VILLAGE PARK

Feasibility and Planning Study

Prepared for:
City of Sebastopol

Prepared by:
Questa Engineering Corporation

April 2012

QUESTA
ENGINEERING CORP

VILLAGE PARK
Feasibility and Planning Study

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Questa Project #290102

April 2012

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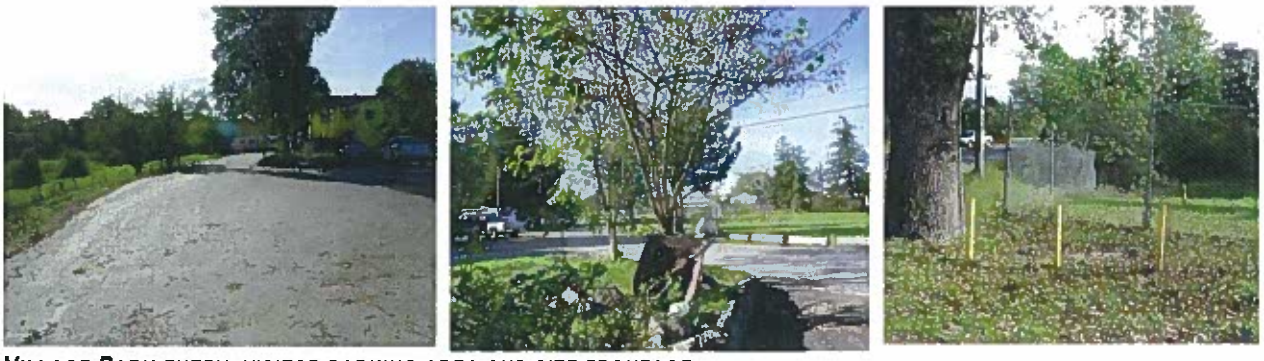
1. INTRODUCTION

The Village Park Feasibility and Planning Study outlines planning and design recommendations for the Village Park property, located on Sebastopol Avenue (State Highway 12) at the eastern gateway to Sebastopol. The City of Sebastopol is a small town located on the western edge of the Santa Rosa plain, directly adjacent to the Laguna de Santa Rosa. Sebastopol has a population of approximately 8,000 and is the primary service area for more than 50,000 residents of West Sonoma County. Located approximately 50 miles north of San Francisco, Sebastopol also acts as a gateway to Russian River resorts and the Sonoma County coast, providing a transition from the urban environment of Santa Rosa to the rural, agricultural lands of West Sonoma County.

The Village Park property (VP) is located south of Highway 12 (**Figure 1**). This 13-acre site is within the planning area of the City's Laguna de Santa Rosa Master Plan, adopted in 1993 (**Figure 3**). The City's Laguna de Santa Rosa Master Plan serves as an overall guide for implementation of specific park development objectives that are compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. This feasibility and planning study provides recommendations for amenities associated with a passive day use park within the open space (former campground area adjacent to Laguna de Santa Rosa), frontage improvements along Sebastopol Avenue, and guidance for future park uses on the remainder of the site, which is currently used as a residential mobile home park. This report is not intended to address conversion of the mobile home park to other uses. The study includes input from the community, Planning Commission and City Council.

The City has received funding to provide for clean up, removal of invasive plants, trail surfacing, picnic tables and fencing within the open space (former campground) area. No determination has been made on a change of use for the existing mobile home area of the property. Evaluation of the ongoing use of the property as a mobile home park will occur within a separate community planning process.



VILLAGE PARK ENTRY, VISITOR PARKING AREA AND SITE FRONTAGE

A. BACKGROUND

The City purchased the Village Park property in 2007 with the long-term intention of converting the property into park and open space uses. The property consists of two segments (**Figure 2**):

VILLAGE PARK MASTER PLAN
SEBASTOPOL, CA

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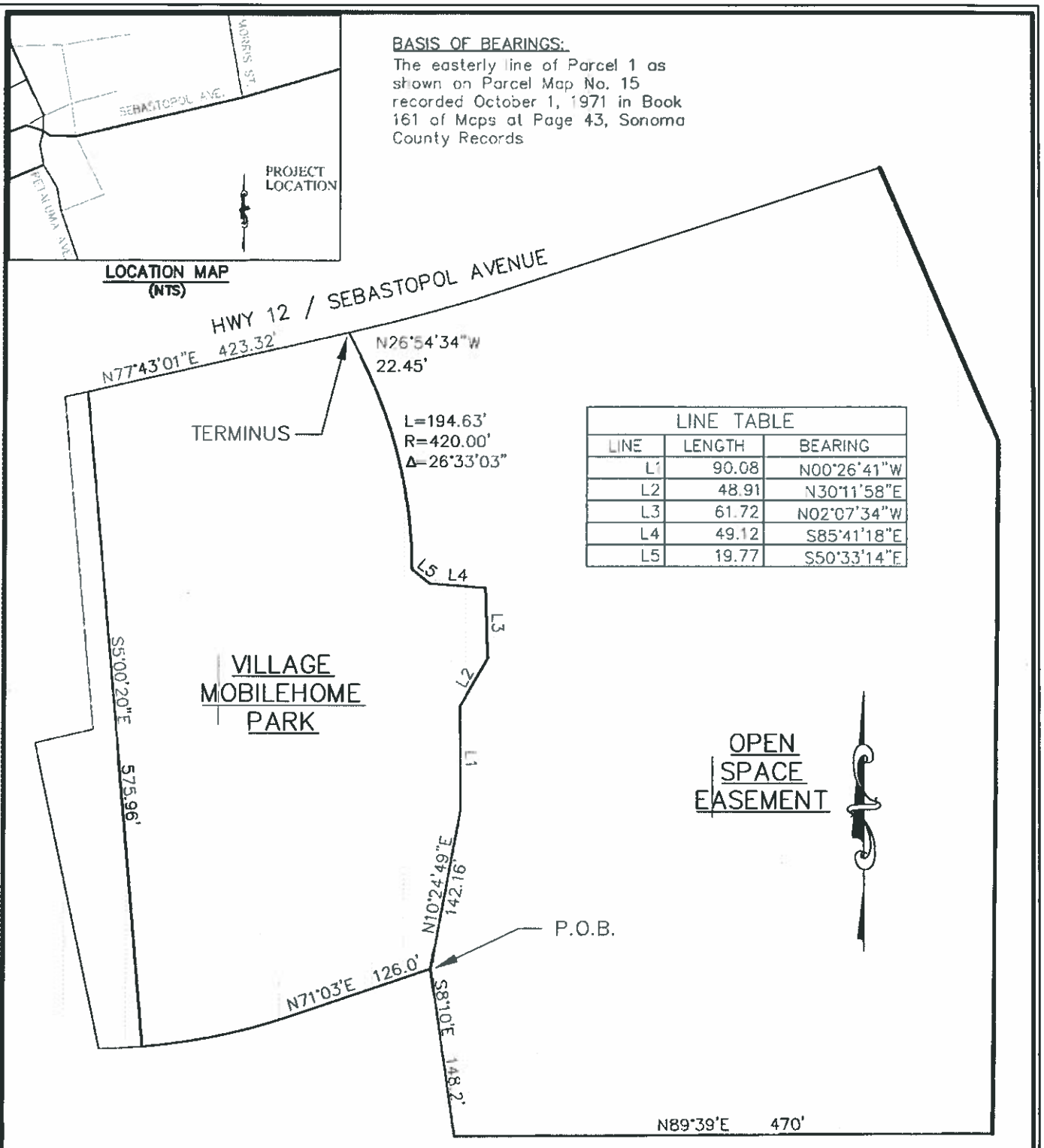
LOCATION MAP

FIGURE 1



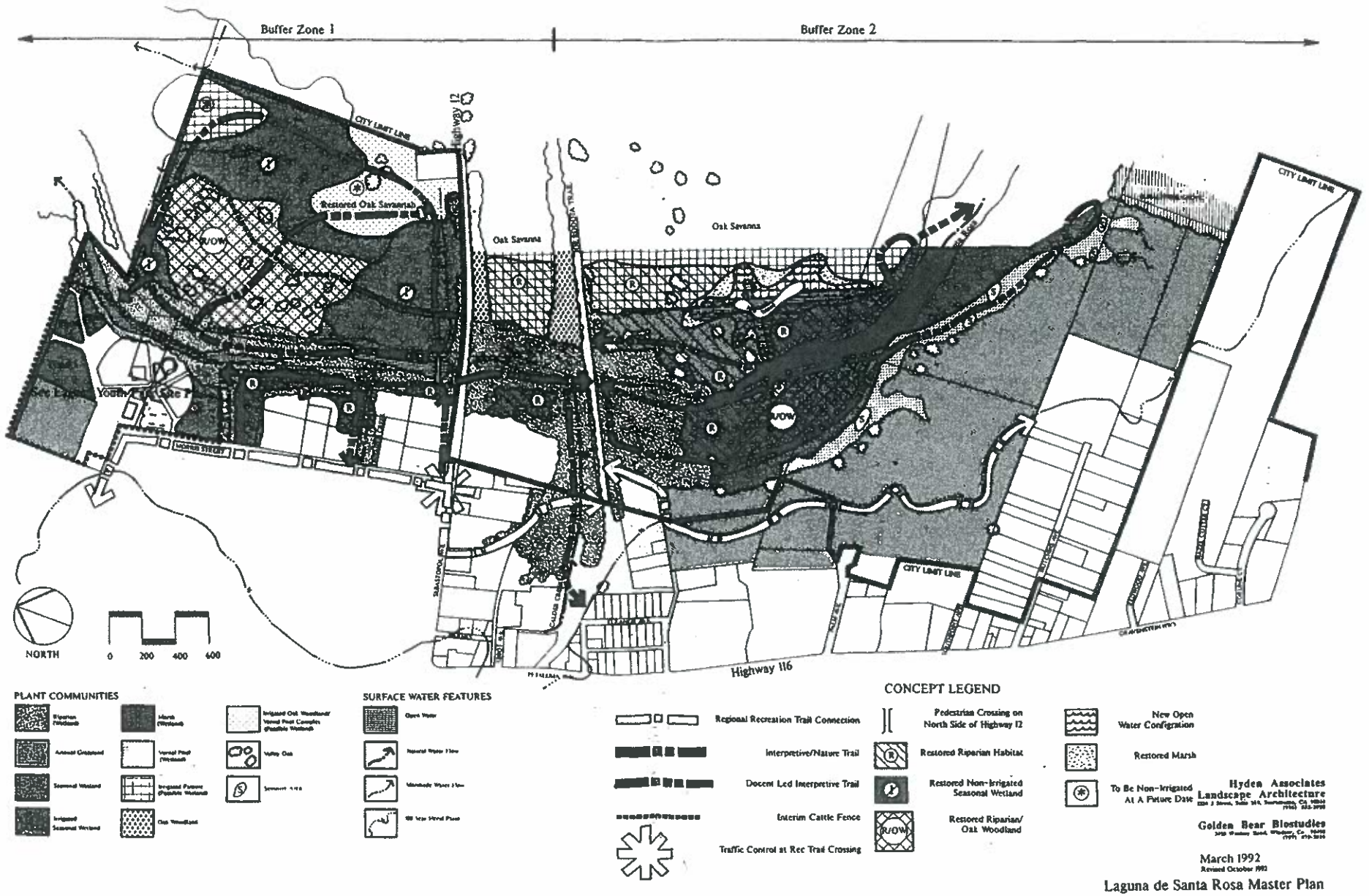
LINE TABLE		
LINE	LENGTH	BEARING
L1	90.08	N00°26'41"W
L2	48.91	N30°11'58"E
L3	61.72	N02°07'34"W
L4	49.12	S85°41'18"E
L5	19.77	S50°33'14"E

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SEBASTOPOL
City of Sebastopol 714 Johnson Street Sebastopol, CA 95472	TOTAL LOT: 54,955 S.F. EASEMENT: 379,469 S.F.	VILLAGE MOBILE HOME PARK OPEN SPACE EASEMENT CITY of SEBASTOPOL
A.P. No. 060-060-001 O.R. No. 2007-105775	CITY ACQUISITION DEED O.R. No.	SCALE: 1" = 120' DATE: March 19, 2009 DWN. RT CHK. JG APPROVED R-

VILLAGE PARK MASTER PLAN
SEBASTOPOL, CA

EASEMENT MAP

FIGURE 2



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LAGUNA DE SANTA ROSA
MASTER PLAN

FIGURE
3

- **Open Space Area,** an 8-acre area that formerly contained a seasonal campground and picnic area, and land adjacent to and including the Laguna de Santa Rosa stream channel; and
- **Mobile Home Area**, a 5-acre area that is primarily used for mobile home residences and associated uses, including roads, parking areas, restroom, open space/landscaped areas and a vegetable garden.

In 2009, the City initiated planning for the site, to include plans and specifications for minor improvements to the open space (former campground) portion of the site, as well as concept-level, long-term planning for the remainder of the site. This process included review of City objectives and site issues, community meetings, existing conditions, preliminary design and cost estimates, permitting assistance for open space improvements, identification of funding opportunities and preparation of construction bid documents for park-related open space area improvements.

The Village Park property occupies a prominent location at a primary entry to Sebastopol. The property is located south of Highway 12 at the east entrance to the City. It is a gently sloping, riparian woodland with oak, willow and ash forest, open grassland and developed mobile home sites bounded by commercial uses to the west, the heavily wooded Laguna de Santa Rosa channel to the east, Highway 12 and the bridge crossing of the Laguna to the north, and the Joe Rodota trail to the south.

JOE RODOTA TRAIL AND RAILROAD TRAIL NEAR VILLAGE PARK

The Village Park property was purchased with assistance from the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD), who provided funding for the open space (former campground) portion of the site. Consistent with the Laguna de Santa Rosa Master Plan, park improvements are planned for the 8-acre former campground and open space portion of the property, focused on passive recreational activities, such as picnicking, hiking, nature viewing and photography and similar uses. The City's long-term plan is to convert the balance of the property to other park-related uses at a future time, and will be subject to further review.

B. PURPOSE

This Feasibility and Planning Study provides guidance for the restoration, enhancement and provision of passive recreation amenities on park lands along the eastern portion of the parcel (near the Laguna de Santa Rosa channel, formerly the site of the campground), as well as long-term planning goals, objectives, policies and use and design recommendations for the western portion of the site, which is occupied by an area of mobile homes, garden area, and associated facilities, such as parking and roads.

Although the site is owned by the City of Sebastopol, portions of the site are within unincorporated Sonoma County. In March 2012, the City received correspondence from the County confirming that park development activities on the site are within the City's jurisdiction (**Appendix A**).

The Feasibility and Planning Study also contains information regarding Caltrans' planned replacement of the Highway 12 Bridge adjoining the site. The bridge project may affect temporary use and access to the Village Park property, especially the north end of the open space (former campground) area, immediately adjacent to Highway 12, and will be addressed as part of that project.

C. Community Input Process

The Plan has been developed with public input in a public workshop, Planning Commission and City Council presentations to answer questions and solicit ideas about the Feasibility and Planning Study process and site planning (**Appendix B**). At the December 2009 meeting (attended primarily by mobile home residents), issues were identified that generally focused on the mobile home use of the site, rather than potential park uses to be included as part of this study. Mobile home use issues will be evaluated in a separate process beyond the scope of this study.

2. PLANNING HISTORY AND RELATED PLANS

The Village Park site, Laguna de Santa Rosa and its surrounding lands have long been recognized as an important ecosystem within the heart of Sonoma County. In 1978, the County Board of Supervisors appointed a Laguna Study Committee to evaluate preservation and enhancement options for riparian habitat and biotic resources within the Laguna de Santa Rosa. This was affirmed in the 1980's by the Sebastopol City Council in the 1982 General Plan, as well as Council Policies 55 and 58, which recommended annexation and protection of Laguna lands, preservation, restoration and enhancement of vegetation and wildlife habitats, and land management practices to enhance ecological resources.

These policies have since been incorporated into the City's General Plan and Zoning Ordinance, Chapter 17.88 Wetlands Districts (W, WS Combining, WF Combining), and Chapter 17.92 ESOS – Environmental and Scenic Open Space District.

OPEN SPACE AREA OAK WOODLANDS

A. LAGUNA DE SANTA ROSA PARK MASTER PLAN

The *Laguna de Santa Rosa Park Master Plan* was adopted by the City Council in January 1993. It sets forth guidelines for development of a linear park along the Laguna within the City of Sebastopol and its sphere of influence. The plan addresses recreational, environmental, development, and management issues that affect the Laguna. The plan includes a program to protect, preserve and enhance the Laguna while recognizing and incorporating recreation and commercial development necessary for the social and economic well being of the community.

