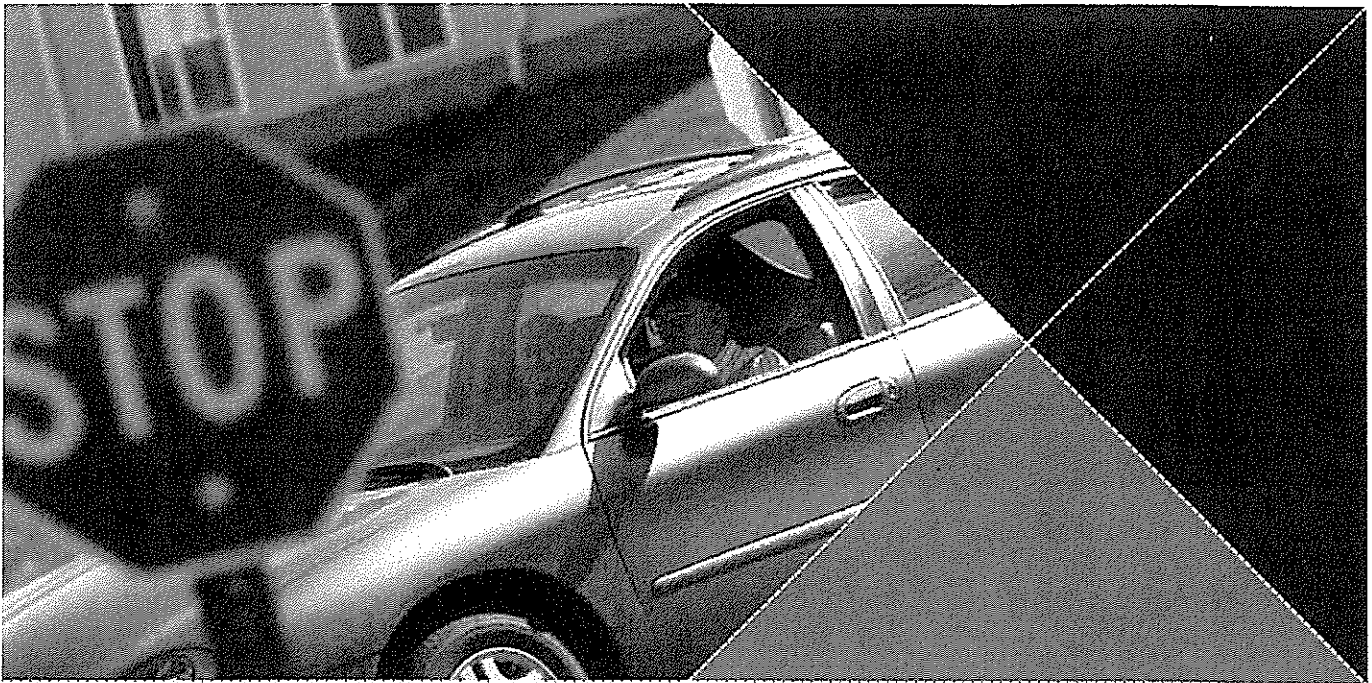
**Communities should encourage stability by ensuring an adequate supply of diverse and affordable housing environments.**

**Communities should promote community features expressly intended to enhance safety and inclusiveness for persons of all ages and abilities.**

#### Transportation and Mobility Matter

Transportation is the means by which people connect to or stay connected to the goods, services, and social opportunities of the communities in which they live.

- ◆ For most individuals age 50 and older, transportation means driving themselves. Americans of all ages, including those age 50 and older, rely on privately owned vehicles for transportation. Nine of 10 trips made by individuals 50 and older are



made in a privately owned vehicle as a driver or as a passenger. Individuals who do drive are far more likely than those who do not to be engaged with their community, indicate successful aging, and have high levels of mobility.

- ◆ Individuals age 50 and older who do not drive have significantly lower levels of mobility than do those who do drive. Nondrivers age 50 and older make less than half the number of trips made by drivers and are six times as likely as drivers to frequently or occasionally miss doing something they would like to do because they have no transportation. Riding with someone else is the most common means of transportation for nondrivers.
- ◆ One of eight persons age 50 and older and one of five persons age 65 and older do not drive. Nondrivers are much more likely to be women, African American or Hispanic, not employed, less educated, low income, not living with a spouse or partner, living in an urban area, in fair or poor health, or reporting a disability.
- ◆ Health and disability affect whether individuals drive. Three-quarters of persons age 50 and older with a long-lasting condition that limits one or more basic physical activities drive, compared with more than nine of 10 persons without such a disability. The same proportion is seen for health; individuals with excellent or good

health are much more likely to drive than are individuals with fair or poor health.

