

# SEBASTOPOL GENERAL PLAN

Adopted November 15, 2016



DE NOVO PLANNING GROUP

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

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# 1. INTRODUCTION

## Overview

The City of Sebastopol General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the city's residents and businesses. The General Plan supersedes and replaces the 1994 General Plan. The General Plan carries forward some of the major goal and policy framework of the 1994 General Plan, but has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

## Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The general plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The General Plan includes the following elements:

- Land Use
- Circulation
- Community Services and Facilities
- Conservation and Open Space
- Noise
- Community Design
- Safety
- Economic Vitality
- Community Health and Wellness
- Housing Element (Adopted March 2015)

Two important documents support the General Plan. The *Existing Conditions Report* and the *General Plan Environmental Impact Report (EIR)* are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

The General Plan also includes an *Implementation chapter* that prioritizes the timing for each separate action that is identified in the various elements.

### **Guiding Principles**

Through the General Plan Update process, the following set of distinct guiding principles was identified:

- Protect Sebastopol's small-town charm, unique character, and strong sense of community
- Sustain and encourage a vibrant Downtown core and strong community identity through supporting and enhancing local businesses and creating higher density housing opportunities in the Downtown
- Improve traffic conditions in Downtown through reduced congestion, reduced speeds, and expanded facilities for bicycles and pedestrians
- Emphasize sustainability and environmental stewardship in future planning decisions
- Provide opportunities for extensive community input and participation in the General Plan Update process

### **Public Participation**

The General Plan was developed with extensive opportunities for participation from residents, businesses, local agencies, and other stakeholders. In 2012-13 Sonoma State University (SSU) Environmental Studies and Planning students used Sebastopol for their annual planning class exercise, preparing an existing conditions report and a policy report in collaboration with the City. Surveys and numerous community meetings were conducted in collaboration with the City. Following the efforts completed by the SSU students, a professional planning consulting firm was retained by the City to complete a comprehensive update to the General Plan.

Another series of public Visioning Workshops and a Housing Workshop were held in April and May 2014 in order to identify the community's vision for the future, and to develop principles to guide the General Plan Update. Additionally, City staff and the consultant team developed an online survey to gather additional information from the public related to the General Plan Update. The online survey was available through the General Plan Update website, and was developed to pose similar questions to those posed at the visioning workshops, and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities.

The City Council appointed a 16-member General Plan Advisory Committee (GPAC), which consisted of members from the Planning Commission, local business owners, residents, and the community at-large. The GPAC collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The GPAC met 12 times between July 2014 and December 2015, to identify key issues and challenges that Sebastopol faces over the next 20-30 years, and to develop the comprehensive set of goals, policies, and actions contained in the General Plan. Each GPAC meeting was open to the public, and numerous members of the public and other local interested agencies attended the meetings and provided detailed input to the GPAC.

The City Council and Planning Commission held approximately six public workshops and hearings to consider the goals and policies of the 1994 General Plan, review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the GPAC meetings, and provide specific direction and guidance to staff and the consultant team regarding how goals should be achieved and how to address current issues.

### Addressing Public Input

The following table summarizes the goals that support the Guiding Principles identified during the Visioning process and addressed as part of the GPAC's direction regarding the update to the General Plan. Each chapter of the General Plan referenced in the following table includes policies and actions to implement and realize each stated goal.