The Village Park site is within the Laguna de Santa Rosa Park Master Plan study area (**Figure 3**), subject to the adopted goals, objectives, policies and programs of the Plan, which provides the overlying guidance for site development and restoration. Relevant goals of the Plan include:

Goal A: Preservation of Laguna Habitats

- *Protect and enhance existing sensitive habitats*
- *Seek or purchase easements on wetlands and riparian lands*
- *Prohibit fill on natural lands south of Highway 12*
- *Provide buffers between the Laguna and development (50 ft. buffer from riparian/wetland edge, 20 ft. trail is allowed)*
- *New development should face the Laguna, not back up to it*

Goal B: Restoration and Enhancement Plan for Laguna Habitats

- *Restore and enhance Laguna wetlands*
- *Restore and enhance vernal pools and freshwater wetlands*
- *Restore and enhance oak woodlands*

Goal C: Recovery of Declining, Rare, or Endangered Species

- *Enhance native salmonid fishery*
- *Improve habitat with cover and revegetation*
- *Reintroduce extirpated species*
- *Utilize planting guidelines for revegetation programs*

Goal D: Monitoring Program

- *Utilize monitoring to ensure that goals are met*
- *Monitor revegetation efforts for three years*
- *Promote research and restoration efforts*
- *Support restocking programs*

Goal E: Barlow Interim Field Management

- *Correct mosquito abatement efforts*
- *Eliminate dredge spoils problems*
- *Manage irrigation around oaks*

Goal F: Preserve and Enhance the Visual Character of the Laguna

- *Minimize the physical and visual encroachment of development into the Laguna on publicly owned lands*
- *Protect important Laguna viewsheds*
- *Develop design standards for development within the Laguna viewshed*
- *Cluster structures where appropriate*

Goal G: Develop a Comprehensive Recreation and Interpretive Trail System

- *Complete the Sebastopol segment of the County trail*
- *Complete the Railroad Forest trail*
- *Provide a trail along the south side of Highway 12 west to Morris Street*
- *Provide a light at Morris Street*
- *Prohibit equestrian use of trail*
- *Provide a new north-south trail to the south end of the Plan area*
- *Develop a system of interpretive trails that provide access to the Laguna and its environs for nature study and hiking*
- *Acquire right of way or easements for trails*
- *Trail shall consist of unpaved 4-5 foot wide path*
- *Provide pedestrian crossings to access the trails*
- *Prohibit bicycles and equestrians on interpretive trails*

- *Provide a system of docent-led trails*

Goal H: Establish Specific Park Development Plan Compatible with Protection and Enhancement of the Laguna, Regulatory Agency Requirements and the Community's Recreation Desires

- *Establish specific park development objectives compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. In particular, determine the feasibility and types of additional uses appropriate for Laguna Youth Park.*

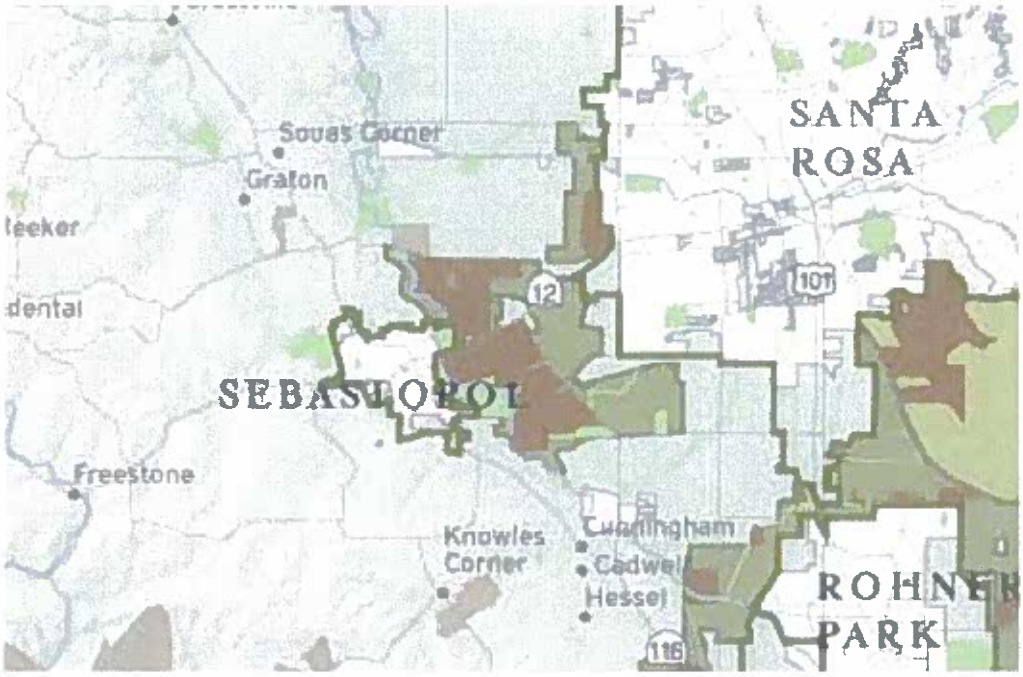
B. Sonoma County Agricultural Preservation and Open Space District

The mission of SCAPOSD is to "*permanently protect the diverse agricultural, natural resource, and scenic open space lands of Sonoma County for future generations*". One of their goals is to facilitate strategic additions near existing protected lands "*to create a connected network of great open spaces: agricultural lands, greenbelts, natural areas, multi-use trails, streams, parks and preserves where people can enjoy scenic rural areas and local agricultural products.*"

1. Long-Range Acquisition Plan, 2006

In 2006, SCAPOSD completed the Long Range Acquisition Plan, which identifies policies, programs and priorities for the acquisition of lands within the County. One focus of the Plan is the protection of greenbelt lands which separate communities. Regarding the Highway 12 corridor, the Plan states:

> *In the Laguna de Santa Rosa, protected lands along Highway 12 separate the cities of Santa Rosa and Sebastopol. These greenbelts also protect scenic and natural resources while providing for public recreational use. The District will use these successful models to continue to maintain the unique character of the county and its communities.*



To expand networks of protected lands on the urban edge that promote healthy, livable communities with opportunities for recreation, non-motorized transportation and locally grown agricultural products, the District will focus future efforts in the following areas:

Lands between cities—or community separators—help preserve the distinct identities of each community in the county. The residents of Sonoma County have supported efforts to curb sprawl and contain growth by establishing urban growth boundaries and directing development to existing communities. Protecting community separators reinforces these actions, ensuring that one city does not merge into the next, preserving each city's unique identity and the distinct county gateways. For example, conservation easements on 2,000 acres of the Laguna de Santa Rosa between the cities of Santa Rosa and Sebastopol ensure the lasting separation of those two communities (Connecting Communities and the Land: A Long-Range Acquisition Plan, 2006).

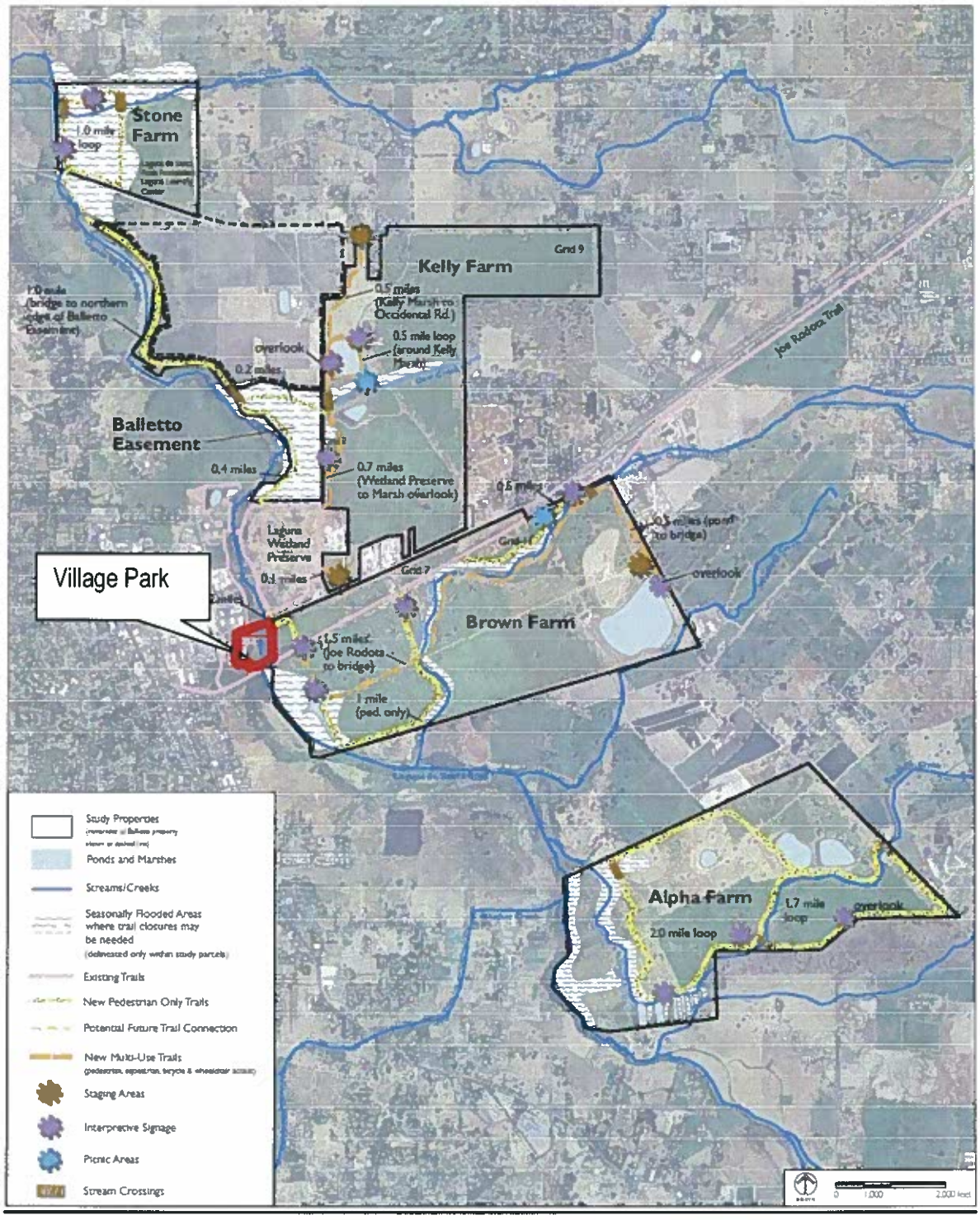
SCAPOSD contributed funding for acquisition of this site in 2007, through the District's Matching Fund Program, in partnership with the City of Sebastopol.

2. *Laguna De Santa Rosa Protected Trails Plan, 2006*

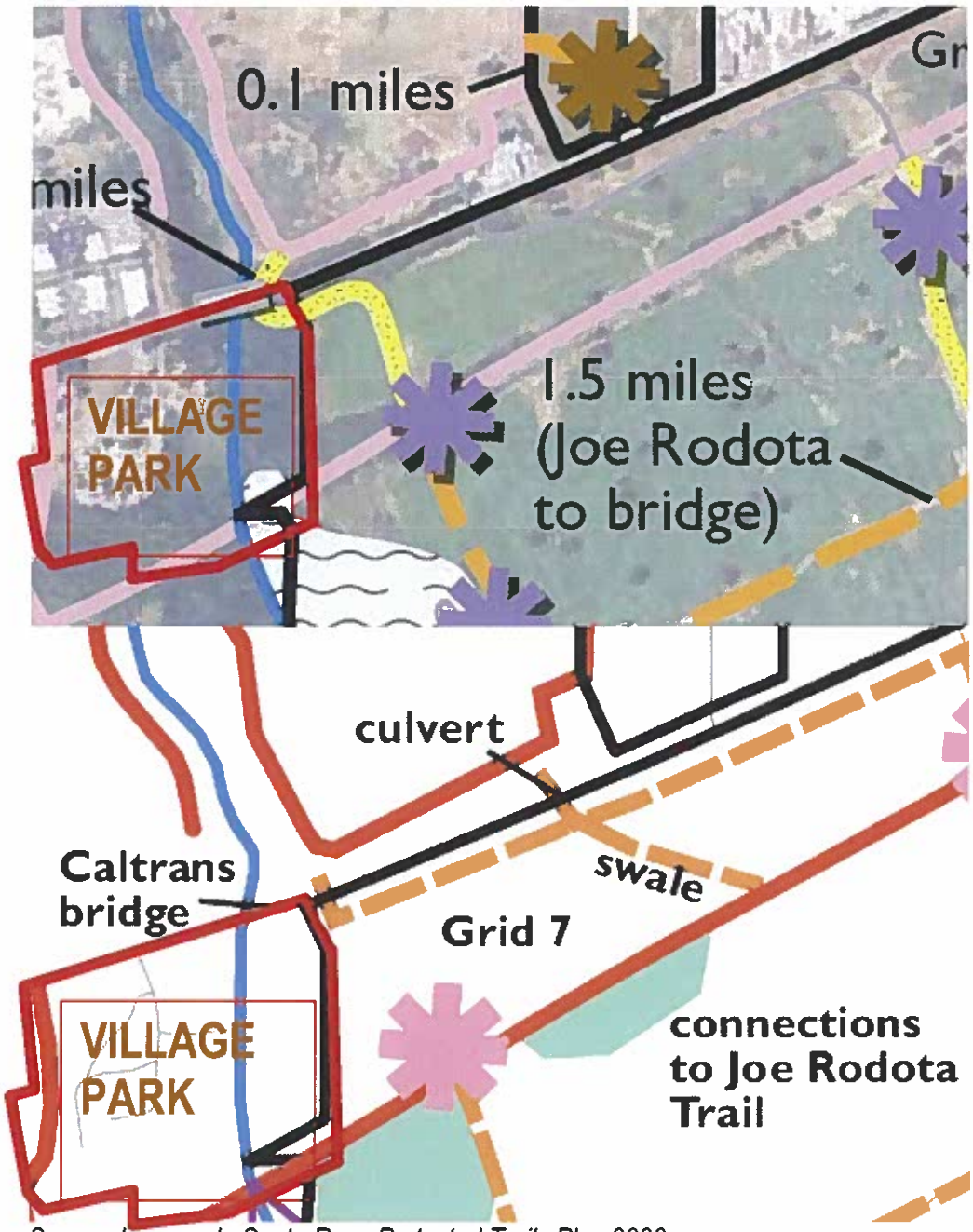
IN 2006, SCAPOSD commissioned a study of trails within and connecting lands utilized by the City of Santa Rosa for water treatment facilities. Although the study focused on the provision of public access to these facilities, the study did not include evaluation of options for crossing of Highway 12 to facilitate trails connections. The study states:

Several opportunities exist to connect to this trail and create new trail loops on Brown Farm. In addition to linking the proposed trails to the Joe Rodota Trail, the trails planning process also identified the potential for a connection to trails on the north side of Highway 12. This connection would be made possible through the construction of a new California Department of Transportation (Cal-Trans) bridge over the Laguna on Highway 12. Replacement of this bridge is scheduled for 2008. A pedestrian undercrossing would eliminate the need foran at-grade crossing on Highway 12, which has very high volumes of vehicular traffic.

This trail connection was not included within the Caltrans Bridge replacement project, and would be subject to a separate analysis, permitting and approval process. The trail alignment, primarily located outside the study area, crosses lands owned by the City of Santa Rosa and Caltrans and crosses potential wetlands areas that would be challenging to construct as permanent access within the existing regulatory framework. This area is informally accessed on a seasonal basis.



Data Source: Sonoma County Agricultural Preservation & Open Space District, City of Santa Rosa (Denise Cadman), GANDA



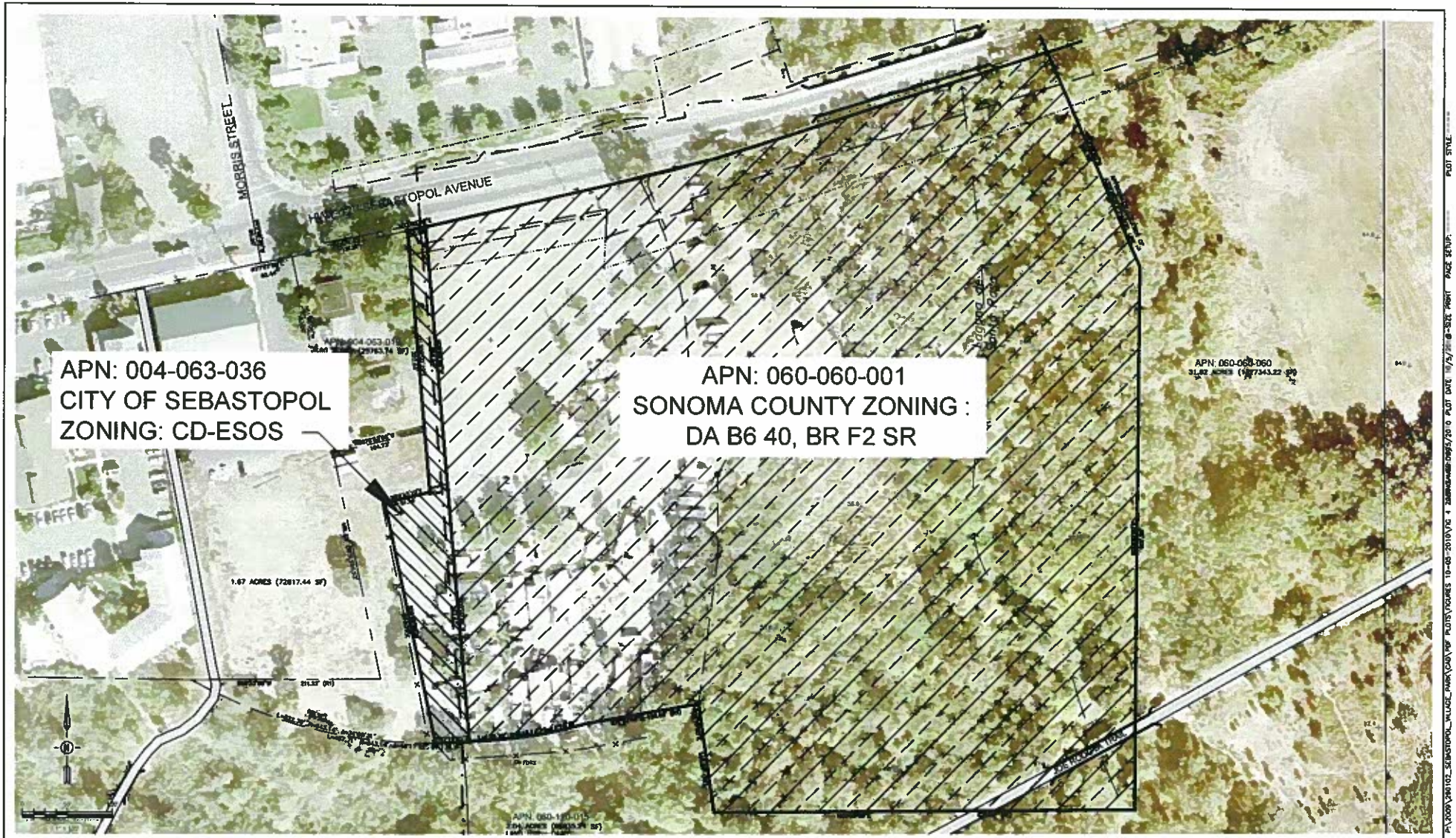
Source: Laguna de Santa Rosa Protected Trails Plan 2006

C. ZONING

Village Park is located within two parcels: the largest portion is in the County on parcel 060-060-001, and a small section is in the City of Sebastopol on parcel 004-063-017 (**Figure 4**).

1. Sonoma County

The current County zoning for the main parcel is DA B6 40-BR F2 SR:



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ZONING

FIGURE
4

DA: Diverse Agriculture District (agricultural uses, includes parks)
B6 – 40: One dwelling unit per 40 acres
BR: Biotic Resource Combining District (habitat protection and riparian corridors)
F2: Floodplain Combining District (protection from flood hazards – lands within 100 year floodplain)
SR: Scenic Resources Combining District (visual character protection in scenic resource areas)

Existing use of a portion of the site as a mobile home park is considered a Legal Nonconforming Use, as defined in Chapter 26, Article 94 of the Sonoma County Zoning Regulations.

Regarding the existing mobile homes on the site, County Code Section 7B-11 (c) pertains to the replacement of mobile homes in flood hazard areas, indicating that if 50% or more of a structure is damaged, it would have to comply with flood regulations (which typically means elevating):

(c) Manufactured Homes.

(1) Manufactured homes shall be anchored in accordance with Section 7B-10.

(2) New manufactured home parks and manufactured home subdivisions; expansion to existing manufactured home parks and manufactured home subdivisions; existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of value of the streets, utilities and pads before the repair, reconstruction or improvements has commenced; manufactured homes not placed in a manufactured home park or manufactured home subdivision; and existing manufactured home parks or manufactured home subdivisions in which a manufactured home has incurred (substantial damage(as a result of a flood or in which new construction or (substantial improvement(of a manufactured home is proposed, require:

(i) Permanent foundations are elevated so that the lowest floor of the manufactured home will be at least twelve inches (12") above the base flood elevation specified on the FIRM (Flood Insurance Rate Map);

(ii) Adequate surface drainage and access for a hauler are provided; and

(iii) In the instance of elevation on piles, that

(a) Lots are large enough to permit steps,

(b) Piles are placed in stable soil no more than ten feet (10') apart, and

(c) Reinforcement is provided for piles extending more than six feet (6') above the ground level.

For the Open Space Area, the City can install picnic tables, interpretive displays in a kiosk, a walking trail, and/or a play structure on the property as long as it does not impede the flow of the water, and all structures are anchored to prevent displacement during a flood event.