- ◆ Mobility options allow nondrivers age 50 and older to stay connected to their communities. Mobility options include walking, public transportation, taxis, and human services transportation. Walking accounts for more than three-quarters of all trips not made by personal vehicle among persons age 50 and older.
- ◆ Although persons age 50 and older use public transportation for a very small portion of their trips, this option is important for those who use it. For nondrivers age 50 and older, one in six medical/dental trips is made by public transportation, 11 times the rate for drivers.

#### **Recommendations**

**Communities should facilitate driving by older individuals by improving the travel environment, supporting driver education, and promoting safe driving throughout the life span.**

**Communities should take positive steps to enhance mobility options, including public transportation, walking and bicycling, and specialized transportation for individuals with varied functional capabilities and preferences.**

From: earthhrt@gmail.com  
Subject: [Contact Us] microwave radiation of sebastopol  
Date: December 10, 2014 at 3:27 PM  
To: britchie@denovoplanning.com, kwebster@cityofsebastopol.org, bthompson@denovoplanning.com



Dr. Sharon Lacy (earthhrt@gmail.com) sent a message using the contact form at <http://sebastopol.generalplan.org/contact>.

Sebastopol is a city of consciousness, however the consciousness has collapsed on the issue of microwave radiation. over a year ago at my home, a tower was put up, no permits, no registration. Not only does this body feel the effects, i hear the radiation. i was in the hospital a total of five times, for high blood pressure, dizziness and stroke like symptoms. all tests were run, doctors said the tests were all clear, and were sorry for not being able to find the cause. after a few months of horrific symptoms, i realized this body is a microwave radiation canary.

i have an office in sebastopol, of which i can not spend too many hours in, without EMF radiation symptoms. Because you have allowed a tower at the library, i can not shop in sebastopol, be at the farmers market or whole foods for over 10 minutes. also add the bank of the west to that list, the library, and the movie theater has antennas on the roof, and police station and can not attend your meetings. made an effort to go last night, and heart beat was accelerate, which happens before an extreme cough. this country has been so lied to by the microwave industry and the military industrial complex. they report safety levels by the amount of heat! microwaves penetrate every living molecule, destroying calcium on the cell wall, breaking down the immune system. The illnesses created from the towers and antennas everywhere are costing everyone- Medicare, Medical, the Insurance companies. If a doctor reports EMF effects, the insurance companies are protecting themselves before the ill effects become pandemic, by no longer covering microwave afflictions.

last tuesday morning, an intense microwave radiation frequency shot through the office. i have the app for EMFs on the phone, and the microwave for 27 minutes was 400 percent higher than the accepted. please change your policy for antennas and towers for your children, grand children, birds, bees- please, please listen to this exquisite intelligent microwave specialist named Barrie Trower on Youtube, particularly the Open Mind Conference discussions (<https://www.youtube.com/watch?v=5xgJmeQaQmc>) (<https://www.youtube.com/watch?v=UhcuSEHVOSM>) , both parts. This man is the expert. He came out of retirement because of WiFi in schools, creating leukemia clusters in schools.

On the mountain i lived on, when the cellular companies went from satellite to microwave radiation, a bee hive in an oak tree for over 30 years was destroyed in 5 months. The frequency of the microwaves is identical to the bees, hence it killed them.

Also the website WhyFry ( <http://whyfry.org/> ) has a multitude of articles from all over the planet.

Used to love being in sebastopol. i know there are others being afflicted, and may not know why. how many cancers will there be at the library, bank, or surrounding offices and businesses?

thank you, please educate yourselves. dr. sharon j. lacy



From: **Tasha Beauchamp** tasha@cittaslowsebastopol.org  
 Subject: Re: General Plan feedback by 12/15  
 Date: December 10, 2014 at 11:34 PM  
 To: Nan Waters nanwaters@hotmail.com  
 Cc: Clare Najarian armen@sonic.net, Kenyon Webster kwebster@cityofsebastopol.org

Thank you for your feedback, Nan. I don't really know the general plan structure, but Clare Najarian, the other Co-Chair, does, so I've cc'd her. She also knows a lot about water resources in the area.