Guiding Principles	Implementing Goals
<p><b>Protect Sebastopol's small-town charm, unique character, and strong sense of community</b></p>	<p>The Land Use, Community Services and Facilities, Noise, and Community Character, and Community Health and Wellness chapters include the following goals to protect Sebastopol's small-town charm and unique character and to continue to encourage and provide a strong sense of community.</p> <p>LU 1: Maintain Sebastopol as a Unique, Charming, and Environmentally Sensitive Small Town that Provides Residents, Businesses, and Visitors with Opportunities to Enjoy a High Quality of Life</p> <p>LU 2: Maintain an Urban Growth Boundary in Order to Promote Orderly Growth, Ensure Adequate Provision of Public Services, and to Protect the Natural Environment</p> <p>LU 5: Preserve the Unique Character and Ambiance of Residential Areas and Maintain Residential Neighborhoods as Safe and Attractive Places to Live With Convenient Access to Services, Recreation, and Employment</p> <p>CSF 2: Provide a Diversified and High Quality Public Park and Trail System that Provides Active and Passive Recreational Opportunities for All Segments of the Community and Provides Enhanced Connectivity Between Key Residential, Commercial, and Recreational Areas of the City</p> <p>CSF 6: Enhance the Quality of Life for all City Residents Through the Provision of Cultural and Social Resources Including Quality Schools, Libraries, and Other Community Services and Facilities</p> <p>N 1: Preserve an Appropriate Noise Environment and Enhance the Quality of Existing and Future Land Uses by Minimizing Exposure to Harmful and Excessive Noise</p> <p>CD 1: Preserve and Enhance Sebastopol's Unique Character, Design, and Sense of Place as a Small, Compact Town</p> <p>CD 2: Promote and Enhance the Downtown as a Safe, Active, and Attractive Environment</p> <p>CD 3: Recognize the Value and Ensure the Preservation of Sebastopol's Historical and Cultural Resources</p> <p>CD 4: Support Art of All Types Throughout the Community</p> <p>CHW 1: Support a Comprehensive and Diverse Approach to Community Health and Wellness in Sebastopol</p> <p>CHW 5: Support Cultural Diversity as a Key Component of a Healthy Community</p>

Guiding Principles	Implementing Goals
<p>Sustain and encourage a vibrant Downtown core and strong community identity through supporting and enhancing local businesses and creating higher density housing opportunities in the Downtown</p>	<p>The Land Use, Community Character, Noise, and Economic Vitality chapters include the following goals aimed to support a vibrant Downtown core, through encouraging increased housing in the Downtown to support local businesses and services, supporting business growth to continue to serve as a core services area to the City and a hub to the larger West County region, and providing for a marketing and branding approach to enhance the image of Downtown. Note that goals related to improving pedestrian and bicycle access to the Downtown are addressed under the next Guiding Principle.</p> <p>LU 6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area</p> <p>LU 7: Emphasize and Advance Sebastopol’s Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities</p> <p>LU 8: Increase Job Opportunities in the Office and Professional Sectors of the Economy</p> <p>LU 9: Increase Industrial Employment in Sebastopol While Maintaining the Quality of the Environment</p> <p>N 2: Encourage a Vibrant Downtown Core while also Protecting Existing or Planned Noise-Sensitive Uses from Annoying or Harmful Levels of Noise</p> <p>CD 2: Promote and Enhance the Downtown as a Safe, Active, and Attractive Environment</p> <p>EV 1: Encourage Economic Development that Broadens the City’s Employment Base, Attracts High-Quality Jobs, Provides Services and Goods that Reflect the City’s Values, and Increases the City’s Tax Base</p> <p>EV 2: Create an Economic Development Strategy that Sustains the Goals and Policies of the General Plan and Supports Sebastopol’s Unique Identity and Sense of Place</p> <p>EV 3: Protect and Increase the Economic Vitality of the City’s Main Economic Sectors: Downtown and the Northern and Southern Gateways</p> <p>EV 4: Emphasize Sebastopol’s Role as a Market, Service, and Tourism Hub for the West County and as a Gateway to the Coast</p> <p>EV 5: Enhance the City’s Existing Businesses, Encourage Start-up Businesses, and Support Home-based Businesses</p> <p>EV 6: Maintain Sebastopol’s Unique Community Character and Provide Housing and Amenities that Retain and Attract Residents, Businesses, and Employees</p> <p>EV 7: Maintain a Stable and Self-Sustaining Fiscal Base in Order to Generate the Resources Necessary to Provide Desired City Services and Support New Growth that is Consistent with the City’s Values and Goals</p>