2. City of Sebastopol

A 20-50 foot wide sliver on the western edge of the property is within the Sebastopol city limits. This portion of the property is zoned CD-ESOS, Downtown Core with Environmental and Scenic Open Space (ESOS) combining District. The ESOS zone is intended for areas with high visibility, ecological significance and areas bordering the Laguna de Santa Rosa, and was established to implement the goals, policies and objectives of the Conservation, Open Space and Parks Element of the General Plan. Permitted uses include open, passive recreational areas, parks, wildlife preserves, including environmental restoration and walkways, information kiosks, and signage related to such open uses. The underlying CD zoning allows a wide range of commercial and residential uses. The ESOS designation requires a special review process for private development projects.

D. City of Sebastopol Strategic Plan

Updated in January 2004, the Sebastopol Strategic Plan identifies the mission of the City and confirms its commitment to maintaining a high quality of life for current and future members of our community, through excellent public service and careful stewardship of its financial, human and natural resources. The Strategic Plan constitutes an action plan to focus the City's efforts in service of this vision. Goal 4 of the Strategic Plan is applicable to Village Park:

Goal #4: Protect, Enhance and Restore Existing Environmental Quality

Objective 1 – Protect surface and groundwater resources

- *Establish policies and regulations to protect surface water quality through the development and implementation of the Storm Water Management Plan*
- *Encourage land use in and adjacent to City which addresses Water Quality objectives*
- *Enact a Wellhead Protection to protect water supply quality for municipal use in Sebastopol*
- *Establish a Water Conservation Program; advertise existing programs*
- *Expand use of reclaimed water for landscaping and other non-potable uses*
- *Re-consider bio-diesel fuel for City vehicles.*

Objective 2 – Increase and enhance open space in and around City

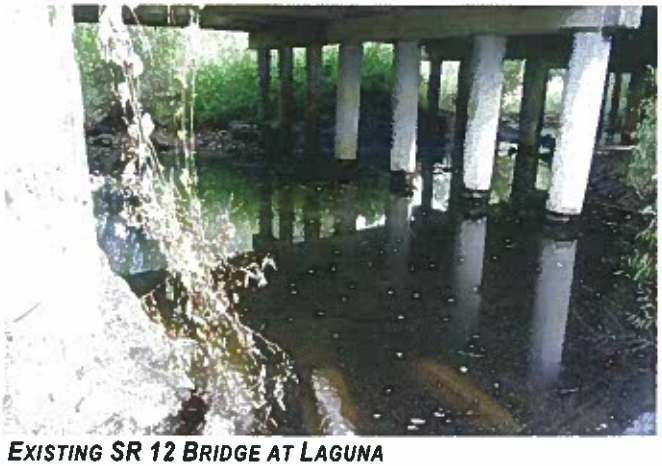
- Work with Open Space District to protect agricultural land/open space surrounding City
- Develop new neighborhood park in southern part of City
- Develop a voluntary Street Tree Program
- Review and update Laguna Park Master Plan and policies
- Review and update City programs and policies as part of Comprehensive Zoning Ordinance Update
- Scenic Open Space Ordinance
    - Growth Management Ordinance
    - Consider a Noise Ordinance
    - Consider a Mobile Home Ordinance

Objective 3 – Eliminate and/or mitigate known threats to the environment

- Explore opportunities for relocation of Village Park MHP
- Establish procedure and schedule for regular inspection and cleanup of City-owned open space

E. HIGHWAY 12 BRIDGE REPLACEMENT PROJECT

Caltrans plans to replace the existing Laguna de Santa Rosa Bridge on Highway 12 (**Figure 5**). The existing bridge structure is approximately 220 feet long and 33 feet wide. It was built in 1921, and was widened to a two-lane highway in 1949. The bridge was refurbished in 1979 and 1989, with earthquake retrofits in 1994 and 1996. Bridge inspections have been performed annually, including a September 2002 bridge inspection that revealed structural deficiencies, such as scouring of the bridge foundation. It is predicted that this deterioration will continue due to the silty conditions and year-round water flow in the Laguna de Santa Rosa.



EXISTING SR 12 BRIDGE AT LAGUNA

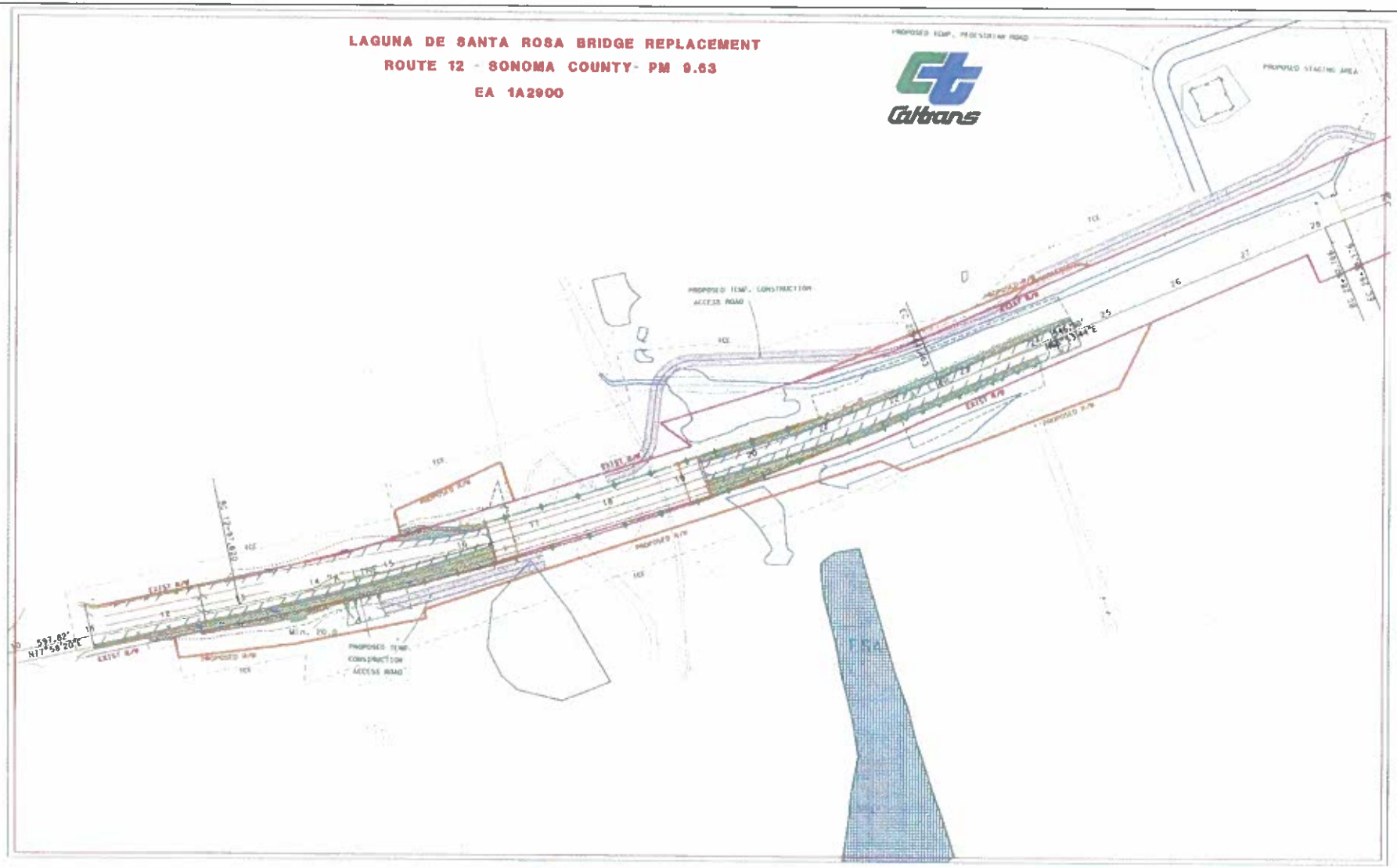
In 2007, Caltrans proposed construction of a 70-foot-wide replacement bridge with separate pedestrian and bicycle bridges. Caltrans completed an environmental analysis for that project in 2008 and circulated and received public comments. Based on this environmental review, Caltrans revised the project plans, completed additional environmental studies, and adopted a CEQA Negative Declaration and NEPA Categorical Exclusion for the revised project in May 2010.

The new bridge is planned to be three feet higher and 11 feet longer than the current structure. Planned improvements include:

- 58-foot-wide two-lane bridge with two 12.0 foot lanes and two 8.0 foot shoulders
- Sidewalks on each side of the bridge
- 231-foot-long Precast/Prestress I girder bridge in three 77-foot sections
- Bridge alignment shifted south of 2007 configuration
- New Bridge profile will be approximately 3 feet above existing elevation
- Retaining walls (up to approximately 16 feet high) to accommodate the bridge abutments at each end of the bridge

This revised bridge design anticipates building the bridge over two seasons, with construction of half the bridge south of the existing structure, demolishing the old bridge and construction of the second half.

Sebastopol Avenue Street Frontage. Because the bridge will be raised 3 feet, Caltrans will acquire a strip along the entire frontage of the Village Park site to allow ramping up to transition to the new structure. The street frontage will include pavement widening, curb, gutter, sidewalk, new driveway, and reconstruction of the bus shelter. Other amenities such as decorative fencing, landscaping and site furnishings are not currently proposed, but could be requested as part of the bridge project. Caltrans will need to acquire right of way from the City (property owner) prior to project implementation.



VILLAGE PARK MASTER PLAN

City of Sebastopol
California

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LAGUNA DE SANTA ROSA BRIDGE REPLACEMENT PLAN

FIGURE
5






SEBASTOPOL AVENUE STREET FRONTAGE IS PLANNED TO BE RECONSTRUCTED BY CALTRANS WITH ELEVATED ROAD, SHOULDERS, SIDEWALKS AND NEW BUS SHELTER.

Tree Removal. The bridge replacement project includes thinning and pruning during the bridge replacement project to accommodate construction and utility relocation. The Caltrans environmental document anticipates a minimum of 75 and a maximum of 233 trees would be removed or pruned within the project footprint. Based on the Caltrans survey, it is anticipated that approximately 40 trees would be removed on the Village Park site, including the large Valley oak on the east side of the driveway. Trees planned for removal within the Open Space parcel include Valley oak, Coast live oak, Oregon ash, willow and non-native species. This will be completed as part of the bridge replacement, not City work.

Bridge Project Schedule. The project's environmental documents were certified in May 2010. The project is now in the design and permitting stage. Work will be limited to mid-June to mid-October of each year to protect fish species in the Laguna.

Bridge Project Environmental Considerations. The bridge replacement will require permits from state and federal agencies, including California Department of Fish and Game (CDFG) and Regional Water Quality Control Board (RWQCB), as well as US Army Corps of Engineers and consultation with federal agencies regarding potential wildlife disruption.

The environmental review process included completion of numerous studies regarding site environmental conditions, which include substantial portions of the Village Park site. These include:

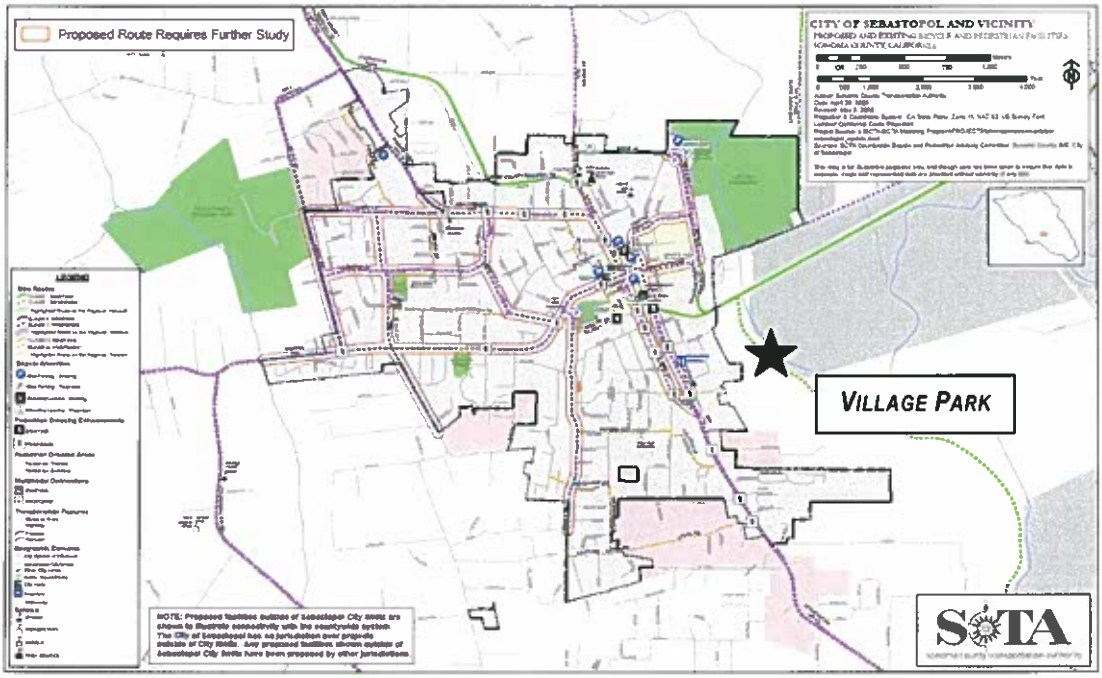
- Biological Assessment (and Biological Opinion/consultation with U.S. Fish and Wildlife Service (USFWS)), Final Special-Status Plant Surveys, Special-Status Plant Survey 2009 & 2010 for vernal pool habitat. No protected vernal pool species were present on the site or adjacent area. Appropriate protocols for habitat protection will be incorporated into the project.

- Floodplain Study - *Final Hydraulic Report for Laguna de Santa Rosa Creek*
- Cultural Resources Assessment
- Replacement Tree Survey
- Preliminary Wetlands Delineation
- CEQA Negative Declaration
- NEPA Categorical Exclusion

F. Sebastopol Bicycle and Pedestrian Master Plan

In 2008, the City adopted the Bicycle and Pedestrian Master Plan. This Plan outlines policies, programs and projects for bicycle and pedestrian facilities within the City as well as recommending regional connections for potential implementation. In the vicinity of Village Park, there are existing facilities along the Joe Rodota Trail and Railroad Forest Bike Path, as well as a proposed regional path that would extend from the Joe Rodota Trail south to Petaluma and Cotati south of the site. Other potential projects that are in the Village Park vicinity include:

- Class II bike lanes along Sebastopol Avenue (HIGHWAY 12) between Main Street and Morris Street.
- Transit Shelter improvements at Morris Street/Sebastopol Avenue.
- Street trees on Sebastopol Avenue.
- Gateway Treatment on Sebastopol Avenue.
- Bike racks, guide signage and pedestrian signal revisions.



3. ENVIRONMENTAL SETTING

Village Park is located within the Laguna floodplain immediately west of the 14-mile-long Laguna de Santa Rosa. The surrounding area includes urban development to the west, agricultural uses and vineyards to the north and east, and oak woodland and riparian forest, as well as open space areas containing seasonal wetlands, to the immediate north and east. Extensive urban and agricultural development has altered habitat and displaced species historically present in this area. Natural habitats at the project site were characterized within the *2005 Existing Conditions for Biological Resources for the Northeast Area Specific Plan EIR*, and in the *Biological Assessment* prepared by Caltrans in 2008, 2009, and 2010 for potential wetlands, rare plants, and tree impacts. These reports identified valley oak woodland, vernal pools, aquatic habitat, riparian forest, and seasonal wetland habitats as occurring at the site.

Village Park includes the 8-acre Open Space Area (former campground), and 5-acre existing mobile home area. The mobile home area is largely developed, containing mobile homes, recreational vehicles, and an office building, manager's house, laundry and restroom facility and other miscellaneous structures, paved driveways and parking areas, and landscaping. Tree species in this area are mostly ornamental non-natives (Acacia, Monterey pine, ornamental plum, Araucaria), along with several coast live oaks and coast redwoods. There is also a small lawn area with turf grass and garden. Undeveloped areas along the margins of the mobile home and open space areas are composed of ruderal groundcover vegetation including weedy non-native grasses and forbs.

Valley oak woodland occurs in the northwest area of the project site, near the old campground. Habitat transitions to riparian woodland closer to the Laguna. This area was investigated as part of the Tree Assessment (**Appendix C**). Oak woodland habitat is dominated by valley oak with a few Oregon ash present. The riparian zone (along the creek bank and along the water's edge) is primarily dominated by red willow, yellow willow, and Oregon ash. At the margins of the oak woodland, within the Open Space Area, are several rutted areas and small un-drained depressions that form vernal pools during the winter and spring months. These pools were described as "highly disturbed from vehicle tire tracks and other forms of historic campground activities". Within the riparian woodland south of the old campground is a small low-lying area that meets seasonal wetland parameters. Seasonal wetlands of the Laguna are mainly dominated by non-native annual and perennial natural grasses, weedy species, and herbs.

The Laguna channel is a large, slow moving body of water. It is the primary conveyance channel for the watershed, and also serves as a floodwater storage basin for the lower Russian River. Although primarily a wooded marsh in this area, the Laguna also has the characteristics of a stream, creek, seasonal wetland and vernal pool. Agricultural and urban development has adversely affected the Laguna, through water quality impacts and destruction of riparian habitat. At the project site, the alignment of the channel has been affected by the construction of the Highway 12 Bridge in 1949. Scouring from high floodwater events has undermined the existing piers, necessitating replacement of the bridge and abutments.

Species with potential to occur at the project site are those associated with valley oak and riparian woodland, vernal pools, seasonal wetlands, and freshwater aquatic habitats. Seasonal wetlands provide nesting and foraging habitats for several bird and mammal species, while oak and riparian woodlands serve as nesting and perch habitat for birds. Raptors have been observed within the Open Space Area, and evidence of raptor nests has previously been observed. Seasonal wetlands may support amphibian species, and vernal pools can support endemic plant species, some of which are rare and protected by

State and Federal Endangered Species Act Legislation. The Laguna may support anadromous fish, amphibians, and other aquatic species. Animal species observed include coyote, deer, domestic geese, and feral cats.

A. Preliminary Wetlands Determination

A preliminary jurisdictional wetlands determination (**Figure 6**) was completed by Jane Valerius, Wetlands Scientist/Botanist, as a part of the project site existing conditions inventory. In the project area, wetland areas include the narrow riparian forest band and oak woodland floodplain area immediately adjacent to the Laguna channel, as well as seasonal wetlands in a low-lying area south of the campground. There are also several depressions within the former campground area that form vernal pools during the winter.

Seasonal wetlands within the Laguna floodplain typically occur in lowlands and swales, many of which are located in areas that have been altered through development associated with urban and agricultural land uses. In the old campground area, some 1 to 2 feet of fill were apparently placed haphazardly around the bases of many of the old oak trees to create higher picnic and camping sites. Species associated with these wetlands include mainly non-native annual and perennial grasses, including Italian ryegrass (*Lolium multiflorum*), curly dock (*Rumex crispus*), fiddle dock (*Rumex pulcher)*, and Mediterranean barley (*Hordeum marinum spp. Gussoneanum*). Native species typically include Jepson's button-celery (*Eryngium aristulatum*), ditch carrot (*Oenanthe sarmentosa*), cocklebur (*Xanthium strumarium*), spearsclae (*Atriplex triangularis*), and beggar-ticks (*Bidens frondosa*). These species are likely to occur within seasonal wetlands south of the Open Space Area.