Kenyon Webster <kwebster@cityofsebastopol.org> is the best one to email your note as he will get it to all the GPAC folks.

Thanks so much for your good thinking about this key issue!

Tasha

\*\*\*\*\*

Keeping Sebastopol green, local, friendly and artistic

"Cittaslow" (pronounced chee-TAH sloh) = "Slow City" in Italian.  
 In 2010, Sebastopol joined the international network of over 170 Slow Cities

The six priorities of a "Slow City" (Cittaslow):

- Support locally made products and agriculture
- Celebrate our history and culture
- Welcome visitors and embrace neighbors
- Integrate technologies for improved well-being
- Protect the health of the environment
- Develop community-friendly infrastructure (walk ways, bike paths, open space and parks)

On Dec 10, 2014, at 8:23 PM, Nan Waters <nanwaters@hotmail.com> wrote:

Dear Clare

Nowhere in the list of topics to be included in the General Plan do I see water supply and groundwater recharge. Given that Sebastopol basically sits on top of its groundwater recharge area, and the groundwater recharge area is not at all extensive, I think that the general plan must include encouraging groundwater recharge in as many ways as possible including removing creeks from concrete culverts so the water can permeate the ground and finding and encouraging the use of permeable paving materials.

Nan Waters

---

Date: Sun, 7 Dec 2014 09:24:19 -0500  
 From: [cittaslowsebastopol@gmail.com](mailto:cittaslowsebastopol@gmail.com)  
 To: [nanwaters@hotmail.com](mailto:nanwaters@hotmail.com)  
 Subject: General Plan feedback by 12/15  
 CC:

Having trouble viewing this email? [View as a web page](#)





*CHICAGO SEBASTOPOL*  
Keeping Sebastopol green, local, friendly and artistic

**Get Involved! Stay Informed!**

**Email your General Plan ideas by 12/15**

[kwebster@cityofsebastopol.org](mailto:kwebster@cityofsebastopol.org)

**Dear Nan,**

The General Plan is Sebastopol's blueprint for the next 20 years. It holds the vision, ideals and hopes for our community's future. The General Plan is being updated by a committee of local citizens right now. (The General Plan Advisory Committee: GPAC). My name is Clare Najarian and I am honored to serve on this committee.



**If you want to make your views known to the Advisory Committee, the most effective way is to write the Planning Director, Kenyon Webster at [kwebster@cityofsebastopol.org](mailto:kwebster@cityofsebastopol.org) by Dec. 15.** He will include your comments in our January meeting packet.

At the January meeting we will be reviewing policies derived from earlier discussion about

- Noise and Safety- The September meeting summary
- Housing and Community Health - The October meeting summary
- Circulation(Traffic) - The November meeting (Notes not yet available. We'll send you the link when they are out, but it probably won't be until after 12/15.)

**In your email to Kenyon Webster, feel free to comment on the meeting summary notes, or add your own fresh insights on these topics.** (See below for the list of topics in up-coming meetings.)

In particular, for January, I encourage you to think about the Community Health component. The Housing element took up so much time in October that we weren't able to give Community Health the attention it deserved. Health touches so many aspects of our lives. It's more than just doctors and hospitals. Please think about health from a broad perspective (walking, healthy eating, mental health, community care for our elders...). There is a lot that we can do to create a healthy Sebastopol!

The General Plan Advisory Committee meetings can be lengthy with public input coming at the end, after the discussion. We can't change that format.

As a GPAC member, though, what I've learned in these first few months is that emailing your ideas ahead of time is a great way to get them included in the packet we review before the meeting. Receiving your comments in our preparatory packet will help us to organize our thoughts and shape the discussion.

- **We want your input!**
- **Be sure your voice is heard for this crucial update process!**

**Please email your thoughts about Noise, Safety, Housing, Community Health and Circulation (traffic) to Kenyon Webster by December 15.**

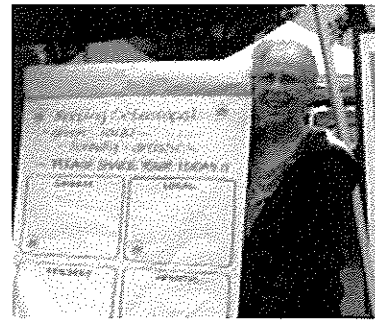
For your own calendar, the topics for up-coming months are:

- February 11, 2015 Conservation/Open Space
- March 11, 2015 Economic Vitality/Urban Design
- May 13, 2015 Policy Review
- June 10, 2015 Land Use and Land Use Map

As a general rule, emailing your thoughts by the 15th of the month before will make it very likely that they will be included in our packet.