Guiding Principles	Implementing Goals
<p>Improve traffic conditions in Downtown through reduced congestion, reduced speeds, and expanded facilities for bicycles and pedestrians</p>	<p>The Circulation chapter includes goals related to improving traffic conditions, with an emphasis on improved bicycle and pedestrian facilities, in the Downtown and Citywide.</p> <p>CIR 1: Provide a Transportation System that Promotes the Use of Alternatives to the Single-Occupant Vehicle and Facilitates the Efficient and Environmentally Responsible Movement of People and Goods Within and Through the City of Sebastopol</p> <p>CIR 2: Maintain and Expand a Safe and Efficient Pedestrian, Bicycle, and Transit Network that Connects Neighborhoods with Key Destinations to Encourage Travel by Non-Automobile Modes while also Improving Public Health</p> <p>CIR 3: Coordinate Circulation Facilities with Land Use and Development Patterns to Create an Environment that Encourages Walking, Bicycling, and Transit Use</p>
<p>Emphasize sustainability and environmental stewardship in future planning decisions</p>	<p>The Land Use, Community Services and Facilities, and Conservation and Open Space chapters provide goals that support Sebastopol’s commitment to sustainability and environmental stewardship.</p> <p>LU 3: Phase Future Growth so that City Resources are Not Exceeded</p> <p>CSF 3: Provide an Adequate, Clean, Safe, and Environmentally Sound Water Supply to All Existing and Future Water Users in Sebastopol</p> <p>COS 1: Make Proactive, Forward-Thinking Environmental Protection and Resource Management the Cornerstone of Sebastopol’s Identity</p> <p>COS 2: Protect and Enhance Sebastopol’s Ecosystem and Natural Habitats</p> <p>COS 3: Protect and Enhance Water Resources in Local Creeks, Riparian Habitat, Wetlands, the Laguna De Santa Rosa Watershed, Atascadero Creek, and Aquatic Habitat</p> <p>COS 4: Proactively Manage, Protect, and Restore the Laguna de Santa Rosa</p> <p>COS 5: Protect, Manage, and Enhance Groundwater as a Valuable and Limited Shared Resource</p> <p>COS 6: Conserve, Protect, and Enhance Trees and Native Vegetation</p> <p>COS 7: Improve Air Quality in Sebastopol and Reduce Air Quality Impacts from Future Development</p> <p>COS 8: Reduce Emissions of Greenhouse Gases from City Operations and Community Sources</p> <p>COS 9: Promote Conservation of Energy and Other Natural Resources</p> <p>COS 10: Protect and Preserve Sebastopol’s Historic and Cultural Resources</p> <p>COS 11: Preserve and Enhance Scenic Views of the Laguna de Santa Rosa, Atascadero Creek, the Hills to the West of Sebastopol, and Other Natural Resources within the Sebastopol Planning Area</p> <p>COS 12: Ensure the Provision and Preservation of Diverse and Accessible Open Spaces Throughout the Sebastopol Planning Area</p>



### **Applying the General Plan**

The General Plan is intended for use by a broad range of persons, including:

- The City Council, Planning Commission, and Design Review Board in decision-making activities;
- City staff in developing and implementing programs and projects;
- The development community in preparing development proposals; and
- Residents and businesses interested in the future development of Sebastopol and understanding the community's vision, goals, and priorities.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

### **Interpreting the General Plan**

In reading the General Plan, one should infer that the goals, policies, and actions are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by Federal and State law. For example, policies and actions which indicate that the City will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and actions by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

### **Organization of the General Plan Elements**

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. Chapter 12 of the General Plan (Implementation) includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the timing of implementation.

### **Amending the General Plan**

Since goals and policies in the General Plan reflect a range of competing interests, the decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law and only by action of the City Council, upon recommendation by the Planning Commission, or by voter-approved initiative. While specific

findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

### Annual Reporting

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

#### Key Terms

<b>Goal:</b>	<i>A description of the general desired result that the community seeks to create.</i>
<b>Policy:</b>	<i>A specific statement that guides decision-making as the City works to achieve the various goals and objectives. Once adopted, policies represent statements of City regulations.</i>
<b>Action:</b>	<i>An implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.</i>

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## 2. LAND USE



### Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Sebastopol's unique character, small-town feel, family-oriented neighborhoods, and distinctive downtown, while promoting opportunities for economic development, high-quality local job growth, and robust natural resources protection. The Land Use Map (Figure 2.1) depicts the City's vision for how open space, commercial, industrial, agricultural, residential, and other uses will occur in the city limits and the surrounding areas.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity;
- Areas subject to flooding; and
- Areas subject to flooding are addressed in the Safety Element.