Delineation identified soils and vegetation characteristic of wetlands

Vegetation at the margins of the Laguna typically consists of floating and emergent plants, including smartweed (*Polygonum amphibium* and *P. punctatum*), parrot's feather (*Myriophyllum aquaticum*) and water primrose (*Ludwigia spp.*). An invasive variant of water primrose, *Ludwigia hexapetala*, is present in many areas along the Laguna, especially in the Rohnert Park-Cotati area, where the channel is more open. Many of these species are expected to occur at the project site within wetlands adjacent to the Laguna.

In addition to the seasonal wetland area, there are topographical depressions within the former campground area that act as vernal pools (seasonally flooded ponded areas) during rain and flood events.

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JURISDICTIONAL WETLANDS

FIGURE
6

Vernal pools within the Laguna floodplain typically contain vegetation dominated by native annual forbs, including goldfields (*Lasthenia spp.*), downingias (*Downingia spp.*), popcorn flowers (*Plagiobothrys spp.*), meadowfoams (*Limanthes spp.*), and button-celeries (*Eryngium spp.*). These vernal pools are highly degraded from land use activities associated with the campground, including motor vehicle traffic. While there are several special status plant species associated with vernal pools in the general project vicinity, the degraded nature of pools likely precludes their presence at the project site, and rare plant surveys conducted by Caltrans, associated with SR12 bridge replacement project, have not found any rare plants in the immediate project vicinity.

PONDED DEPRESSION (VERNAL POOL) AND SEASONAL SWALE IN OPEN SPACE AREA.

B. TREE ASSESSMENT

A Tree Assessment was completed for the open space portion of the site by arborist, Registered Professional Forester Bruce Hagen (**Appendix C**). Trees in the vicinity of the Bridge replacement project were also surveyed by Caltrans as part of that evaluation. Caltrans reported in their project environmental document that approximately forty (40) trees along the Sebastopol Avenue frontage will be removed associated with the bridge work. In addition, tree pruning will be completed to accommodate utilities and construction work.

For the remainder of the trees within the Open Space Area, they were inspected during five site visits completed in October and November, 2009. Tree species composition consists primarily of valley oak (*Quercus lobata*). There are also a few Oregon ash (*Fraxinus latifolia*) trees in the area above the Laguna creek bank. Trees growing along the creek bank and along the water's edge include primarily red willow (*Salix laevigata*), yellow willow (*S. lasiandra*), and Oregon ash. Overall tree health was characterized as "moderately good". Individual trees were identified as having a low, medium, or high retention value. Several site conditions (such as compacted fill around their bases) were identified as potentially impeding tree growth and/or health.

As a result of its function as a campground, soils have been moderately compacted by vehicle access and foot traffic. In general, compaction does not appear to have significantly affected tree health. However, compaction along old campground access roads is unfavorable for root growth, and areas of rutting appear to be impeding drainage. The grade within the site appears to have been raised by as much as 1 to 2 feet throughout the camping area, though trees appear unaffected as soil immediately around the trees was removed at some point exposing the root flares. Tree roots appear to be free of disease, including the

common oak root fungus *Armillaria mellea*. Trees appear not to have been irrigated during the dry season, likely helping to prevent root disease. Several trees (nearly 25 percent) were characterized as having "low retention" due to poor health, poor structure, root and lower trunk decay, or stem cankers.

The Tree Report recommends the following actions:

- Removal of 16 individual trees (shown on the survey sheet), and replacement with native riparian species suitable based on proximity to the creek bank.
- Removal/shortening of branches with stem cankers, and "cleaning" of tree crowns (i.e. remove dead, diseased, and/or broken branches and stubs).
- Mitigate compacted soil conditions and improve soil structure by 1) applying a 3-4 inch blanket of wood-chip mulch, and 2) limiting vehicle access to the old campground area.
- Fill soil should be pulled back further from the trees and the original soil levels should be maintained.
- Maintain the naturalized area of dense vegetation bordering Highway 12, possibly by preventing access through fence installation.
- Plant new native trees to improve age diversity.
- Avoiding exotic and invasive species; eradicate invasive woody plants.

C. Special Status Species

Aquatic and riparian habitats associated with the Laguna are known to support several special status plants and animals, and trees in the project vicinity may host raptors and protected bird species. Special status species potentially present at the project site were determined through a search of the California Natural Diversity Database (CNDDB) and literature review, including a review of the Caltrans biological assessments and the reports contained on the Laguna de Santa Rosa Foundation Website (www.lagunadesantarosa.org/knowledgebase).

Caltrans conducted a multi-year study regarding the potential occurrence of special status species as part of the environmental assessment for the Highway 12 bridge replacement project, which included portions of this Feasibility and Planning Study area. Their report concluded that no special status species were present in the project area. The City's feasibility and planning study does not involve conversion of habitat to other uses or reconfiguration of existing environmental conditions. Paths and site furnishings are planned on upland portions of the site within previously paved or disturbed areas. For reference, a list of special status species with potential to occur is included in **Appendix D**.

The following section summarizes those species with a moderate to high potential for occurrence. They have been categorized as plants, fish, birds, reptiles, and mammals. Special status amphibian and invertebrate species are not expected to occur within the immediate project impact area.

1. Plants

Most special status plant species with a moderate to high potential to occur are those associated with vernal pools. Vernal pools hold water during the rainy season, as hardpan soils prevent percolation. These

are unique seasonal habitats that support distinct and often endemic flora. Vernal pool plant species generally germinate under water, mature, flower, and set seed during the dry season. The following special status plant species associated with vernal pools are known to occur in the general project vicinity:

- Sonoma sunshine (*Blennosperma bakeri*)
- Burke's goldfields (*Lasthenia burkei*)
- Sebastopol meadowfoam (*Limnanthes vinculans*)
- dwarf downingia (*Downingia pusilla*)
- legenere (*Legenere limosa*)
- Baker's navarretia (*Navarretia leucocephala ssp. bakeri*)

If present, these species would be expected to occur within vernal pools located within the former campground area. However, these pools were characterized within the *Northeast Area Specific Plan Existing Conditions Report* as "highly disturbed" as a result of campground activities including motor vehicle passage. Plant surveys were performed immediately upstream of the project site and in the vicinity of the Sebastopol Ave. bridge. No federally listed species were identified, and the likelihood of special status species occurrence was determined to be very low. Although no formal rare plant (protocol) surveys of the entire Village Park Open Space Area has been completed, it is clear from the pictures and information contained in the Caltrans Rare Plant Survey reports that nearly the entire open space area was reviewed by the project biologists completing these surveys, and that no rare plants were identified during their survey work. In addition, the wetlands delineation for the project was completed by a qualified botanist during a time when most of the sensitive vernal pool plant species would have been in bloom and noticeable. For instance, popcorn flower, a endemic, but not protected plant that occurs in vernal pool wetlands, was observed in the largest, most westerly vernal pool, but not in any of the other areas that had standing water at the time of the survey work (May 2010) it is very likely that the degraded nature of the site, and the site disturbance history precludes the presence of the above listed sensitive plant species.

In addition to these plant species associated with vernal pools, there is also a moderate potential for swamp harebell (*Campanula californica)* to occur at the project site. This species has been mapped as occurring adjacent to the Laguna within freshwater habitat within two miles of the project site.

2. Fish

The Laguna de Santa Rosa is a tributary to the Russian River. The Russian River outlets in the Pacific Ocean, and is a known migratory corridor for anadromous fish that may also inhabit the Laguna. The following special status fish species are known to inhabit the Laguna de Santa Rosa (Caltrans, November 2008):

- Coho salmon (*Oncorhynchus kisutch*)
- Chinook salmon (*Oncorhynchus tshawytscha*)
- Steelhead (*Oncorhynchus mykiss*)

The Laguna is designated critical habitat for Coho salmon, while the main branch of the Russian River is designated Chinook critical habitat. Each of these salmonid species can be expected to occur within the Laguna adjacent to the project site at some time during the year.

3. Birds

Special status bird species with moderate to high potential for occurrence at the project site are those associated with freshwater marsh, wetlands, and riparian woodland. The following bird species have a moderate to high potential for occurrence within the project site:

- American bittern (*Botaurus lentiginosus*)
- Cooper's hawk (*Accipiter cooperi*)
- northern harrier (*Circus cyaneus*)
- white-tailed kite (*Elanus leucurus*)
- bald eagle (*Haliaeetus leucocephalus*)
- osprey (*Pandlion haliaetus*)
- long-billed curlew (*Numenius americanus*)
- Vaux's swift (*Chaetura vauxi*)
- Allen's hummingbird (*Selasphorus sasin*)

The project site may serve as nesting habitat for several of these species. The American bittern usually nests in tall and emergent vegetation and the northern harrier nests on elevated ground or in thick vegetation near ground. The remainder of birds that may nest in the area, including the Cooper's hawk, white-tailed kite, Vaux's swift, and Allen's hummingbird, construct their nests above ground on the branches or within the hollows of riparian and deciduous trees. No nest observations were recorded during the Arborist's investigation of the project site, during the 2005 investigation of the former campground area or during biological surveys completed by Caltrans for the NW Specific Plan in 2007-2009 immediately upstream, and associated with the SR12 bridge replacement project. The remainder of potentially present bird species may utilize the site as a wintering ground or as foraging habitat, including the bald eagle, osprey, and long-billed curlew.

4. Reptiles

Habitat at the project site is suitable for the western pond turtle, a California species of special concern. This species has been observed near the project site within the Laguna. The turtle would be expected within the channel, and may potentially use adjacent open field areas, including the old campground as a basking site. No other special status reptiles are expected to occur at the project site.

5. Mammals

Two bat species may frequent the project site: the Townsend's western big-eared bat (*Corynorhinus townsendii townsendii)* and the Yuma myotis bat (*Myotis yumanensis).* These species typically roost in caves and within manmade structures and in large tree cavities; their use of the site would likely be limited

to foraging activities. However, old trees with such cavities should be carefully inspected by a qualified biologist prior to their trimming or removed. These bats are nocturnal, and foraging would occur at night.

6. *Other Species*

Other species associated with the habitat types at the project site were determined to have a very low to low potential for occurrence, typically due to a lack of recent, nearby, or reliable observations and/or because of a lack of very specific habitat requirements for individual species. Previous studies in the project vicinity investigated the presence of California freshwater shrimp, California red-legged frog, and California tiger salamander. These investigations included consultation with the US Fish and Wildlife Service, Endangered Species office in Sacramento. Each study concluded that neither freshwater shrimp nor red-legged frogs inhabit this area of the Laguna, and habitat in the project vicinity was determined to be unsuitable for the California tiger salamander.

D. INVASIVE SPECIES

The California Invasive Plant Council (http://www.cal-ipc.org) defines invasive species as "any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health." Invasive species identified in the biological survey for the adjacent Laguna Bridge Replacement project are listed in **Table 3-1**.

Table 3-1: Invasive Species Recorded in the Project Vicinity

Scientific Name	Common Name
Avena barbata	slender wild oat
Bellardia trixago	bellardia
Brassica nigra	black mustard
Briza maxima	rattlesnake grass
Bromus diandrus	riput brome
Cardus pycnocephalus	Italian thistle
Centaurea solstitialis	yellow star thistle
Conium maculatum	poison hemlock
Cotula coronopifolia	brass buttons
Cystisus scopius	Scotch broom
Daucus carota	Queen Anne's lace
Dipsacus sativus	fuller's teasle
Eucalyptus sp.	eucalyptus
Foeniculum vulgare	fennel
Phalaris aquatic	harding grass
Raphanus sativus	radish
Rubus discolor	Himalaya blackberry
Rumex crispus	curly dock

These species are expected to occur within the project site. In addition to these terrestrial plant species, it is possible that the invasive variant of water primrose, *Ludwigia hexapetala*, occurs in the project area, within the Laguna. *L. hexapetala* has dramatically reduced local biodiversity, and provides protective breeding habitat for mosquitoes. A Sonoma County Ludwigia Task Force was established in 2003 to address this species, and a five-year management plan for the plant was developed in 2005 and updated in 2006. Short-term management options include killing and removing the plant, while long-term solutions focus on management through habitat restoration.

E. HYDROLOGY AND FLOODING

A Hydrology Report that included the project site and surrounding area was prepared in 2006 as part of the City of Sebastopol Northeast Area Specific Plan. In addition some information on the hydrology of the immediate project area was presented in the floodplain study (See attached Caltrans Final Hydraulic Report) completed by Caltrans for the SR12 bridge replacement project (Caltrans, December 2009).

The Laguna de Santa Rosa is the primary water feature in the greater Sebastopol-West Cotati area; it conveys stormwater runoff from an area of 78 square miles to the Russian River. It is the largest tributary of the Russian River. Additionally, the Laguna and its surrounding floodplain provide backwater storage to the Russian River during large flood events. Estimates of Laguna flows vary significantly, with estimates ranging from 9,000 cfs to a peak of 37,000 cfs. Backwater flow from the Russian River is estimated at a peak of 20,000 cfs, and storage capacity within the Laguna is estimated at 38,800 acre-feet (Caltrans, December 2009). Due to this backwater effect, the Laguna's hydrology is not well understood.

SITE FLOODING - JANUARY 18, 2010

The site is bordered on the east by the Laguna de Santa Rosa channel. The Laguna channel in this area ranges in width, (bank top to bank top) from about 70 to 160 feet. Channel depth is variable, and includes several large (3 to 5 feet deep) persistent summer pools, separated by areas of shallow, 1 to 2 feet deep channel flow. The slope of the channel is flat and flow is slow to sluggish throughout much of the year. In especially dry years, late summer and fall flows between the persistent pools may be very shallow or even as sub-flow through the channel bottom silts, sands and gravels in extreme drought years, while in most winters with normal and above average rainfall, flow breaks out of the channel banks and floods the adjacent Open Space Area under 1 to 3 feet of water. During severe flood events, which can occur as frequently as every 7 to 10 years, the Open Space Area can be under 3 to 5 or more feet of floodwater for

weeks at a time, while the roads and some building areas in the Mobile Home Park can be under several feet of water for several days.

This area lies within the overlapping 100-year floodplains of the Russian River, and the Laguna. During an earlier regional hydrological investigation of Warm Springs Dam on Dry Creek, a major tributary of the Russian River upstream of Laguna de Santa Rosa, and completed by the US Army Corps of Engineers, it was determined that Laguna de Santa Rosa will pond floodwater, causing overbank flooding of low lying areas along and near the Laguna throughout Sebastopol, due to flooding of the Russian River. Because the backwater flood elevation of the Russian River is higher than the base flood elevation of Laguna de Santa Rosa in this area, flow can back up the Laguna channel from the Russian River during periods of severe flooding, and the Russian River backwater is the controlling flooding source for the statistical 100-year base flood. The 100-year flood elevation in the project area is 75.22 feet (1929 NGVD), although the City of Sebastopol utilizes an elevation of 76 feet (1929 NGVD) for the floodplain management policies. The current FEMA map (2008) uses a 1988 datum, which is 2.78 feet higher than the 1929 datum. In terms of flood elevations, the 100-year flood elevation in this area is 78 feet (1988 NAD), but the elevation range of the property would also need to be adjusted by 2.78 feet higher according to the same datum (i.e., 56 to 62 feet in the 1929 NVGD would be 58.78 to 64.78 in the 1988 NAD).

Most of the Open Space Area is at an elevation of 56 to 62 feet, while most of the Mobile Home Park sits 4 to 8 feet higher, at elevations of 64 to 72 feet (1929 NGVD). As such, the entire Village Mobile Home Park and all of the Open Space Area are within a FEMA designated 100-year flood hazard zone (the existing SR12 bridge, which is several feet higher than the campground, cannot pass the 50-year flood). The applicable FEMA Flood Insurance Rate Map (FIRM) reference for this assessment is Map Number 06097CO715E.

F. Geology and Soils

The project site is located within a northwest-southeast trending alluvial plain, the western portion of the Santa Rosa plain. The active Rodgers Creek fault lies approximately 9.3 miles from the area, in an easterly direction, and the San Andreas fault lies approximately 20.5 miles to the west (Blake, et. al., 2002).

The City of Sebastopol is primarily underlain by weakly to moderately consolidated sandstones of the Pliocene Wilson Grove Formation. The Wilson Grove Formation was deposited on top of Franciscan bedrock, and consists of sandstone and mudstone from reworked Franciscan formation rocks, deposited in a shallow marine environment. Older alluvial sediments overlie the Wilson Grove formation throughout portions of the Santa Rosa plain, while these deposits have been removed (eroded) along the Laguna channel and its tributary streams in many areas, such as the project site Open Space Area, and replaced by recent alluvial sediments consisting of clays, silts and fine sands. In other areas, the older alluvial soils have been eroded to the underlying Wilson Grove.

According to the 1972 USDA Sonoma County Soil Survey, Blucher fine sandy loam (overwash) occurs on the low-lying wooded floodplain along the Laguna, while Sebastopol fine sandy loam occurs along the western portion of the Mobile Home Park, on the above-lying terrace. The Blucher soils consist of deep, stratified alluvial deposits of fine sandy loams and silt loams, are poorly drained, and the overwash phase is subject to frequent flooding. Sebastopol fine sandy loam has a dense, compact, heavy clay loam subsoil, at depths of 2 to 3 feet, and is underlain by highly weathered sandstone at depths of 4 or 5 feet. In places

within the Mobile Home Park, some 3 to 5 or more feet of fill have been placed on top of the former floodplain soil to provide some measure of drainage and flood protection.

Because of the relatively shallow groundwater table along the Laguna, and proximity to several active faults, the soils in the project area are considered to be potentially liquefiable during a large earthquake event.

4. SITE OPPORTUNITIES AND CONSTRAINTS

Figure 7 summarizes Site Opportunities and Constraints.

A. MOBILE HOME PARK CONDITIONS ASSESSMENT

Since the City began managing and operating the mobile home portion of the project site, approximately $126,000 has been spent on site repair and maintenance, with the majority of the expenditures for sewer and water line repairs. This figure does not include ongoing costs for an on-site property manager.