Thank you for all that you do to make our town so special.

Clare Najarian,  
Co-Chair, Cittaslow Sebastopol



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Cittaslow Sebastopol | 7120 Bodega Ave. | Sebastopol | CA | 95472

**From:** Nan Waters nanwaters@hotmail.com  
**Subject:** General Plan topics  
**Date:** December 14, 2014 at 9:11 PM  
**To:** kwebster@cityofsebastopol.org



Water supply and groundwater recharge should be a major consideration in our General Plan process.

Given that Sebastopol basically sits on top of its own groundwater recharge area, and the groundwater recharge area is not at all extensive, extending only as far as Pleasant Hill Rd according to the new USGS report: it is extremely important that the general plan must include protecting and encouraging groundwater recharge in as many ways as possible including:

- removing creeks from concrete culverts so the water can permeate the ground
- encouraging and rewarding the use of permeable paving materials
- encouraging and rewarding the use of private grey water systems to return water to the ground
- encouraging landscape use of water retention features to encourage water hold-up and percolation back into recharge

Nan Waters

From: **Barbara Talcroft** [btcroft@sonic.net](mailto:btcroft@sonic.net)  
Subject: General Plan; Library  
Date: December 13, 2014 at 4:04 PM  
To: [kwebster@cityofsebastopol.org](mailto:kwebster@cityofsebastopol.org)



December 13, 2014

To: Kenyon Webster, Planning Director  
Re: Inclusion of Space in Sebastopol for a Regional Library for Sebastopol and the West County

From: Barbara L. Talcroft, Chairperson of LANTERN

Dear Mr. Webster:

I would like to call to your attention the need for a new, techno-current, Regional Library in downtown Sebastopol. I don't know under what section of the new General Plan this would appear, but so far, I have seen no evidence that allowance is being made for an expanded library, which, of course, would serve patrons in the West County, as well as residents of Sebastopol.

As you know, we of LANTERN, a 501 (c)(3) Public Benefit corporation, are working toward the goal of providing a building for such a library before our present library becomes obsolete. We did participate in the CORE Project, hoping to add that priority to the list of recommendations for downtown Sebastopol. I attended the first session of the General Plan committee and included a new library in the map of the group I worked with. We hope to see this pressing need reflected in any new General Plan. We would be working with the City of Sebastopol and the Library Commission toward that goal.

We now have a website, [lanternlibrary.org](http://lanternlibrary.org), which explains the need for a newer, more extensive library than the one we have, as well as more information about us. A member of our Advisory Board, Geoffrey Skinner, is part of the General Plan committee. Sarah Gurney, City Council member is our Liaison with the City Council. Helena Whistler, Library Commissioner, and Mathew Rose, Branch Manager of the present library, are members of our Board of Directors. Any of them could provide more information to you about the need for a new library.

Naturally, this is a long term project, and, as such, must be started long before the need becomes acute. Our library is at the heart of Sebastopol, (indeed, a library is the center of any community)—a meeting place for patrons to study, do research, discuss books, bring children for reading and activities, to provide Spanish and bilingual materials, show art, and provide programs for adults, as well as keeping pace with the newest library technology. It is equally important to our citizens as a hospital.

We urge you to reserve a space for this essential component of our society in any future plans for Sebastopol.

Thank you.

Barbara Talcroft  
[btcroft@sonic.net](mailto:btcroft@sonic.net)



**From:** Anja Woltman anja@sonic.net  
**Subject:** Input on plan  
**Date:** December 11, 2014 at 8:35 PM  
**To:** kwebster@cityofsebastopol.org



Hi,

I would like to offer the following:

**Noise:** the number of music events have increased in the 8 years I have lived on Jewell. It's become a real burden to have so many days in the summer affected by a high noise level from music events. The feel of having hundreds or maybe even thousands of people in our neighborhood adds to a real feeling of unrest, to a different vibration than usually exist in our neighborhood. I am hoping that with the creation of a real tow square, a number of the music events can be moved to the down town area. It would also be of advantage to the local businesses. Right now down town is dead when music events are taking place.