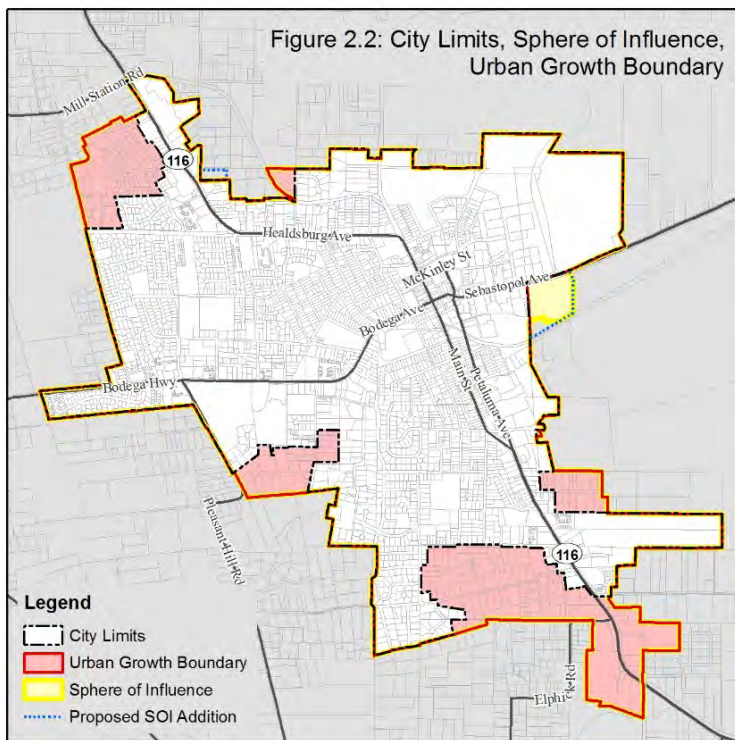
The Land Use Map (Figure 2.1) identifies the location of land uses by land use designation for lands in the city limits as well as the overall Planning Area. The Planning Area consists of the City, Sphere of Influence (SOI), and Urban Growth Boundary (UGB). Uses allowed in each designation are described below under Policy LU 1-4.

The Land Use Element demonstrates the City’s commitment to protecting and enhancing Sebastopol’s unique character and small-town feel, while providing for economic development opportunities. The Land Use Element includes provisions aimed at providing a range of housing types that promote a safe and family-oriented living environment. Residential and commercial growth is focused within the city limits, with higher density uses focused within the Central Core.

The vast majority of lands outside of the city limits are intended to remain as agricultural and open space lands in order to protect natural resources, including watersheds, groundwater recharge areas, riparian habitat, the Laguna de Santa Rosa, Atascadero Creek, and local agricultural resources.

Background information regarding land use is presented in Chapter 1.1 of the General Plan Update Existing Conditions Report.

### Planning Boundaries



There are three key boundary lines addressed by the General Plan. These include the city limits, the SOI, and the Urban Growth Boundary, as shown on Figures 2.1 and 2.2.

**City Limits:** Includes the area within the City’s corporate boundary, over which the City exercises land use authority and provides public services.

**Sphere of Influence:** The probable physical boundary and service area of the City, as adopted by the Local Agency Formation Commission (LAFCO). The SOI includes both incorporated and unincorporated areas within which Sebastopol will have the primary responsibility for the provision of public facilities and services. Lands within the SOI but outside existing city limits may be considered for development after annexation.

Until that time, the area within the SOI is under the jurisdiction of Sonoma County and its General Plan; however, City policies will influence the County’s considerations of development proposals for lands within the SOI.

**Urban Growth Boundary:** The UGB is a line beyond which development will not be allowed, with limited exceptions. In 2016, the City Council adopted Ordinance 1090 establishing the UGB, which reaffirmed, with minor modifications, the UGB that was established by Measure O, approved by Sebastopol voters in November 1996. Ordinance 1090 defines the UGB and establishes standards for the administration of the UGB, which are included as policies under Goal LU 2. The UGB is shown on Figure 2.1.