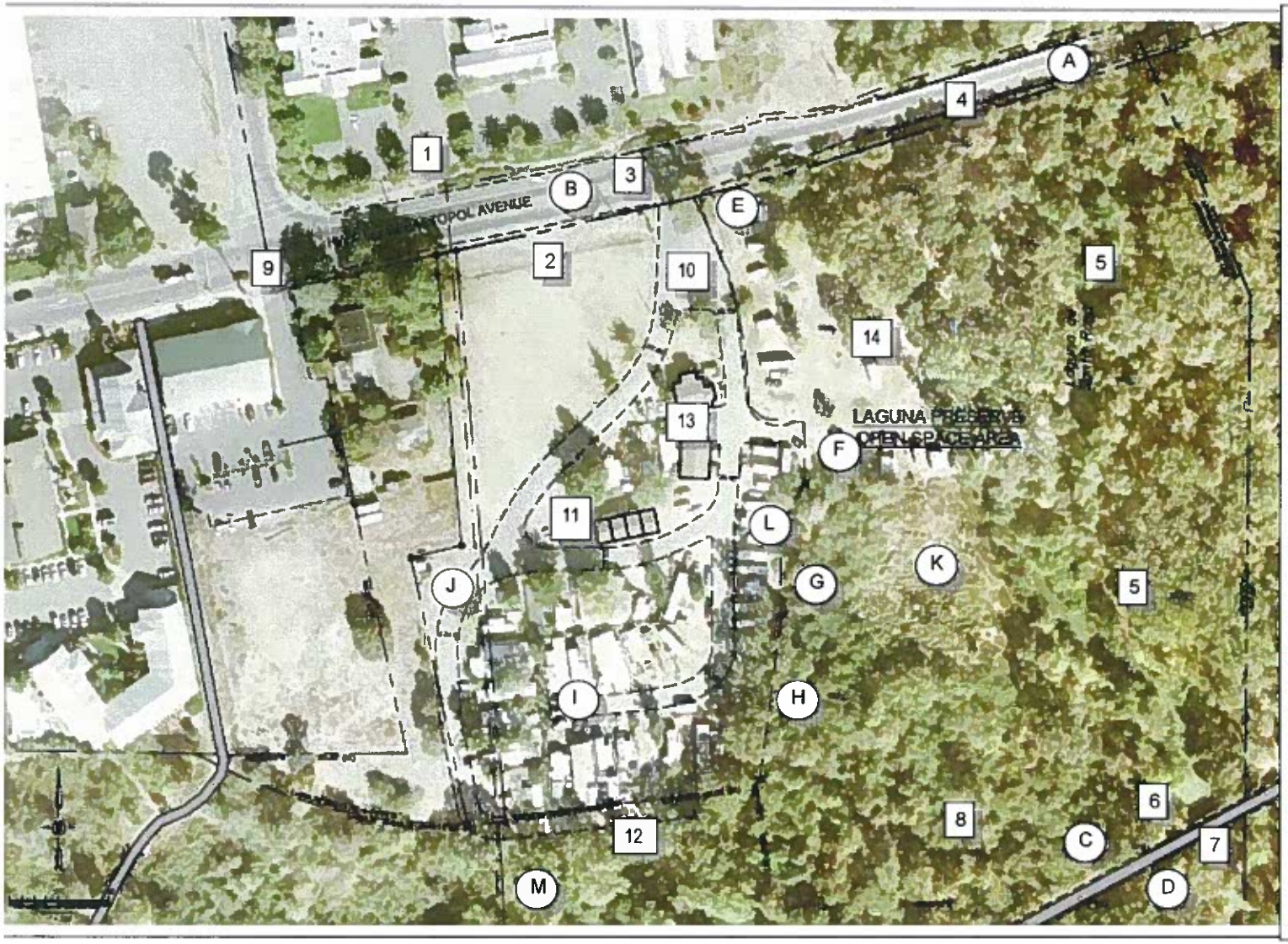
In April 2010, Burbank Housing completed a physical needs assessment to identify potential costs associated with renovation of the mobile home area of the Village Park site to meet current codes. Burbank Housing is a local nonprofit organization that builds, owns and manages housing projects in Sonoma County, especially for low-income people and those with special needs. This assessment estimated potential renovation costs to range from approximately $800,000 to over $1.2 million to renovate and retrofit the existing units and infrastructure.

The City conducts an inventory on a regular basis to determine the current use and occupancy of the Mobile Home area. The most recent inventory, conducted April 6, 2010 is included in **Table 4-1**.

Table 4-1: Mobile Home Area Inventory April 6, 2010

Type of Unit	Qty. Occupied	Vacant	Total
Total Mobile Home Spaces			**27**
Mobile Home	12	4	16
Recreational Vehicle (in MH area)	11	N/A	11
Total RV Spaces			**12**
Recreational Vehicle (in RV area)	7	5	12
Apartment	4	0	4
Total units			**34**

MOBILE HOME AREA COMMON AREA- MANAGER'S OFFICE AND RESTROOMS



4

Site Issues/Constraints:

1. North Streetscape Elements: raised, meandering sidewalk, palm trees, non-native landscape.
2. South Streetscape: no sidewalk, curb, gutter landscaping or trees. Should landscape theme match the north side?
3. Bus shelter lacks accessibility improvements, sidewalk ramp, separation. Provides shelter.
4. Proposed Caltrans Bridge: will provide sidewalks and shoulders on both sides of bridge.
5. Access to water (water quality issues?)
6. Dense riparian vegetation precludes easy access and views
7. Joe Rodota Trail—elevated, open water views
8. Dense invasive vegetation understory—trash, encampments, access/security issues
9. Intersection provides safe bike/ped street crossing
10. Wide driveway, lack of striping/signage to direct users to site; mid-block location unsafe for pedestrians and cyclists to cross to north side
11. Lack of defined space: storage/encroachment & use of unassigned areas
12. Existing fence provides security but is visual "barrier"
13. Short-term issue: separation of "public" and "private" use
14. Flooding occurs in majority of open space area

K

Opportunities:

A. New bridge will provide sidewalks and shoulders—opportunity for art and gateway treatment
B. Good access to public transit, new sidewalk planned
C. Potential access from Rodota Trail to park area
D. Overlook, benches or interpretive opportunities at existing bridge?
E. Improve pedestrian access at entry
F. Upland area within open space, picnic area
G. Swale provides separation between natural area and residential uses
H. Dense vegetation provides habitat buffer
I. Highest elevation on site, potential location for permanent structures
J. Opportunity for alternate access to site
K. Invasive species removal, habitat enhancement
L. Good location for overlook of natural area, swale enhancement
M. Potential improved hydrologic connection to Downtown creeks?

VILLAGE PARK MASTER PLAN

City of Sebastopol
California

October 2010

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OPPORTUNITIES AND CONSTRAINTS
Figure 7

Information regarding use and infrastructure associated with the mobile home uses on the site is contained for informational purposes only, and any use changes would be subject to further study.

B. Site Opportunities and Constraints

In general, the portion of the site encumbered by the open space easement lacks higher elevation lands that could potentially be utilized for permanent park improvements such as an entry, parking, interpretive signs and other amenities that could increase access and usage throughout the season. Permanent park facilities should be located on uplands areas, and additional park facilities, such as picnic tables, landscaping and fencing can be added to adjacent areas provided they do not conflict with existing site use.

Village Park Entry. The asphalt driveway and visitor parking area is larger and wider than necessary for an entry drive. This area lacks separate pedestrian facilities, and could be reconfigured to separate park/open space visitors from residential uses. This area will also need to be reconfigured to conform to the new Sebastopol Avenue elevation/transition to the proposed bridge replacement structure. Separate pedestrian facilities should provided as part of the bridge replacement, with transition of park facilities to encourage non motorized site use.

Site Entry

Former RV Area. This area, adjacent to the open space portion of the site, provides an opportunity for additional picnic tables, landscaping and paths that will serve park visitors as well as site residents.

Former RV area adjacent to open space upland area

Village Park South Edge. This area is fenced from the adjacent riparian corridor. Outside the fenced area, there is an upland buffer that would be suitable for a trail connection around the perimeter to the open space uplands.

SOUTH EDGE OF SITE ADJACENT TO RIPARIAN CORRIDOR

Community Garden – Street Frontage. Caltrans plans to acquire the entire street frontage in order to accommodate roadway elevation transitions to the new bridge structure.

COMMUNITY GARDEN AND MOWED AREA ON WEST SIDE OF SITE

INFORMAL PATH AT NORTHWEST CORNER OF SITE PROVIDES ACCESS TO DOWNTOWN

West Edge of Property. The service road on the west edge of the site provides access and circulation to VP residents, and portions are utilized for parking and storage. If access to the site were to occur via a southern extension of Morris Street to serve the adjacent property, the access would occur in this area. Trail connections to the Railroad/Rodota Trail should also be considered in this area.

SERVICE ROAD ON WEST SIDE OF SITE

Common areas. Common areas of the VP site include restrooms, laundry area, unoccupied spaces, and informal parking areas. Over time, many of these areas have been utilized for storage, parking or individual landscaped spaces. Cleanup of abandoned/unused items, consolidation of storage areas and organization of parking would improve site appearance.

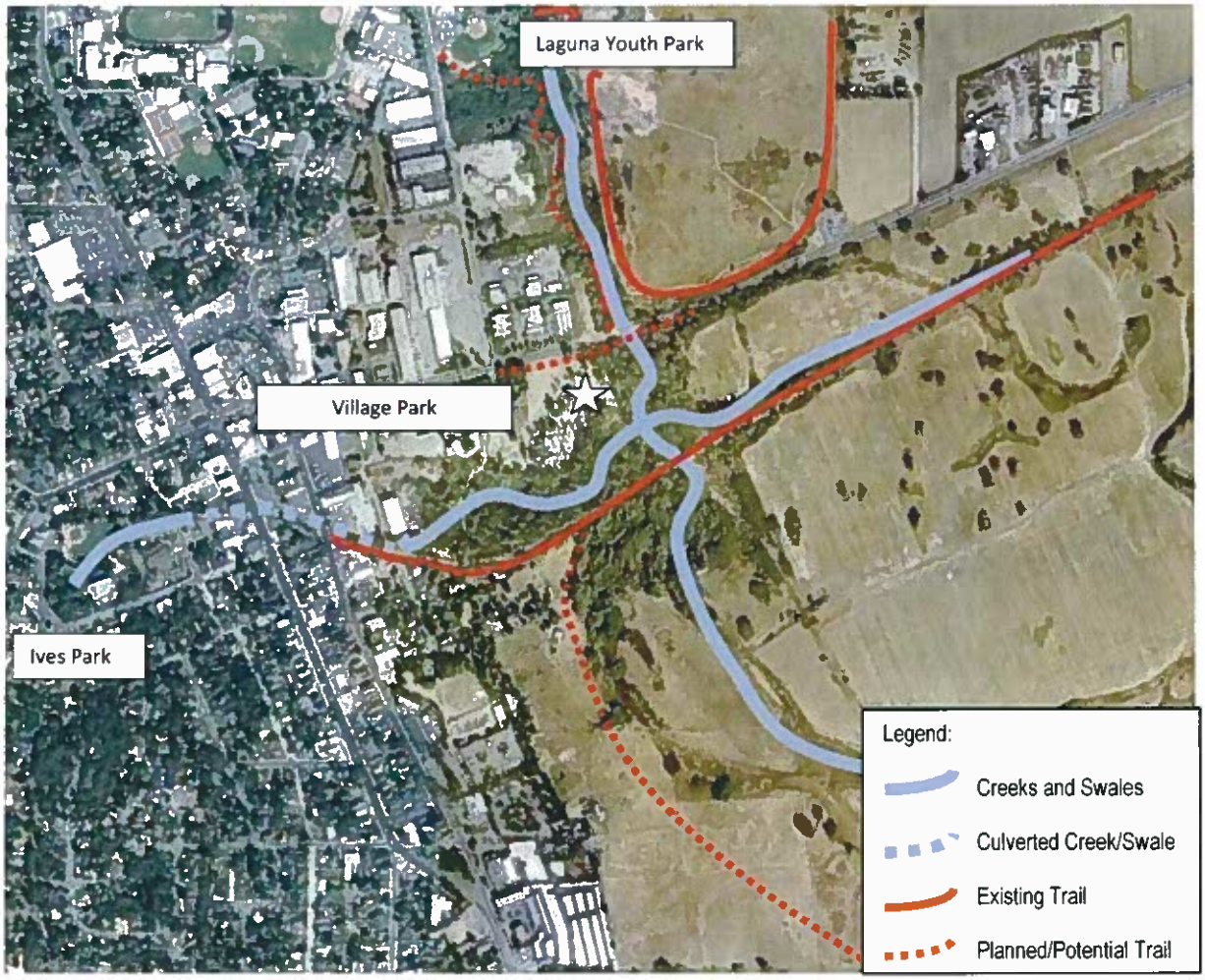
COMMON AREAS IN CENTRAL PORTION OF SITE

Regional Circulation/Connections. VP is situated in a key entry to the City and central to other destinations, including the Railroad and Rodota trails to the south, Laguna Youth Park and Sebastopol Community Center to the north, and downtown Sebastopol and Ives Park to the west. In addition to these park and trail connections, the site intersects the Laguna de Santa Rosa as well as remnant waterways that potentially connect west to the downtown area, with associated enhancement and restoration opportunities.

The 2006 Laguna de Santa Rosa Protected Trails Plan explored trail systems east, north and south of the project site, but did not specifically study opportunities for crossing Highway 12. Although it included a

recommendation for a trail connection on the east side of the Laguna at the Hwy 12 bridge, this route crosses wetlands areas and is within areas subject to flooding. It currently provides informal seasonal access to the Laguna, but is likely to be challenging as part of the regulatory permit process. This trail segment was not included within the Caltrans project for the Highway 12 Laguna de Santa Rosa Bridge Replacement Project.

Opportunities for providing a north/south trail connection from the Rodota trail to Laguna trails north of Highway 12 should continue to be explored as part of projects along Highway 12 between existing signalized intersections at Morris Street and Llano Road, especially at upland locations and established access roads east of the study area. Pedestrian and bicycle improvements at the Morris Street intersection should also be considered as adjacent projects are developed.



REGIONAL CIRCULATION AND CONNECTIVITY

5. PLAN CONCEPTS

Completion of the Village Park Feasibility and Planning Study is an implementation action consistent with Goal H of the Laguna de Santa Rosa Master Plan:

GOAL H: Establish Specific Park Development Plan Compatible with Protection and Enhancement of the Laguna, Regulatory Agency Requirements and the Community's Recreation Desires

The Village Park Feasibility and Planning Study sets forth the Objectives, Policies and Plan Elements consistent with the adopted *Laguna de Santa Rosa Park Master Plan*, and ultimately should be approved as an amendment to the adopted Plan. Objective H.1, and Policy H.1.1 of the adopted Plan set forth the elements to guide planning and development of the Laguna Youth Park. **Objective H.2 and Policy H.2.1** specifically apply to the Village Park site:

Objective H.2: Establish specific park development objectives compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. In particular, determine the feasibility and types of open space use and recreational activities within the Village Park site.

Policy H.2.1: *Implement the following detailed plan for the Village Park site.*

A. OPEN SPACE AREA (FORMER CAMPGROUND)

Acquisition of the portion of the site containing the former campground was accomplished with assistance from the Sonoma County Agricultural Preservation and Open Space District. The District also approved $125,000 in grant funding for construction of improvements to convert the campground and open space areas to park uses. The City's intent is to accomplish these improvements within two years (by 2013). The Open Space Area will be developed with passive recreational improvements, with a focus on habitat restoration and improved opportunities for public access to the open space lands. The following elements describe the preliminary concepts to be included in the project design:

- Passive use public park with picnic, trail, and open space areas
- Connections to the Joe Rodota Trail
- Improvements to site access and parking
- Oak tree preservation and renewal
- Removal of non-native invasive plant species and habitat restoration
- Fencing and access improvements
- Benches, trash/recycling receptacles, picnic tables, barbeques and other "flood-retrofitted" site furnishings
- Signs and interpretive elements

LAGUNA CHANNEL AND SHORELINE IN OPEN SPACE AREA; BERM AT EDGE OF CHANNEL IS INFORMAL SEASONAL PATH.

OPEN SPACE AREA IMPROVEMENTS

1. Laguna Channel

- Views of open water
- Bank enhancement
- Water quality improvements – trash removal

2. Wetlands Enhancement

- Improvements to seasonal wetlands
- Protection of vernal pools
- Invasive Species Removal
- Trash removal

3. Riparian Habitat Enhancement

- Oak and Oregon ash management
- Hazardous/unhealthy tree pruning
- Young oak regeneration
- Invasive species control
- Supplement oak woodland with compatible native species

4. Highway 12 Frontage

- Gateway signage and art
- ADA accessible pedestrian improvements
- Caltrans Highway 12 Bridge replacement coordination
  - Street widening
  - Curb, gutter and sidewalk, including ADA accessible transitions to Village Park
  - Bus shelter replacement
  - Tree removal and replacement
  - Landscaping and tree planting along frontage
  - Aesthetic treatments of bridge and street infrastructure at City gateway
  - Aesthetic treatment of retaining walls to minimize visual effects from park/open space area

- Gateway art, site furnishings, decorative fencing and other design treatments appropriate for the City's primary entryway
- Traffic circulation during project construction

5. Parking and Circulation

- Visitor parking
- Bicycle facilities
- Pedestrian improvements
- ADA Accessible facilities

6. Trail System

- Informally mowed path to Rodota Trail
- Connect to interior trail system
- Interpretive and educational facilities
- Signage and wayfinding

7. Picnic Area

- Facilities - picnic tables, barbecue grills and trash/recycling receptacles to be clustered at top of bank where feasible; minimize disturbance to seasonal wetlands.
- Utilize flood-resistant accommodations; use durable materials and anchor facilities where appropriate.
- Fencing or buffers should provide visual separation without obstructing channel flows.

Design elements proposed for the Open Space Area are included with the concepts for the Mobile Home Area.

B. Mobile Home Area

Planning for the Mobile Home Area is more conceptual than the plan for the Open Space area (former campground), because the site is currently utilized as a residential community. It is also important that while the mobile home area of the property is in operation, existing residential use is maintained and park improvements to other areas of the property should respect the needs of the existing residents.

Long-range master planning for the western portion of the site, occupied by the Mobile Home Park and garden, includes the adoption of site-specific objectives, policies and implementation program for site elements that are compatible with the Laguna de Santa Rosa Master Plan. The planning study for this area addresses the following issues:

- Identification of interim actions or site improvements during the time the mobile home use is maintained
- Frontage area landscaping and access improvements
- Opportunities for connections to adjoining properties
- Parking and access considerations
- Identification of future suitable uses for the mobile home area, which could include such uses as a playground, court areas, native plant restoration, a restroom, shade structure, farm market area, community garden, or other uses.
- Review of existing infrastructure.
- Potential utility improvements.
- Phasing options.

PRELIMINARY DESIGN CONCEPTS

Four planning concepts were developed for this portion of the site to reflect a range of intensity and use at the site as it is redeveloped into park uses. The concepts portray a range of use type and intensity as well as circulation choices. Based on input from the Planning Commission and City Council, Concept B was selected as the basis for future planning and site improvements. The Final Plan is presented in **Section 6.**

- **Concept A: Passive park activities and environmental restoration, access from Sebastopol Avenue.** This concept would include passive recreation uses, oak woodland restoration, and minimal site improvements. Access would utilize the existing driveway, and parking would be located on the existing paved area.

  Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species. The mobile home area would be planted with additional oak woodland and riparian tree species, with native grass meadow.

  The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 20-30 vehicles. 10-15 Individual picnic sites would be provided. No restroom is proposed.

- **Concept B: Passive park activities, event pavilion, parking, access from Sebastopol Avenue**. This concept features an open meadow for event use, oak woodland restoration, restroom, parking, and a group picnic pavilion. Vehicular access would be provided at existing site entry, and parking area utilizes existing paved area. Emergency access would be provided to Morris Street through the adjacent parcel.

  Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

A pavilion or shade structure and meadow would be provided to serve as an event staging area (up to 100 persons) with a group picnic area to serve 50-60 people. 10-15 Individual picnic sites would be provided. Restroom, drinking fountain and electrical service would be provided.

- **Concept C: Active park elements, sports field, restrooms, parking, play equipment, access from Morris Street/adjacent parcel.**

  This concept features active park uses, including a sports play field, playground, restroom, parking, group picnic/event area and pavilion. Primary site access would be from an extension of Morris Street (signalized intersection) through the adjacent parcel with emergency vehicle access through an internal path system to connect with Sebastopol Aveune.

  Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species. The mobile home area would be planted with additional oak woodland and riparian tree species.

  The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

  A pavilion or shade structure and meadow areas would be provided to serve as an event staging area (up to 100 persons) with a group picnic area to serve 50-60 people.