**Traffic:**

Jewell/willow intersection. The intersection could really use an upgrade. Right now it's outright dangerous to drive up Willow, straight through the intersection and then left on Jewell. And people coming out of their driveways around that intersection pretty much take a huge risk every time. It feels unwieldy and unpredictable.

Thanks for taking this feedback! I appreciate the opportunity.

Anja Woltman  
170 Jewell.

Sent from my iPad

From: kari@swanstream.net   
Subject: Comment on GP Noise element  
Date: December 16, 2014 at 9:36 AM  
To: Kenyon Webster kwebster@cityofsebastopol.org



Hi Kenyon,

Sorry I'm not able to attend the GPAC mtgs (Same night as our Planning Commission mtgs). I'd appreciate it if you could forward this comment on to the committee for their consideration.



Swan Stream Studios

Kari Svanstrom  
Architect AIA, LEED AP

700 Ellis Ct  
Sebastopol, CA 95472  
707 490 5800  
kari@swanstream.net

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DESIGN • ARCHITECTURE • PLANNING

December 16, 2014

Re: General Plan Noise and Safety Element

Dear GPAC Committee:

First, thank you for your careful consideration of the many important elements that make Sebastopol the town it is. I'd like comment on one of your recent topics, Noise and Safety.

As a resident of downtown (I live one block from Anahy High School) I would like to express my support for flexible noise limits within the downtown area. I regularly hear what I call 'sounds of town' - football and other outdoor sporting events at the high school, music from the plaza and Barlow; and other outdoor summer events. I believe these activities play an important role in making Sebastopol a vibrant, active, and artistic town for visitors and residents alike. These sounds and events are limited in hours and duration and are supportive of businesses and community resources located in or near downtown.

As such, I support allowing community-supportive uses such as this to go beyond the City's residential noise limits through the Use Permit process. This process can be an excellent method for allowing flexibility while still being able to control and, if necessary, adjust allowed noise limits, times, and number of events for particular uses.

On a second note, I would also like to express agreement with the concept that slowing traffic is a key component of reducing noise. Vehicle acceleration in particular not only creates excessive and disruptive noises, but is also potentially a safety issue to our wonderful trail, and pedestrian and bicycle

network. I regularly hear this type of noise as vehicles head out of town north on High School Road, which is both a noise and safety concern given the proximity to both the high school and a number of residences in the area. Our current Noise Ordinance addresses such noise (8.25.080), so attention to the issue and enforcement may be a resolution for this.

Thank you for your consideration,

Kari Svanstrom  
AICP, Architect

700 Ellis Court, Sebastopol

From: LynnDeedler lynn deed@sonic.net  
Subject: GP, Circulation  
Date: December 16, 2014 at 2:22 PM  
To: Kenyon Webster kwebster@cityofsebastopol.org  
Cc: Jacob Michael tdmj@sonic.net



**This is a request to making the following General Plan policy.**

**Requiring the creation of pedestrian passages in developments where they have the potential to be beneficial and encourage pedestrian travel.**

(examples: between Two Acre Woods and Burbank Heights or Sebastopol Inn and the multi use path)

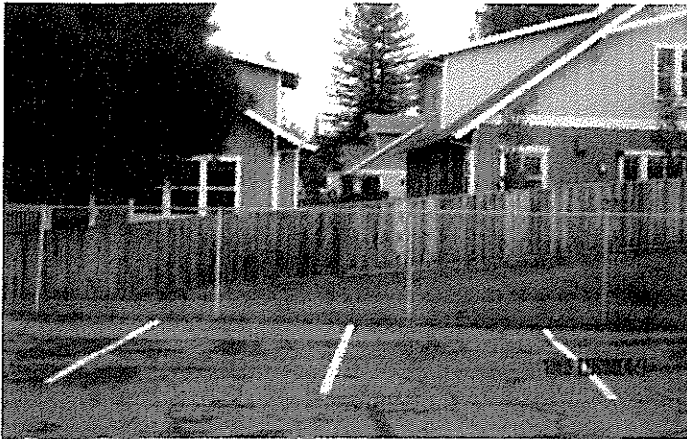


These passages have been blocked, making pedestrian travel harder.

Make this a default requirement unless one can show a compelling reason for not including the walking connection. Buildings come and go with time. On a development, when there is a reasonable chance for an adjacent building to be replaced within 20 years and a pedestrian connection can be imagined as a community benefit, then it should be planned and accommodated in the new construction. A connection can always be shut off if not needed or undesirable, but seldom created. The goal should apply to development of all sizes.

Below is an example of recent development in our town on a residential court that backs up to Pine Crest School. New school users are now open to the need for this neighborhood connection which would cut off several blocks of travel for some walkers going to the school fields. But this opportunity has been lost. A walk through had been discussed that would go between these two houses below. The old walk through passage to another neighborhood (on the right) remains open with gate removed and is a pleasant shortcut.





Businesses should provide easy walking access around town, but many walking routes have been fenced off like the one below.



The City has an emergency vehicle and sewer easement through this neighborhood off Pleasant Hill, which connects to Burbank Farm and Burbank Heights road. Pedestrians are not allowed. This adds nearly a half mile to walk to town from this neighborhood.







**From:** Marissa Mommaerts marissa@transitionus.org   
**Subject:** General Plan input from Community Resilience World Cafe  
**Date:** December 23, 2014 at 11:11 AM  
**To:** Kenyon Webster kwebster@cityofsebastopol.org



Hi Kenyon,

I'm sending along a memo based on the Community Resilience World Cafe, a community conversation with 55 participants, which we held in September as part of the Sebastopol Village Building Convergence. The event generated a lot of ideas on how to make Sebastopol more resilient in the face of economic and ecological instability.

I had intended to get this to you much earlier, but it's been a very busy season and I'm just now catching my breath! I hope it might still be useful for informing the GPAC.

I work for Transition US, a national non-profit based in Sebastopol that promotes community resilience and vibrant local economies; however my involvement in organizing the Community Resilience World Cafe and time spent producing this memo was through my personal capacity as a volunteer with the Sebastopol Village Building Convergence and as an engaged Sebastopol community member.

The ideas presented in this memo are really just the "tip of the iceberg" for resilience planning in our community. Please let me know if the City staff, Council, or GPAC members are interested in furthering this type of community conversation. We could organize another event to go deeper, or partner on a survey to measure community resilience indicators in Sebastopol (see this tool - [Indicators for Accelerating Resilience in Communities](#) - developed by Transition US & the Canadian Center for Community Renewal).

Thanks for all that you do! It is truly a gift to be part of a community where our local government is so accessible and responsive to its citizens.

Happy holidays,  
Marissa

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=====  
Marissa Mommaerts  
Communications & Operations Manager, Transition US  
[www.transitionus.org](http://www.transitionus.org)  
(707) 824-1554  
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# Building a Resilient Future for Sebastopol: Memo to the Sebastopol General Plan Advisory Committee

12.23.2014

Prepared by Marissa Mommaerts, MIPA



Participants discuss challenges and opportunities for building resilience in Sebastopol during the Community Resilience World Café on September 16, 2014 at the Sebastopol Grange.

## Background:

On Tuesday, September 16, as part of the [Sebastopol Village Building Convergence](#), a ten-day community-building and sustainability event, fifty-five members of the Sebastopol community and surrounding areas participated in a facilitated ([World Café](#)-style) conversation on how to build resilience in our community.

The **Community Resilience World Café** was a volunteer-powered event, co-sponsored by [Transition US](#) (a national non-profit based in Sebastopol), the [Northern California Community Resilience Network](#), [Transition Sebastopol](#), and the Sebastopol Village Builders. The event was hosted at the Sebastopol Grange.

We felt a community conversation about resilience was an important complement to the 10-year Sebastopol General Plan Update process, providing another opportunity for community members to provide input on Sebastopol's future, specifically through the lens of resilience.

The event was opened with remarks from two local leaders who are actively building resilience in our community: Erik Ohlsen of Permaculture Artisans and the Permaculture Skills Center, and



## What are community priorities for building resilience in Sebastopol?

During the course of the evening's conversations, community members shared dozens of suggestions and focus areas, which the facilitation team collected and grouped by theme. Some of these themes fit directly within the GPAC's guiding principles and topic areas, and have been outlined accordingly in the following pages. At the end of this document you'll find a list of additional recommendations.