  A playground would be provided near the center of the site, with restroom, drinking fountain and other facilities.

  A sports play field is also provided, approximate size is suitable for youth sports (soccer) use. This area could alternatively be designed to accommodate volleyball, basketball or other active sports.

- **Concept D: Active park elements, sports field, restrooms, parking, play equipment, community garden; vehicular access through site via Sebastopol Avenue and Morris Street/adjacent parcel.**

  This concept features active park uses, including a sports play field, playground, restroom, parking, group picnic/event area community garden and pavilion. Vehicular site access would be provided through the site from the existing site entry to an extension of Morris Street (signalized intersection) through the adjacent parcel.

  Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive

plant species. The mobile home area would be planted with additional oak woodland and riparian tree species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

A pavilion or shade structure would be provided to serve as a group picnic area to serve 50-60 people. Restroom, drinking fountain and electrical service would be provided.

A playground would be provided near the center of the site, with restroom, drinking fountain and other facilities. A community garden would be located near the playground.

A sports play field is also provided, approximate size is suitable for youth sports (soccer) use. This area could alternatively be designed to accommodate volleyball, basketball or other active sports.

6. DESIGN GUIDELINES AND PRELIMINARY PROJECT COST

A. CONCEPT

Based on Planning Commission and City Council input, the ideas presented in Concept B were refined to form the Preliminary Concept Plan. Plan features include:

Passive park activities, event pavilion, parking, access from Sebastopol Avenue. This concept features an open meadow for event use, oak woodland restoration, restroom, parking, and a group picnic pavilion. Vehicular access would be provided at existing site entry, and parking area utilizes existing paved area. Emergency access would be provided to Morris Street through the adjacent parcel.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for approximately 35 vehicles.

A pavilion or shade structure and meadow would be provided to serve as an event staging area (up to 100 persons) with a group picnic area to serve 50-60 people. 10-15 Individual picnic sites would be provided. Restroom, drinking fountain and electrical service would be provided.

If feasible, opportunities for a north/south trail connection across Highway 12 should be included in project plans.

B. DESIGN GUIDELINES

Site improvements at the Village Park site should be sustainable, economical, and fit within the Laguna landscape setting. This includes:

- The design should utilize affordable materials.
- The design should not require complex or specialized construction or installation.
- Landscape improvements should be designed to require minimal water use.
- The designed improvements should be durable and minimize and facilitate maintenance.
- The use of cost-effective and functional recycled materials is encouraged.
- The design should appropriately address safety and accessibility issues.
- As the site is subject to flooding, all improvements should be designed to be flood-durable.
- Opportunities for stormwater retention and rainwater infiltration should be explored.
- The design should deter vandalism and theft.

- The design should minimize replacement costs and logistics.
- The design should take into consideration the ability of law enforcement to view all park areas from the internal road system within the Mobile Home Park.

C. Preliminary Project Cost

Planned improvements to the Open Space area include removal of remnant campground equipment, removing non-native invasive species, path grading and installing trail surfacing, pruning dead/diseased branches from trees, installation of picnic facilities and fencing. Work will include:

- Remove non-native invasive species, such as Himalaya berry, fennel and harding grass from Open Space area.
- Remove surface equipment from former campground site, including poles, signs, water spigots and electrical outlets.
- Resurface a portion of the existing gravel driveway within the Open Space area with ADA accessible surface and picnic pads, install traffic paddles and signs.
- Prune 30 existing trees to remove hazardous, diseased or dead limbs, and remove six non-native trees.
- Install concrete split rail fence, including placement of footings.
- Install picnic tables, barbecues, trash receptacles, bench, bicycle rack and signs.
- Plant native riparian trees and shrubs and seed disturbed areas with native seed mix.
- Install recycled wood mulch adjacent to picnic areas.

The portion of the work within the SCAPOSD easement area will be completed within the $125,000 grant fund allocation. Additional improvements outside the easement area, but necessary to provide access and transition from the street include fencing, driveway improvements, landscaping and picnic tables/site furnishings in the former RV area adjacent to the open space. These improvements are estimated to cost approximately $70,000.

7. REFERENCES

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Appendices

A. Sonoma County PRMD Correspondence
B. Community Input
C. Tree Report
D. Special Status Species List

Appendix A
Correspondence from Sonoma County PRMD

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 28, 2012

Kenyon Webster, Planning Director
City of Sebastopol
PO Box 1776
Sebastopol, CA 95473-1776

RE: Jurisdiction for Development Activities within the Village Mobile Home Park

Dear Kenyon;

Thank you for referring the City's proposed park development activities along the Laguna de Santa Rosa within the Village Mobile Home Park to the County for review. As proposed, the limited park development activities fall under the City's jurisdiction pursuant to Government Code Sections 53090 and 53091. Please do note that, at such time as the City proposes to close the existing mobile home park or covert it to another use, and to the extent that there are remaining occupied mobile homes within the park at that time, a Use Permit will be required under Sonoma County Code 26-92-010.

Please let me know if you have additional questions.

Best,

Jane Riley

Jane Riley, AICP
Planner III (Housing)
Sonoma County PRMD
(707) 565-7388
jane.riley@sonoma-county.org

enclosure: 26-92-010

c: Debbie Latham, County Counsel
Ben Neuman, Code Enforcement

Sec. 26-92-090. - Mobile home park conversion, closure or cessation of use.

In order to grant a use permit to allow the conversion of a mobile home park to an alternate land use, closure or cessation of use of the land as a mobile home park, the following findings shall be made by the board of zoning adjustments/planning commission:

(a) Finding required by Section 26-92-050(a);

(b) (1) Adequate replacement space in other mobile home parks is available for displaced mobile home park tenants and any adverse impacts of the conversion, closure or cessation of use on the ability of displaced mobile home park tenants to find adequate space in a mobile home park have been mitigated, or

(2) There exists land which is presently zoned and approved for development which will allow replacement housing for displaced mobile home park tenants;

(c) A relocation plan has been submitted which mitigates the adverse impacts of the displacement of low-and moderate-income individuals or households for a reasonable transition period and mitigates the adverse impacts of long-term displacement.

(d) An adequate impact report has been prepared and filed pursuant to Government Code, Sections 65863.7 and 66427.4 and Civil Code Section 798 et seq.

Sec. 26-92-050. - Notice.

(a) At least ten (10) days' notice of all hearings required by Sections 26-92-040 and 26-92-160 shall be given by the planning director through the United States mails with postage prepaid to all persons shown on the last equalized assessment roll as assessed of parcels of real property within three hundred feet (300') of the parcel wherein the subject use is located or is to be located or by publication in a newspaper of general circulation and posting in at least three (3) places on or near the property which is the subject of the hearing; provided, however, that in the event of an appeal from an administrative determination by any official of the county of Sonoma in connection with the administration of this chapter, the planning director need only notice the time and place of the hearing to the appellant and applicant in manner he deems just and equitable.

Appendix B
Community Input

SEBASTOPOL

VILLAGE PARK WORKSHOP

MONDAY DEC. 7 7:00-8:30 PM
YOUTH ANNEX, 425 MORRIS STREET

AGENDA

1. Displays/Open House (7:00-7:15)
2. Introductions (7:15-7:30)
    a. Project team: Questa
    b. City representatives
    c. Community

3. Project Background (7:30-7:50)
    a. City objectives/background (Kenyon Webster)
    b. Overview of site conditions (Powerpoint, Questa)

4. Community forum/ideas (7:50-8:20)

5. Wrap up (8:20-8:30)
    a. Summary of issues/ideas
    b. Contact information
    c. Schedule for design/follow-up

FOR MORE INFORMATION:

Kenyon Webster, City of Sebastopol: kplan@sonic.net (707) 823-6167

Jeff Peters Questa: jpeters@questaec.com (510) 236-6114 x 206

Margaret Henderson, Questa: mhenderson@questaec.com (510) 236-6114 x 240

December 7, 2009 Community Meeting Notes

A community meeting was conducted by the City of Sebastopol on 12/7/09 at the Youth Annex on the proposed conversion of the former 'campground' and preparation of a property master plan for the Village Park property.

A presentation, background information, and site maps were provided by the consultants and City staff. City staff apologized for the small meeting room, which was not the room that had been reserved.

Staff also noted that there was an Open Space grant that was used to help purchase the property, and that that grant included restrictions on potential uses of the former campground and open space areas of the property, but did not have restrictions on the mobile home part of the land. Staff also stated that the City Council had asked the City Manager to prepare a 'business plan' for the property dealing with maintenance, management and other issues, and this was expected to be presented in early 2010, and anyone interested could review the staff report when it was available, and participate in the meeting.

Staff also noted that a proposal from Global Student Embassy for a long-term agreement for operation of the community garden at Village Park, and for expansion of the garden was planned for a January meeting of the Council.

Staff also stated that comments from a Design Review Board member to Village Park residents regarding having been planning for the site for the last 10 years were individual comments and ideas that did not represent the City Council or City staff, that the City had only owned the property for about two years, and this meeting was the beginning of a planning process, which would also be addressed by the business plan to be discussed by the City Council.

Consultants: Jeff Peters, Margaret Henderson, Questa Engineering
City staff: Kenyon Webster

Approximately 30 members of the public attended the meeting.

Summary of public comments:

- Should re-open campground to generate revenue, use that to maintain the property, should not end mobile home use
- One person stated he was the third generation of his family to live in the park, and there were other residents who had been there for many years, and it is a community for mostly low-income people and it should not be shut down
- Campground area is in a floodway; if there was a park trash cans might get carried away in a flood and cause pollution
- Part of property was a bird sanctuary
- This property is a gateway to Sebastopol and should look better
- Want more info on surrounding property ownership

- Consultants should check out other campgrounds in Sonoma County as models
- Should build a new mobile home park, relocate residents
- Sebastopol is concerned about how Village Park looks—has always been considered 'the wrong side of the tracks', residents looked down on, and Sebastopol wants to get rid of it
- Can Open Space money be spent to fix up mobile home area?
- Should invest the money to fix up the property, maintain the mobile homes, screen the property better, put in landscaping
- Spanish-speaking consultants should talk with non-English speaking residents
- If build replacement low-income housing, bad element will come in
- Project motivation is gentrification
- If add connection to Joe Rodota Trail, concern with security
- Should have pedestrian/bike –only connections
- Put trailhead on private property next door behind Bradley Video, not on Village Park property
- Campground could bring in visitors, major revenue
- No one will go to a new park in the campground area—is ugly, water dirty
- Rumor that City wants to cut down all the oaks
- Spotted salamanders are on the property
- If new fences or barriers proposed, don't like chain link fences
- Should be separate ingress/egress for mobile home residents from that for park visitors
- Have no issue with reestablishment of campground, should ditch grant
- Don't need another park
- Concern with safety if it is a public park, particularly re homeless persons who have already caused problems, want fence, separate access
- Need complete fencing around mobile home area
- Creek can and should be cleaned up
- Lots of poison oak
- Consider trimming up trees and removing brush/blackberries for better visibility and help prevent illegal camping/dumping
- Village Park residents want to stay
- Global Embassy garden is not a community garden, residents not welcome to be involved
- Residents have in past asked to have gardens, but been denied by management
- Establishment of the Global Embassy garden was a diminishment of amenities for mobile home residents and residents should get a rent reduction
- Add more parking for mobile home residents on vacant land behind Bradley Video
- Dump station has never been used and should be removed
- How can Open Space easement restrictions be removed?
- No one is responding to current maintenance needs
- City did respond and do water, sewer and other improvements
- Management has gone downhill and doesn't care
- Existing mobile homes could not be relocated to other Sonoma County parks—would not meet requirements, could not afford higher rents, residents have nowhere to go if park shut down
- Do like idea of a Laguna-type park, trails, low-intensity uses

- Years ago, park was a lot rougher—is better than back then
- There are 28 spaces, 23 occupied, relocation payments would be due if park shut
- Electrical system needs upgrades, also water and sewer
- Agriculture in area is responsible for Laguna pollution, creek can't be cleaned up unless that is addressed
- Treated wood railroad bridges still causing pollution
- Know this may not be right forum to express it, but there is a lot of anger from residents
- Should build 10' fence around Mobile Home Park, put in gate
- Don't want tall ugly fence or to separate from the world
- Users of a public park would not want a tall ugly fence either
- At least 15 homeless campers in general area, trashing Laguna, some are sex offenders/molesters
- Would like to see removal of invasive plants and brush that hides illegal campers, should make more attractive to park users, residents, wildlife
- Could front fence be moved back, with more landscape screening, etc?
- No, this would reduce amenities for residents and might violate County or City code requirements for a mobile home park; kids need a place to play; Global Embassy garden should be removed
- Can't remove visitor spaces for mobile home use
- What if Caltrans does not allow two driveways for separate park/mobile home users?
- Will County, or City process construction permits?
- Consider accessing mobile home area via property behind Bradley Video or the other property next door, which have access to traffic signal for better safety
- Would like the back chain link fence removed
- Don't want to be hidden from public if there is a new park
- Consider hedges or 4-5' fence rather than big fence
- Main concern with public access is homeless
- Existing problem with common bathroom—no locks, have been disturbing intrusions
- Should be separate bathroom for public use if there is a new park
- No need for vehicle access to new park area
- Global Embassy garden should not get longer term or be expanded
- Good idea to clean up brush
- Keep any work on property local, consider hiring mobile home residents
- Residents would do volunteer work if asked, if management helped organize, and if felt welcomed
- A playground for resident children would be great, or small soccer field or half basketball court

The consultants encouraged attendees to provide any additional comments to them or City staff, and indicated that another community meeting with preliminary design concepts/alternatives would be conducted in early 2010. Staff indicated he would provide notification to Village Park residents regarding the Global Embassy request, consideration of the property business plan, and the next park design meeting.

Appendix C
Tree Report

Sebastopol Village Park
6665 Hwy 12
Sebastopol, CA 95472

Forester/Arborist Report

December 10, 2009

Prepared for:
Jeff Peters
Questa Engineering Corp.
1220 Brickyard Cove Rd.
Pt Richmond, CA 94801

Prepared and submitted by:

Bruce W. Hagen, ISA Certified Arborist, WE 0243A
and Registered Professional Forester RPF #2440
bandlhagen@sbcglobal.net. 707-824-5704

Prepared for:
Jeff Peters
Questa Engineering Corp.
1220 Brickyard Cove Rd.
Pt Richmond, CA 94801

Date of inspection: Oct 12, 15, 29, and November 30 and 31, 2009

Prepared and submitted by:
Bruce W. Hagen
ISA Certified Arborist, WE 0243A
Registered Professional Forester RPF #2440
Ph. 707-824-5704

Assignment: to survey trees in the old campground area of the Sebastopol Village Park. The campground is bounded to the north by Hwy. 12 (edge of road apron), from the paved area and office building, eastward to the creek and bridge spanning Hwy 12. The park is bounded to the south by the dirt road leading into the campground. It does not include the unmanaged native vegetation along the creek bank or trees in the trailer park area.

The City arborist for Sebastopol indicated that the city normally requests information regarding species, relative size, health and condition, and general recommendation for removal or retention of trees and comments regarding management. A survey of this nature involves a 360 degree inspection of the trees from the ground. It does not include an in-tree inspection to assess branch structure, assess visual defects or to look for cryptic defects. This survey should not be considered a comprehensive risk assessment, which would have required significantly more time, and involved the use of specialize equipment, e.g., a lift vehicle, resistance drills, sonic tomography, etc., to determine the extent of decay or type of defect, to check for hidden defects or to calculate a risk rating. Furthermore, it did not involve root crown excavations to determine the condition of tree roots when decay was suspected.

My recommendations are based on the assumption that the old campground area will be maintained as a natural park setting to provide recreational opportunities. Consequently, some of my comments and recommendation might not be applicable if the area is used for some other purpose, such as residential or commercial development or for parking.

Site description:
The old campground area is best described as a riparian setting that floods regularly and for weeks at a time during prolonged winter storms. Tree species composition consists primarily of valley oak (*Quercus lobata*). There are also a few Oregon ash (*Fraxinus latifolia*) trees in the area above the creek bank. Trees growing along the creek bank and along the water's edge include primarily red willow (*Salix laevigata*) *and* yellow willow (*S. lasiandra*) and Oregon ash.

The site was used primarily for camping during dry weather. As a result of vehicle access and extensive foot traffic the soils are moderately compacted. Tree health, though, is reasonably good, indicating that the soil compaction is generally moderate in most locations. Compaction in the old access road is probably unfavorable for root growth. There are areas of rutting where soil drainage is impeded. Access to vehicles in campground area should be restricted, particularly during the winter and early spring. Soil compaction can be mitigated by mechanical loosening and incorporation of organic material. Mulching the entire area with coarse, chipped woody material will also help alleviate soil compaction in several years.

The grade within the site has been raised by as much as 12 inches throughout the camping area, apparently without adversely impacting tree health. Fortunately, the soil immediately around the trees was removed at some point, down to the original soil grade to expose the root flares. It's also important to note that the trees were not irrigated during the dry periods. This would have favored the development of root diseases, particularly in the oaks. Typically, root diseases do not develop or progress slowly when the surrounding soil is allowed to dry naturally during the summer. I should also add that oak root fungus (*Armillaria mellea*) is especially common in riparian settings like this one due to flooding and prolonged wet conditions. However, I did not see any signs or symptoms of active infections within the stand. Valley oaks are also reported to be fairly resistant to oak root fungus.

Tree numbering: inspected trees have been tagged and numbered. Aluminum tags with assigned numbers have been placed on the north side of the tree and at about 7 feet above the ground. Tags on the trees in the naturalized areas have been placed on the south side for easy viewing, as there is a lot of brush, vines and poison oak in this area.

Overview:

- Overall, tree health appears moderately good.
- Risk potential for most of the trees appears reasonably low.
- Roughly two thirds of the trees have a moderate to high retention value
- Nearly 25 percent of the trees have low retention (see attached survey sheet) due to poor health, poor structure, root and lower trunk decay or stem cankers. Some of these can be retained if properly pruned.
- Eleven trees (see survey sheet) were identified as having either moderate to high risk.

Recommendations:

- Restrict vehicle access to the old campground area.
- Three trees (# 16, 41, and 46)—see survey sheets, were found to have large stem cankers undermining their stability. Branches with this defect should be removed or greatly reduced (shortened), preferably to a lower lateral of sufficient size or to the union with the trunk or parent branch.
- Trees recommended for removal and replacement: # 1, 2, 4, 8, 10D, 12, 13, 25, 37, 57, 44, 64, 66, 67, 68 and 10d (see survey sheet).
- Trees recommended for further assessment: # 5, 13, 17, 19, 20, 21, 26, 38, 42, 47, 48, 57 (see survey sheet).
- The crowns of all of the trees that are eventually retained should be cleaned as needed. According to the ANSI A300 Tree, Shrub, and Other Woody Plant Management —

Standard Practices Part 1—*Pruning* (2008), Cleaning is the removal of dead, diseased and/or broken branches and branch stubs. Some of the trees will require little or no pruning, while others will require more extensive pruning to reduce the potential for dripping branches.