### Recommendations:

#### General Plan Topic Area: Sustainability & Community Health

##### *Community Recommendations:*

- Strengthen local food system
  - Promote and support efforts to grow food that thrives in our micro-climate and conserves water
  - Support and encourage biodiversity
  - Support local seed saving efforts
  - Improve food distribution
    - Support gleaning, collective purchasing, etc.
  - Improve access to healthy, organic food for low-income community members
  - Limit/eliminate food waste
    - Public composting and compost education
- Improve access to alternative healthcare
  - Re-open hospital as a an organic/alternative community health center
  - Support the growth of the herbal medicine sector
  - Public education on nutrition, inner resilience, & healing
- Improve walkability & cycling accessibility



During the 2014 VBC, former Sebastopol Mayor Jacob and volunteers participate in a community work day for the Sebastopol Library "Our Front Yard" public food forest.

#### General Plan Topic: Safety

##### *Community Recommendations:*

- Improve emergency preparedness
  - Support programs that strengthen neighborhood-scale relationships and teach emergency preparedness skills

#### General Plan Topic Area: Land Use & Community Character

##### *Community Recommendations:*

- Increase opportunities & and number of public spaces available for community members to gather and meet, share skills and resources



## **General Plan Topic Area: Conservation, Open Space, & Agriculture**

### ***Community Recommendations:***

- Strengthen local food system
  - Support businesses and organizations that utilize or promote local, organic, water-smart agriculture
- Create opportunities for public and community stewardship of public lands
- Implement integrated water management practices
  - Explore integrated approaches for stormwater management
    - (see this proposal for a permaculture-inspired stormwater management plan for Petaluma: <http://petalumawatershed.com/>)

## **General Plan Topic Area: Public Services, Facilities, Infrastructure**

### ***Community Recommendations:***

- Public education on water conservation and integrated water management
- Incorporate integrated water management and permaculture practices into public facilities and infrastructure

### **Additional Recommendations:**

- Celebrate & understand our bio-region
  - Natural boundaries, potential for a bio-regional economy, etc.
- Encourage youth empowerment & education
- Support public education around community resilience
- Cultivate citizen leadership
- Create opportunities for inter-generational collaboration to share knowledge
- Support and facilitate increased opportunities for community conversation & input
- Learn from best practices in other communities and resilience-building groups
  - Participation in Northern California Community Resilience Network
- Support and encourage community participation in local governance
- Support and encourage the inclusion and participation of diverse groups



Students plant “Community Kale Patches” as part of a VBC placemaking project organized by the Ceres Project. (There’s one by the Youth Annex too, help yourself!)

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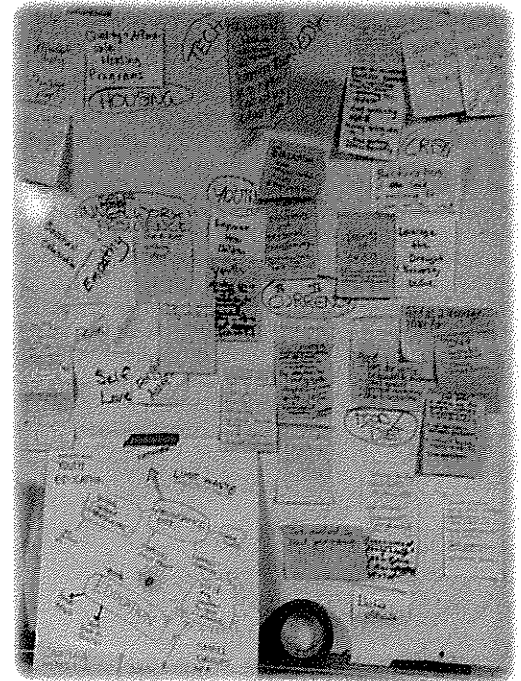
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The event was opened with remarks from two local leaders who are actively building resilience in our community: Erik Ohlsen of Permaculture Artisans and the Permaculture Skills Center, and

Sara McCamant of Ceres Community Project and the West County Seed Exchange. Skilled volunteer facilitators (Deborah Kraft, Jeff Aitken, and Angelo Silva) then led participants in a 1.5 hour discussion of opportunities and challenges around building a more resilient Sebastopol.

Some of the ideas generated at the Community Resilience World Café.

The evening generated a lot of energy, ideas, ongoing conversations, new relationships, and collaborations. One participant from Windsor was so encouraged by the event that he is planning to organize something similar to inform the Town of Windsor's planning process.



### What is a resilient community, and why is it important?

“Resilience” is the ability to bounce back or quickly recover from challenges. It’s becoming a buzz word as citizens, environmentalists, planners and policymakers at all levels of government acknowledge we now live in a world marked by the increasing impacts of climate change, ecological and economic instability. Planning according to “business as usual” is extremely risky.

As we plan for the future of our communities and our planet, we must now consider the increasing impacts of these converging crises, such as changing weather patterns, increasing natural disasters, climate migration, vulnerability of our food system, and more. In Sebastopol we already see the impacts of climate-related draught, which has ripple effects on our water, food, and sanitation systems, as well as the surrounding natural areas.

A resilient community is one that designs for future uncertainty, at the same time proactively taking steps to address vulnerabilities in our ecological and social systems. We have a responsibility to our community, to our natural environment, and to future generations to ensure our community is well-equipped to respond to the great challenges of our times.

It is important to note that when building resilience, the invisible structures (relationships, governance, culture, etc.) are just as important as the visible structures. For example, communities where neighbors know each other have better outcomes when natural disasters or other shocks occur.



Community members get to know each other while they learn natural building skills during the 2014 Sebastopol VBC

## What are community priorities for building resilience in Sebastopol?

During the course of the evening's conversations, community members shared dozens of suggestions and focus areas, which the facilitation team collected and grouped by theme. Some of these themes fit directly within the GPAC's guiding principles and topic areas, and have been outlined accordingly in the following pages. At the end of this document you'll find a list of additional recommendations.

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#### General Plan Topic: Safety

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#### General Plan Topic Area: Land Use & Community Character

##### **Community Recommendations:**

- Increase opportunities & and number of public spaces available for community members to gather and meet, share skills and resources



- Ideas include Village Building Convergence, Daily Acts and other & work party activities to facilitate placemaking, install public gardens/food forests, etc.
- Restore ecosystem health of public lands
  - Ideas include an ecological stewardship and housing program
- Limit/eliminate waste
  - Install public compost facilities (ex: downtown – Farmer’s Market area)

**General Plan Topic Area: Housing**

***Community Recommendations:***

- Support the development of environmentally sustainable, affordable housing, including:
  - Natural building
  - Tiny homes
  - Co-housing
- Support the development of and incentivize home-scale integrated water management (which will make our community more resilient in the face of drought), including:
  - Public education programs & incentives
  - Lawn transformation (lawn removal & installation of native and drought-tolerant plants)
  - Rainwater Harvesting
  - Greywater
  - Composting toilets

**General Plan Topic Area: Economic Development**

***Community Recommendations:***

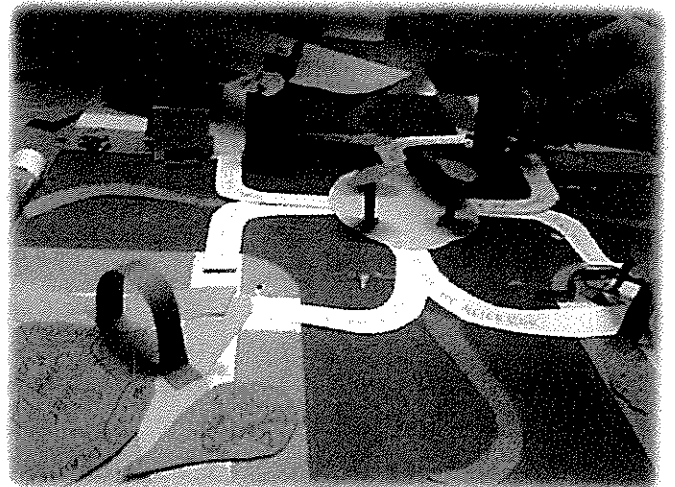
- Support and develop enterprises that build resilience and keep wealth in our community
  - Regenerative livelihoods with livable wages
- Support and encourage pathways for local investing
- Provide low-interest loans
- Strengthen alternative economy through:
  - Timebanking
  - Local currency
  - Skillshares

Model from a VBC workshop on “intersection repair” led by City Repair founder Mark Lakeman.

**General Plan Topic Area: Transportation & Circulation**

***Community Recommendations:***

- Improve walkability & cycling access
- Support placemaking and intersection repair projects to slow traffic and make streets more appealing to pedestrians and cyclists



## **General Plan Topic Area: Conservation, Open Space, & Agriculture**

### ***Community Recommendations:***

- Strengthen local food system
  - Support businesses and organizations that utilize or promote local, organic, water-smart agriculture
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