- The naturalized area of dense vegetation including willow, Oregon ash, blackberry poison oak, and others, bordering Hwy 12, should be maintained for screening from the road and for wildlife habitat. Fencing can be used to prevent access into this area, minimizing liability.
- Trees recommended for removal due inherent risk potential in the area above the creek bank, should be replaced with suitable riparian species, e.g., valley oak (*Quercus lobata*), big leaf maple (*Acer macrophyllum*); Oregon ash (*Fraxinus latifolia*); California buckeye (Aesculus californica) black cottonwood (*Populus trichocarpa*); and California bay, (*Umbellularia californica*). Along the creek bank and low-water line, consider planting red alder (*Alnus rubra*) and red elderberry (*Sambucus callicarpa*) and, of course, native willows.
- Soil compaction within the site can be easily mitigated by applying a 3- to 4-inch blanket of un-composted, coarse wood-chip mulch to reduce soil erosion, moderate temperature extremes, prevent further soil compaction, and contribute organic matter to the soil, ultimately improving soil structure.
- Fill soil should be pulled back further from the trees and the original soil levels should be maintained. This can be done economically using pneumatic (compressed air) soil excavation tools.
- New trees should be planted throughout the park area to improve age diversity. Select specimen that have well formed root systems and single leaders.
- Exotic and invasive species should be avoided.

Figure 1. Western boundary of property

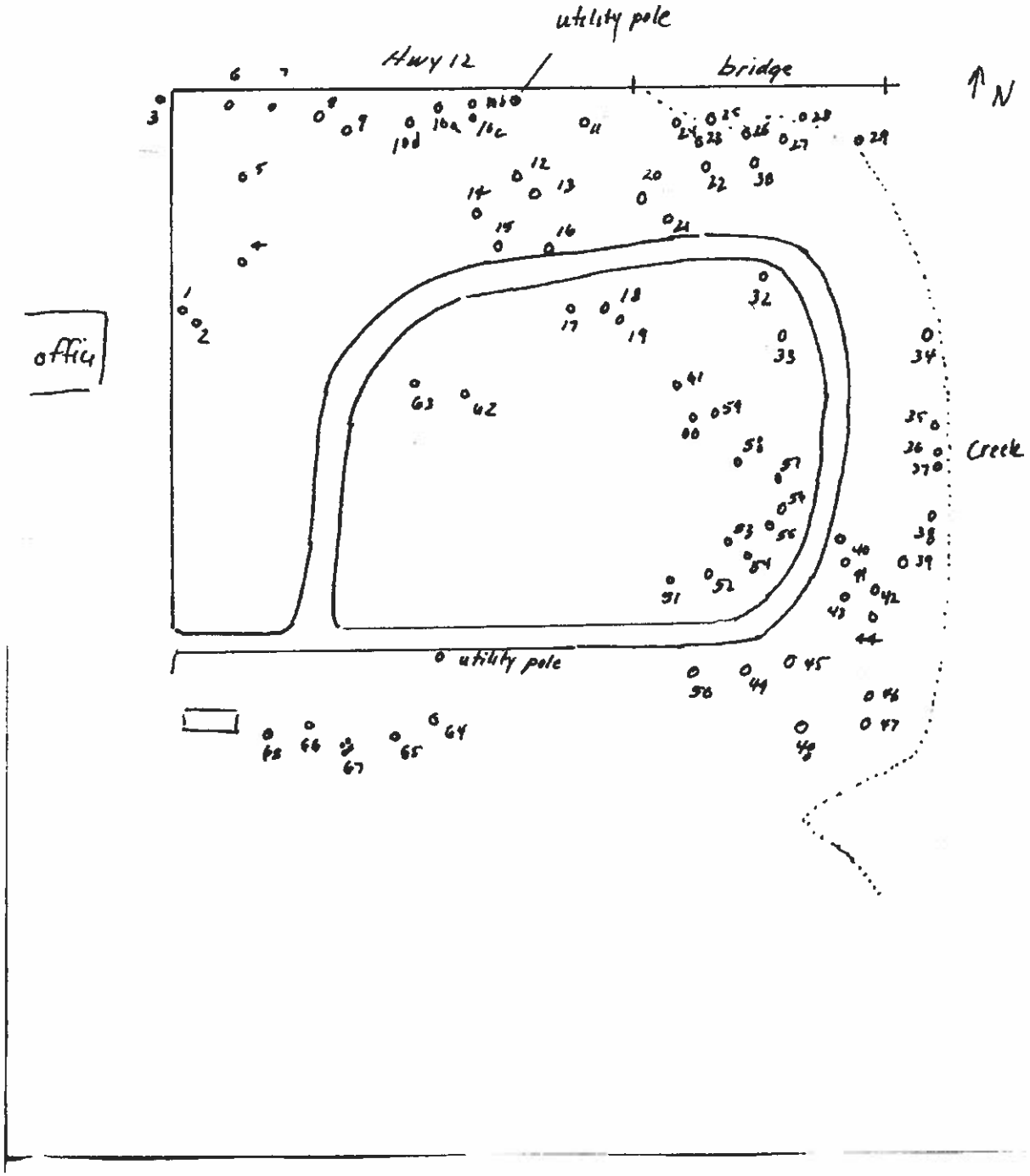
Figure 2. Natural area on northern boundary.

Figure 3. View looking east from middle of property.

Figure 4. Examples of tree structure.

Figure 5. View looking north (access road)

Figure 6. Cavity in one the oaks


utility pole
Hwy 12
bridge
N
office
Creek
utility pole

Sebastopol Village Park Project							
TREE #	SPECIES	TRUNK DIAMETER (DBH: inches)	HEALTH	STRUCTURE	TYPE OF DEFECT	ESTIMATED HEIGHT & DRIPLINE SPREAD	COMMENTS/ RECOMMENDATIONS
1	*Prunus* spp. (plum)	multi-stem, 4 to 6	good	poor	multiple stem attachment	25 feet/7 inches	**low retention value**, little risk
2	*Prunus* spp. (plum)	multi-stem, 4	good	poor	multiple stem attachment	25 feet/7 inches	**low retention value**, little risk
3	Valley oak	41	very good	single trunk, very good	minor	70 feet/35 feet	high retention value, above powerlines, paving w/in rootzone, small branch with decay, minor fill, old basal wounding, if practical remove pavement within 15 feet of trunk
4	Coast redwood	stump-sprout cluster (10: 4-16)	stressed	multi-stem	multiple stem attachment	55 feet/15 feet	**low retention value**, thinning tops, risk of failure increases with age, needs irrigation
5	Oregon ash	25	fair to good	single trunk, poor	significant lean, some decay	40 feet/22 feet	moderate retention value, lean corrected, some dieback, moderate heart and sap rot in the trunk, and possible root decay. **Assess retention roots for stability, clean crown if retained**
6	Oregon ash	12	fair	moderate	lean (self-correcting)	18 feet/12 feet	moderate retention value, young tree, good screen tree, no decay, **structural prune**, near road apron
7	*Prunus* spp. (plum)	multi-stem	good	poor to moderate	multiple stem attachment	25 feet/10 feet	moderate retention value as screen tree, little risk
8	Oregon ash	20	poor	forks into 3 stems near ground	union ok, branches decayed	35 feet/25 feet	**moderate to high risk, low retention value, candidate for removal**, old fire injury and decay
9	Oregon ash	5	good	good	no noticeable defects	25 feet /10 feet	high retention value, young tree, no decay, good for screening
10a	Oregon ash	5, 8, 11	poor	poor, topped for powerlines	multiple stem attachment	30 feet/10 feet	moderate retention value, in naturalized area, ok to retain as screen tree, **clean crown if retained**
10b	Oregon ash	12	fair	topped,	moderate	30 feet/15 feet	moderate retention value, in naturlized area, ok to retain as screen tree, under powerline
10c	Oregon ash	8	fair	poor	asymmetric, lean	25 feet/10 feet	moderate retention value, in naturlized area, ok to retain as screen tree, under powerline
10d	Willow	16	poor	poor	top broken out	30 feet	low retention value, candidate for removal
11	Oregon ash	20	fair	forks close to ground	minor bark inclusion	30 feet/16 feet	moderate retention value, some dieback, minor decay, topped, under powerlines, **clean crown**
12	Valley oak	28	fair to good	included bark between 2 stems	extensive butt and probable root rot, lean	50 feet/30 feet	**moderate to high risk, candidate for removal** due to basal and root decay, past root and root crown damage
13	Valley oak	48	fair to good	moderate, 2 stems	extensive butt rot and probable root,	75 feet/35 feet	**moderate to high risk**, low retention value, basal swelling noted, **candidate for removal** due to excessive basal decay, decay at base of cut scaffold. **Assess for reduction pruning to reduce risk**.
14	Valley oak	15 and 30	good	multi-stem, moderate	no noticeable defects	65 feet/35 feet	high retention value, appears stable, little or no dead branches

15	Oregon ash	20	fair to good	good	good, slight lean	45 feet/22 feet	high retention value, crown crowded by neighboring oaks, small cankers on trunk, **clean crown as needed**
16	Valley oak	16 and 19	fair to good	multi-stem, good	**large stem canker**, muti-stem attachment	50 feet/25 feet	**high risk** due to large canker affecting 60% of circumference noted on main scafold at about 25 feet, **needs corrective pruning to mitigate risk**, 2 stems cut close to base, moderate retention value, tree appears sound at base, **clean crown if retained**
17	Valley oak	21 and 21	good	multi-stem, forks near ground, union ok	asymmetric crown, otherwise ok	75 feet/35 feet	high retention value, remove dead branches. **Assess for possible root decay on east side of tree.**
18	Valley oak	20	fair to good	single trunk, moderate	asymmetric, otherwise ok	70 feet/30 feet	high retension value, **clean crown as needed**
19	Valley oak	17	fair to good	single trunk, asymmetric crown	no significant defects noted	75 feet/30 feet	moderate retention value. **Assess for root decay below soil line on west side, clean crown**
20	Valley oak	44	fair (stressed)	single trunk, basal cavity	**heart rot decay, butt rot**	75 feet/35 feet	**moderate to high risk,** trunk hollow, lower scaffold severely decayed and resting on ground, **assess thickness of remaining sound wood, assess root stability, assess stem decay at 14 ft., near old wound,** could be maintained as a "heritage tree" with reduction pruning, leave lateral branch for stability, **clean**
21	Valley oak	27	fair to poor	single trunk, good	symptoms of stress, dead branches	75 feet/30	moderate retention value, **potential root instability. Assess for decay to the north, crown clean** if retained
22	Valley oak	11.5 and 20	fair to good	multi-stem, forks at 30 in.	union appears stable	70 feet/30 feet	moderate to high retention value, tree appears reasonably sound
23	Valley oak	8.5	fair	moderate to poor	asymmetic crown	35 feet/15 feet	**low to moderate retention value**, near bridge and standing water, poor site conditions, little risk
24	Valley oak	11	poor to fair	moderate to good	asymmetric crown, bows	40 feet/12	**low retention value**, low live-crown ratio, near bridge and standing water, little risk
25	Willow	20	poor	multi-stem	topped, **stem decay**	12 feet/15feet	**high risk** due to extensive stem decay, **candidate for removal**, near bridge and standing water, low retention value
26	Valley oak	20 and 22	good	moderate	asymmetric crown, forks near ground, union ok	80feet/35 feet	high retention value, **assess for possible butt rot.**
27	Oregon ash	7	poor	poor to moderate	lean, dead branches	20 feet/10 feet	**low retention value**, may be outside propery boundary, too much shade, **consider retention for wildlife tree, clean crown if retained**
28	Oregon ash	7	poor	moderate to poor	lean, dead branches	20 feet/10 feet	**low retention values**, may be outside propery boundary, too much shade, **consider retention for wildlife tree, clean crown if retained**

29	Oregon ash	multi: 6, 8, 10, 12"	fair/good	moderate to poor	multiple stem attachment	35 feet/20 feet	**moderate retention value**, in creek, may be outside propery boundary, **consider retention for wildlife tree, clean crown if retained**
30	Valley oak	13	fair	moderate to poor	asymmetric crown, leans east, stem decay in branch stub	40 feet/20 feet	moderate retention value, **assess for decay**, consider retention for wildlife tree**, clean crown if retained**
31	Valley oak	21.5	fair to good	moderate	asymmetric crown, leans to west, included bark	40 feet/20 feet	moderate to high retention value, potential weak union at about 16 ft; **consider reduction pruning, clean crown as needed,**
32	Valley oak	23	fair to good	moderate	asymmetric crown, leans to the east	75 feet/35 feet	high retention value, **clean crown as needed**
33	Valley oak	37	good	moderate	large upright scaffold undermined by decay	75 feet/35 feet	**high risk** (large, upright limb with long open wound, wood below is decayed), high retention value, **prune (reduce) to mitigate risk, clean and reduce branches as needed**
34	Valley oak	50	good	moderate	muti-stem, forks several feet above ground, union ok	80 feet/40 feet	high retention value, **clean and reduce crown as needed if retained.**
35	Valley oak	18	good	good	nothing significant	65 feet/35	high retention value, 20 feet from creek, **clean crown**
36	Valley oak	16	good	moderate	asymmetric	65 feet/ 35	high retention value, **clean crown**
37	Oregon ash	8	good	poor	asymmetric crown, basal decay	50 feet/22 feet	**low retention value, remove to favor oak,** touches oak
38	Valley oak	13.5 and 19.5	good	multi-stem, union ok	basal decay	65 feet/30 feet	moderate retention, **assess for possible root/butt decay**
39	Valley oak	17, 18 and 21	good	multi-stem, union ok	nothing significant	65 feet/35 feet	high retention value, **clean and reduce crown as needed**
40	Valley oak	20	good	single trunk, good	asymmetric	60 feet	high retention value, **clean crown as needed**
41	Valley oak	21	good	single trunk	old wound w decay, **stem canker**, canker rot pathogen	60 feet/30	**high risk** and **low to moderate retention value** (remove or head-back lower limb with large stem canker to mitigate risk, **clean crown and remove mistletoe if tree is retained**, basal stems removed in past
42	Valley oak	14	fair	single tree	asymmetric, **basal decay**	40 feet/ 30 feet	**Low to moderate risk, moderate retention value. Assess for root and basal decay**, clean crown if tree is retained, past removal of basal stems, moderate stem wound

43	Valley oak	15	fair to good	good	nothing significant	60 feet/ 25	moderate to good retention value, basal stems removed in past
44	Valley oak	17.5	fair to good	moderate to poor	lean and asymmetric crown, **stem decay**	60 feet/ 25 feet	**moderate to high risk, candidate for removal**, large basal wound with exposed decayed wood, decay is opposite side of lean, basal sprouts removed in past
45	Valley oak	2-12 in	good	multi-stem, union ok	asymmetric	50 feet/22 feet	moderate to good retention value, past removal of basal stem, soil compaction nearby - remediate, **clean crown and reduce lower horizontal limb**
46	Valley oak	2-14 in	fair to good	multi-stem, union ok	asymmetric crown, **stem canker, butt rot**	45 feet/20 feet	**high risk, candidate for removal or crown reduction**, large stem canker and decay (canker rot), low to moderate retention value
47	Valley oak	45	good	unstable	extensive decay, **heart rot and butt rot**	70 feet/35 feet	**high risk, candidate for removal, assess for crown reduction to reduce risk**, large basal cavity, conks (prob. *Inonotus dryophilus)* a canker-rot on trunk above cavity, moderate to high retention value as a "heritage" tree
48	Valley oak	32	good	moderate	asymmetric, possible root decay	70 feet/35 feet	moderate to high retention value, **assess for possible root decay, clean and reduce crown as needed if retained**
49	Valley oak	30 (14-18)	fair to good	multi-stem, union ok	asymmetric, but reasonably good	60 feet/30 feet	high retention value, **clean crown**
50	Valley oak	32 (13-21)	good	multi-stem, union ok	nothing significant	70 feet/35 feet	high retention value, clean crown and minor crown reduction
51	Valley oak	32 (12-21)	good	multi-stem, union ok	nothing significant	65 feet/30 feet	high retention value
52	Valley oak	14	good	single trunk	asymmetric/ slight lean	60 feet/30 feet	high retention value, **clean crown**
53	Valley oak	10 and 13	good	multi-stem, union ok	asymmetric	60 feet/30 feet	high retention value, **clean crown**
54	Valley oak	10 and 14	good	multi-stem, union ok	asymmetric	50 feet/25 feet	high retention value
55	Valley oak	18	good	single trunk	nothing significant	65 feet/30 feet	high retention value, **clean crown**
56	Valley oak	15	good	single trunk	asymmetric otherwise ok	60 feet/25 feet	high retention value, **clean crown**
57	Valley oak	15	good	single trunk	asymmetric, **basal wound and decay**	55 feet/25 feet	**moderate risk potential,** potential root instability. **Assess extent of decay,** moderate retention value, **clean and reduce as needed**
58	Valley oak	29	good	single trunk	first scaffold with included bark	70 feet/35 feet	high retention value, included bark in one stem, consider reduction pruning to lighten branch, **clean crown as needed**
59	Valley oak	18.5	good	single trunk	asymmetric	60 feet/25 feet	high retention value, within 2 feet of tree #60

60	Valley oak	13.5	good	single tree	asymmetric	35 feet/20 feet	high retention value
61	Valley oak	24	fair/good	single trunk	nothing significant	65 feet/ 30 feet	high retention value, **clean crown**
62	Valley oak	28	good	single trunk	slight lean, otherwise ok	70 feet/35 feet	high retention value, **clean crown**
63	Oregon ash	4.5	good	multi-stem	poor structure	30 feet/15	high retention value, **structural prune to develop single trunk tree**
64	Willow	8, 10, 12,13	poor	multi-stem	poor structure	30 feet/15	**low retention value, remove**
65	Willow	15	fair	single		40 feet/20 feet	moderate retention, **clean crown**
66	Oregon ash	12	fair	single	poor structure, extensive decay	25 feet/10 feet	**high risk, candiate for removal, decay has caused the stem to divide into 2 stems**
67	Oregon ash	3,4,4,6,8	fair	multi-stem	poor structure	30 feet/10	low retention value, in naturalized area
68	Willow	6 and 8	fair	multi	poor structure	20 feet/10 feet	low retention value, in naturalized area

Appendix D
Special Status Species List

Listed Plant Species (Endangered, Threatened, Proposed, or Candidate) with Potential to Occur in the Vicinity of the Village Park Project Site

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Federal and State rare, threatened, and endangered species				
Alopecurus aequalis var. sonomensis	Sonoma alopecurus	E/--/1B.1	Freshwater marshes and swamps, riparian scrub. Wet areas, marshes, and riparian banks with other wetland species. 5-360m.	Low. Suitable habitat present, no recorded observations at project site.
Blennosperma bakeri	Sonoma sunshine	E/E/1B.1	Vernal pools, valley and foothill grassland. Vernal pools and swales. 10-100m.	Moderate to high. Closest observation 0.75 and 1.2 miles southeast. None observed during Laguna de Santa Rosa Bridge Replacement Project Biological Reconnaissance (Dec. 2007).
Carex albida	white sedge	E/E/1B.1	Freshwater marsh, bogs and fens, meadows and seeps. Wet meadows and marshes. 35-55m.	Very low. Nearest observation (2 miles north of Sebastopol) made in 1939, considered extirpated. Last observed at Pitkin Marsh, approx. 5 miles north of Sebastopol in 1988.
Castilleja uliginosa	Pitkin Marsh Indian paintbrush	--/E/1A	Freshwater marsh. Last known remaining plant died in 1987; was known from overgrown freshwater marsh. 60m.	Very low. Nearest observation (2 miles north of Sebastopol) made in 1939, considered extirpated. Last observed at Pitkin Marsh, approx. 5 miles north of Sebastopol in 1988.
Chorizanthe valida	Sonoma spineflower	E/E/1B.1	Coastal prairie. Sandy soil. 10-50m.	Very low. Nearest observation, near Sebastopol, is from 1907 and considered possibly extirpated.
Lasthenia burkei	Burke's goldfields	E/E/1B.1	Vernal pools, meadows and seeps. Most often in vernal pools and swales. 15-580m.	Moderate to high. Mapped as occurring within 2-miles the project site. None observed during Laguna de Santa Rosa Bridge Replacement Project Biological Reconnaissance (Dec. 2007).
Lasthenia conjugens	Contra Costa goldfields	E/--/1B.1	Valley and foothill grassland, vernal pools, cismontane woodland. Extirpated from most of its range. Endangered. Vernal pools, swales, low depressions, in open grassy areas. 1-445m.	Low. Marginal habitat at project site, no recorded observations nearby.
Lilium pardalinum ssp. pitkinense	Pitkin Marsh lily	E/E/1B.1	Cismontane woodland, meadows and seeps, freshwater marsh. Saturated, sandy soils w/ grasses and shrubs. 35-65m.	Low. Habitat not suitable. Only remaining location is 3 miles SSW of Sebastopol at Cunningham Marsh.
Limnanthes vinculans	Sebastopol meadowfoam	E/E/1B.1	Mesic meadows, vernal pools, valley and foothill grassland.	Moderate to high. Several recorded observations within 1-mile of project site.
Navarretia leucocephala ssp. plieantha	many-flowered navarretia	E/E/1B.2	Vernal pools. Volcanic ash flow vernal pools. 30-950m.	Low. Vernal pools at the site are not suitable for this species. Nearest known location approx. 8 miles north of the project site.

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Pleuropogon hooverianus	North Coast semaphore grass	--/T/1B.1	Broadleafed upland forest, meadows and seeps, north coast coniferous forest. Wet grassy, usually shady areas, sometimes freshwater marsh; associated with forest environments, 10-1150m.	Low. Freshwater marsh habitat is marginally suitable for this species. Nearest known locality east of Cotati approx. 8 miles SE of Sebastopol.
Potentilla hickmanii	Hickman's cinquefoil	E/E/1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 5-125m.	Very low. Freshwater marsh at site is marginally suitable. Nearest recorded observation at Cunningham Marsh, 3 miles SSW of Sebastopol, is likely not this taxon (CNDDB 2005).
Federal, State and CNPS proposed, candidate or species of concern				
Calamagrostis crassiglumis	Thurber's reed grass	--/--/2.1	Coastal scrub, freshwater marsh. Usually in marshy swales surrounded by grassland or coastal scrub. 10-45m.	Low. Habitat is marginally suitable. Nearest known population at Cunningham Marsh, 3 miles SSW of Sebastopol .
Campanula californica	swamp harebell	--/--/1B.2	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marsh, n coast coniferous forest. Bogs and marshes in a variety of habitats; uncommon where it occurs. 1-405m.	High. Recorded observations within 1 mile of project site.
Carex comosa	bristly sedge	--/--/2.1	Marshes and swamps. Lake margins, wet places; site below sea level is on a delta island. -5-1005m.	Low. Freshwater habitat is marginally suitable. No recorded observations.
Centromadia parryi ssp. parryi	pappose tarplant	--/--/1B.2	Coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland. Vernally mesic, often alkaline sites. 2-420m.	Low. Nearest known population near Cotati.
Downingia pusilla	dwarf downingia	--/--/2.2	Valley and foothill grassland (mesic sites), vernal pools. Vernal lake and pool margins with a variety of associates. In several types of vernal pools. 1-485m.	Moderate. Wide ranging species with known populations approx. 2-miles east of the project area.
Horkelia tenuiloba	thin-lobed horkelia	--/--/1B.2	Coastal scrub, chaparral. Sandy soils; mesic openings. 45-500m.	Low. Nearest known observations are historic.
Lasthenia californica ssp. bakeri	Baker's goldfields	--/--/1B.2	Closed-cone coniferous forest, coastal scrub. Openings. 60-520m.	Low. No suitable habitat at project site.

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Legenere limosa	legenere	--/--/1B.1	Vernal pools. Many historical occurrences are extirpated. In beds of vernal pools. 1-880m.	Moderate. Wide ranging species with known populations approx. 3-miles east of the project area.
Navarretia leucocephala ssp. bakeri	Baker's navarretia	--/--/1B.1	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales; adobe or alkaline soils. 5-950m.	Moderate. Nearest location at Annadel State Park, about 10 miles east of the project area.
Rhynchospora alba	white beaked-rush	--/--/2.2	Bogs and fens, marshes and swamps. Freshwater marshes and sphagnum bogs. 60-2000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Pitkin Marsh, about 5 miles north of Sebastopol .
Rhynchospora californica	California beaked-rush	--/--/1B.1	Bogs and fens, marshes and swamps, lower montane coniferous forest, meadows and seeps. Freshwater seeps and open marshy areas. 45-1000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Cunningham Marsh, about 3 miles SSW of Sebastopol .
Rhynchospora capitellata	brownish beaked-rush	--/--/2.2	Lower montane coniferous forest, meadows and seeps, marshes and swamps, upper montane coniferous forest. Mesic sites. 455-2000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Perry Marsh, about 2 miles north of Sebastopol.
Rhynchospora globularis var. globularis	round-headed beaked-rush	--/--/2.1	Marshes and swamps. Freshwater marsh. 45-60m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Cunningham Marsh, about 3 miles SSW of Sebastopol.
Sidalcea calycosa ssp. rhizomata	Point Reyes checkerbloom	--/--1B.2	Marshes and swamps. Freshwater marshes near the coast. 5-75(245)m.	Low.
Trifolium depauperatum var. hydrophilum	saline clover	--/--/1B.2	Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. 0-300m.	Low. No alkaline soil conditions at project site.

E – Endangered under the Federal or State Endangered Species Act
T – Threatened under the Federal or State Endangered Species Act
SC – Federal species of concern
SLC – Federal species of local concern
R – California rare species
Source: CNDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project ISMND Native Plant Society (CNPS)

1B – Plant species that are rare, threatened, or endangered in California and elsewhere

2 – Plant species that are rare, threatened, or endangered in California but more common elsewhere

3 – Plant species about which we need more information (a review list)

Listed Terrestrial Wildlife Species (Endangered, Threatened, Proposed, or Candidate) with Potential to Occur in the Vicinity of the Village Park Project Site

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Federal and State threatened and endangered species				
Amphibians				
Rana aurora draytoni	California red-legged frog	T/SSC/--	Permanent and semi-permanent aquatic habitats, such as creeks and coldwater ponds, with emergent and submergent vegetation and riparian species along the edges; may aestivate in rodent burrows or cracks during dry periods. Proposed Critical Habitat: The project area does not fall within the proposed critical habitat (USFWS 2005a).	Low. The Laguna is not considered CRLF territory based on past USFWS consultations (Laguna de Santa Rosa Bridge Replacement Project ISMND, Dec. 2007).
Reptiles				
Ambystoma californiense	California tiger salamander	T/SSC/--	Need underground refuges, especially ground squirrel burrows & vernal pools or other seasonal water sources for breeding	Low. No records near the project area. Habitat immediately upstream was determined unsuitable during 2007 site assessment, confirmed by USFWS. Laguna de Santa Rosa Bridge Replacement Project ISMND, Dec. 2007)
Actinemys marmorata	western pond turtle	--/SSC/--	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches with aquatic vegetation below 6000 f. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Moderate. Recorded observation upstream on Laguna. Habitat suitable at project site.
Birds				
Coccyzus americanus occidentalis	western yellow-billed cuckoo	C/E/--	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, w/ lower story of blackberry, nettles, or wild grape.	Low. Last observed in Laguna area in 1950s. Populations likely extirpated.
Federal and State candidate or species of concern				
Amphibians				
Rana boylii	Foothill yellow-legged frog	--SSC/--	Partly-shaded, shallow streams & riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.	Low. Habitat marginally suitable. No recorded observations in the project vicinity.
Birds				
Agelaius tricolor	tricolored blackbird	--/SSC/--	Highly colonial species, most numerous in central valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, & foraging area with insect prey.	Low. Breeding populations are very localized and not recorded within the project vicinity.

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Botaurus lentiginosus	American bittern	SC/--/--	Freshwater and brackish marshes. Usually nests in tall emergent vegetation.	High. Documented as resident of the Laguna.
Accipiter cooperi	Cooper's hawk	--/SSC/--	Woodlands, forests and streamside groves. Nests in broad-leafed riparian trees, mature oaks, and conifers.	High. No breeding records, but reported to winter in project vicinity.
Circus cyaneus	northern harrier	--/SSC/--	Open fields, marshes, grasslands, and savannas. Nests on elevated ground or in thick vegetation near ground.	High. Resident near the project area. No breeding records, but nesting habitat present.
Elanus leucurus	white-tailed kite	SC/CFP/--	Forages in grassland, marshes, and open fields with deciduous trees for nesting.	High potential to nest and forage near the project area.
Haliaeetus leucocephalus	bald eagle	FT/SE,CFP/--	Large trees in coniferous or hardwood forests adjacent to lakes, rivers, and reservoirs.	High. No nesting records, but reported to winter around the Laguna. Potential wintering habitat near project area.
Pandlion haliaetus	Osprey	--/SSC/--	Ocean shores, bays, lakes and large streams.	High. No nesting records, reported to winter around the Laguna. Potential wintering habitat near project area.
Numenius americanus	Long-billed curlew	SC/SSC/--	Summers on grasslands, winters on mudflats and flooded fields. Nests in dry grassy meadows or prairies.	High. Documented as migrant visitor, and potential wintering habitat present near the project area.
Chaetura vauxi	Vaux's swift	SC/SSC/	Woodlands, lakes and rivers. Nests in coniferous and mixed forests.	High Documented as breeding in the Laguna area.
Selasphorus sasin	Allen's hummingbird	SC/SSC/--	Coastal scrub, chaparral, riparian thickets, and open coniferous forests.	High. Documented as breeding in the Laguna area.
Mammals				
Corynorhinus townsendii townsendii	Townsend's western big-eared bat	SC/SSC/--	Mesic habitats. Roosts in caves, tunnels, buildings, and other human-made structures.	High. Potential to forage at the Laguna and within wetland habitat.
Myotis yumanensis	Yuma myotis bat	SC/--/--	Open woodlands; typically forages over water. Roosts in buildings, mines, caves, crevices, swallow nests, and under bridges.	High. Potential to forage at the Laguna and other open water areas.

E – Endangered under the Federal or State Endangered Species Act
T – Threatened under the Federal or State Endangered Species Act
FP – Fully Protected under the State Endangered Species Act
C – Candidate for listing status
D – Federal delisted species
SC – Federal species of concern
SLC – Federal species of local concern
SSC – California species of special concern

Source: CNDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project ISMND

Listed Fish and other Aquatic Organisms (Endangered, Threatened, Proposed, or Candidate) with Potential to Occur in the Vicinity of the Village Park Project Site

Scientific Name	Common Name	Fed/State/CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
Federal and State threatened and endangered species				
Fish				
Eucyclogobius newberryi	tidewater goby	E/SC/--	Brackish water habitats along the Calif coast from Agua Hedionda lagoon, San Diego Co. to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	Very low. Laguna is freshwater, no recorded observations within the Laguna.
Oncorhynchus kisutch	coho salmon - central California coast ESU	E/E/--	Federal listing between Punta Gorda & San Lorenzo River. State listing south of Punta Gorda. Require beds of loose, silt-free, coarse gravel for spawning. Also need cover, cool water & sufficient dissolved oxygen.	High. Known to inhabit Laguna de Santa Rosa.
Oncorhynchus mykiss	steelhead	T/T/–	Requires clean cold water over gravel beds.	High. Known to inhabit Laguna de Santa Rosa.
Oncorhynchus tshawytscha	chinook salmon	T/T/--	Adult numbers depend on pool depth & volume, amount of cover, & proximity to gravel. Water temps >27C lethal to adults. Federal listing refers to populations spawning in Sacramento River & tributaries.	High. Known to inhabit Laguna de Santa Rosa.
Invertebrates				
Syncaris pacifica	California freshwater shrimp	E/E/–	Endemic to Marin, Napa, & Sonoma Cos. Found in low elev, low gradient streams where riparian cover is moderate to heavy. Shallow pools away from main streamflow. Winter: undercut banks w/exposed roots. Summer: leafy branches touching water.	Low. Suitable habitat present, no recorded observations within the Laguna.
Federal and State candidate or species of concern				
Fish				
Hysterocarpus traski pomo	Russian River tule perch	--/SSC/--	Low elevation streams of the Russian River system. Requires clear, flowing water with abundant cover. They also require deep (> 1 m) pool habitat.	Low. Suitable habitat present, no recorded observations within the Laguna.
Lavinia symmetricus navarroensis	Navarro roach	--/SSC/--	Habitat generalists. Found in warm intermittent streams as well as cold, well-aerated streams.	Low. Suitable habitat present, no recorded observations within the Laguna.

E – Endangered under the Federal or State Endangered Species Act
T – Threatened under the Federal or State Endangered Species Act
P – Proposed for federal listing status under the Federal Endangered Species Act
C – Candidate for listing status
SC – Federal species of concern
SSC – California species of special concern
Source: CNDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project ISMND

VILLAGE PARK

CONCEPT A

PASSIVE RECREATION
MINIMAL SITE DISTURBANCE

(K) **Concept:**

Concept A features passive recreation uses, oak woodland restoration, and minimal site improvements. Access would utilize existing site entry, and parking is located on existing paved area. No restroom.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

Site Elements, Open Space Area:

A. Oak woodland management, invasive plant removal
B. Vernal pool enhancement, buffer, mowed path
C. Seasonal wetland enhancement, mowed path
D. Invasive plant/trash removal, mowed path
E. Individual picnic sites (5-10), overlook, split rail fence

Site Elements, Village Park Area:

F. Seasonal swale enhancement, interpretive display
G. Trail connects to Railroad Forest & Rodota Trail
H. Driveway and sidewalks; split rail fencing
I. Parking for 20-30 vehicles
J. Interpretive displays
K. Individual picnic sites (10-15)
L. Oak woodland and meadow planting

VILLAGE PARK MASTER PLAN
City of Sebastopol
California
October 2010
QUESTA

VILLAGE PARK

CONCEPT B

PASSIVE RECREATION MEADOW AND EVENT AREA

(K) **Concept:**

Concept features open meadow for event use, oak woodland restoration, restroom, parking, group picnic pavilion. Vehicular access would be provided at existing site entry, and parking area utilizes existing paved area. Emergency access provided to adjacent parcel.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

Site Elements, Open Space Area:

A. Oak woodland management, invasive plant removal
B. Vernal pool enhancement, buffer, mowed path
C. Seasonal wetland enhancement, mowed path
D. Invasive plant/trash removal, mowed path
E. Individual picnic sites (5-10), overlook, split rail fence

Site Elements, Village Park Area:

F. Seasonal swale enhancement, interpretive display
G. Trail connects to Railroad Forest & Rodota Trail
H. Fully improved driveway and sidewalks; concrete split rail fencing
I. Parking-50-60 vehicles
J. Pavilion, group picnic (50-60), meadow (100)
K. Individual picnic sites (10-15)
L. Restroom/drinking fountain
M. Emergency Access to Morris Street

VILLAGE PARK MASTER PLAN

City of Sebastopol
California

QUESTA

VILLAGE PARK

CONCEPT C

ACTIVE RECREATION
MORRIS STREET ACCESS

(K) **Concept:**

Concept features active park uses, including sports field, playground, restroom, parking, group picnic/event area and pavilion. Primary site access would be from Morris Street extension (signalized intersection).

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

Site Elements, Open Space Area:

A. Oak woodland/invasive management
B. Vernal pool enhancement, buffer, mowed path
C. Seasonal wetland enhancement, mowed path
D. Invasive plant/trash removal, mowed path
E. Individual picnic sites (5-10), overlook, split rail

Site Elements, Village Park Area:

F. Seasonal swale enhancement, display
G. Trail connects to Railroad Forest & Rodota Trail
H. Non-motorized entry to park; emergency vehicle access only; concrete split rail fencing
I. Mowed meadow, event area; access for emergency vehicles
J. Pavilion, group picnic (50-60), overlook
K. Playground
L. Primary access to site via Morris Street extension
M. Restroom/drinking fountain
N. Sports field (150' x 250' -- youth)
O. Parking 50-60 vehicles

VILLAGE PARK MASTER PLAN
City of Sebastopol
California

QUESTA

VILLAGE PARK

CONCEPT D

ACTIVE RECREATION
DUAL/THROUGH STREET ACCESS

(K) **Concept:**

Concept features active park uses, including sports field, playground, restroom, parking, group picnic pavilion. Vehicular access would be provided between Sebastopol Avenue and Morris Street extension (signalized intersection). Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

Site Elements, Open Space Area:

A. Oak woodland/invasive management
B. Vernal pool enhancement, buffer, mowed path
C. Seasonal wetland enhancement, mowed path
D. Invasive plant/trash removal, mowed path
E. Individual picnic sites (5-10), overlook, split rail

Site Elements, Village Park Area:

F. Seasonal swale enhancement, display
G. Trail connects to Railroad Forest & Rodota Trail
H. Fully improved street, driveway and sidewalks; concrete split rail fencing
I. Picnic, playground, restroom, drinking fountain
J. Pavilion, group picnic (50-60), overlook
K. Sports field (150' x 250' -- youth)
L. Community Garden
M. Parking 50-60 vehicles

VILLAGE PARK MASTER PLAN
City of Sebastopol
California

QUESTA

VILLAGE PARK

FEASIBILITY CONCEPT

PASSIVE RECREATION
MEADOW AND EVENT AREA

CONCEPT

Design features open meadow for event use, oak woodland restoration, restroom, parking, group picnic pavilion. Vehicular access is provided at the existing site entry, while the new parking area utilizes the existing paved area. Emergency acess is provided to the adjacent parcel.

Environmental elements include enhanced season wetlands and vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management, and removal of invasive plant species.

SITE ELEMENTS - Open Space Area

- (A) Oak woodland management, invasive plant removal
- (B) Vernal pool enhancement, buffer, mowed path
- (C) Seasonal wetland enhancement, mowed path
- (D) Invasive plant/trash removal, mowed path
- (E) Individual picnic sites (5-10), overlook, split rail fence

SITE ELEMENTS - Village Park Area

- (F) Seasonal swale enhancement, interpretive display
- (G) Trail connects to Railroad Forest and Rodota Trail
- (H) Fully improved driveway and sidewalks; Concrete split rail fencing
- (I) Parking 30-35 vehicles
- (J) Pavillion, group picnic (50-60), meadow (100)
- (K) Individual picnic sites (10-15)
- (L) Restroom/drinking fountain
- (M) Emergency Access to Morris Street

VILLAGE PARK MASTER PLAN
CITY OF SEBASTOPOL
CALIFORNIA

QUESTA ENGINEERING CORP.
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

SEBASTOPOL

Design	JPM/H
Drawn	JAP/OR
Checked	
Appr'd	

FEASIBILITY CONCEPT PLAN

Size	D	Project	290102
Scale	AS SHOWN		
Date	06/02/12		
Sheet	1 OF 1		