## **Goals, Policies, and Actions**

### **Goal LU 1: Maintain Sebastopol as a Unique, Charming, and Environmentally Sensitive Small Town that Provides Residents, Businesses, and Visitors with Opportunities to Enjoy a High Quality of Life**

**Policy LU 1-1:** Through appropriate land use practices, maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.

**Policy LU 1-2:** Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.

**Policy LU 1-3:** Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure 2.1), and be subject to the ability to provide urban services, including paying for any needed extension of services.

**Policy LU 1-4:** Assign the following range of land use designations throughout the City and to parcels within the UGB, as shown in the Land Use Map (Figure 2.1):

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

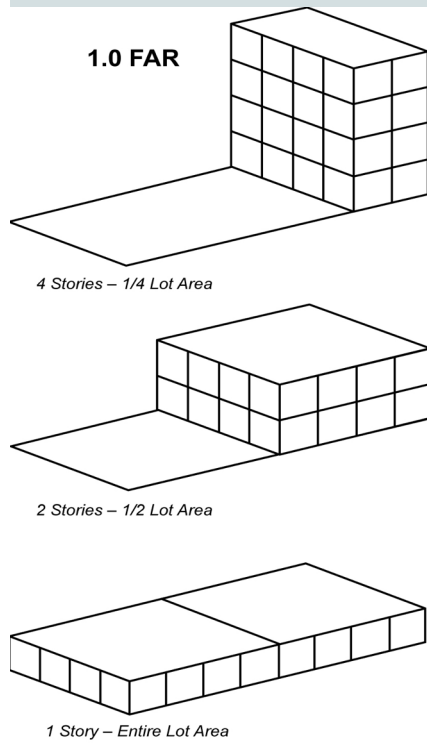
***Low Density Single Family Residential:** Designates areas suitable for single family dwellings at a density of 1.1 to 2.5 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.*

***Medium Density Residential:** Designates areas suitable for residential dwellings at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.*

***High Density Residential:** Designates areas suitable for multifamily dwellings at a density of 12.1 to 25 units per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units.*

***Commercial/Office:** This designation provides areas for commercial and office uses with off-street parking and/or clusters of street-front stores. This designation allows primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, professional, administrative, medical, dental, and business offices, bed and breakfast users, and business and personal services, along with ancillary commercial and service uses. This designation is typically assigned to parcels, located on a major arterial street, that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes. Maximum floor area ratio (FAR) shall not exceed 1.5. Residential uses are permitted as a secondary use to the primary commercial uses permitted in this land use designation if generally located above the ground floor at the High Density Residential density of 12.1 to 25 units per acre. The residential space will not be counted in calculating the FAR for a development.*

**Floor Area Ratio (FAR)** is the total square feet of a building divided by the total square feet of a lot.



**Central Core:** This designation applies to portions of Sebastopol’s Downtown and nearby areas. The Central Core designation allows office, commercial, and retail uses, as well as mixed-use residential developments. Residential uses are allowed at a density of 15.1 to 44 units per acre if combined with commercial land uses, such as office and retail. Projects shall achieve a minimum FAR of 1.0, and the maximum FAR shall not exceed 2.5 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol’s historic commercial area. Housing is encouraged on upper stories.

**Office/Light Industrial:** This designation synthesizes Office and Light Industrial classifications and is intended to promote well planned, integrated business parks, which will serve as major employment center within the community. The Office/Light Industrial designations only applies to sites of three (3) acres or larger and must be implemented through the PC-Planned Community zoning process. Land uses within business parks shall be limited to non-polluting, “clean” industries and businesses with primary permitted uses including corporate and administrative offices and research development uses. Ancillary uses shall be allowed under this designation, which may include warehousing and distribution, exercise facilities, child care uses, and food service uses which provides support services to primary uses. Residential uses are allowed as a secondary use to the primary office/light industrial uses allowed in this land use designation at a density of 12.1 to 25 units per acre. Maximum FAR shall not exceed 1.5 (not including the residential use).

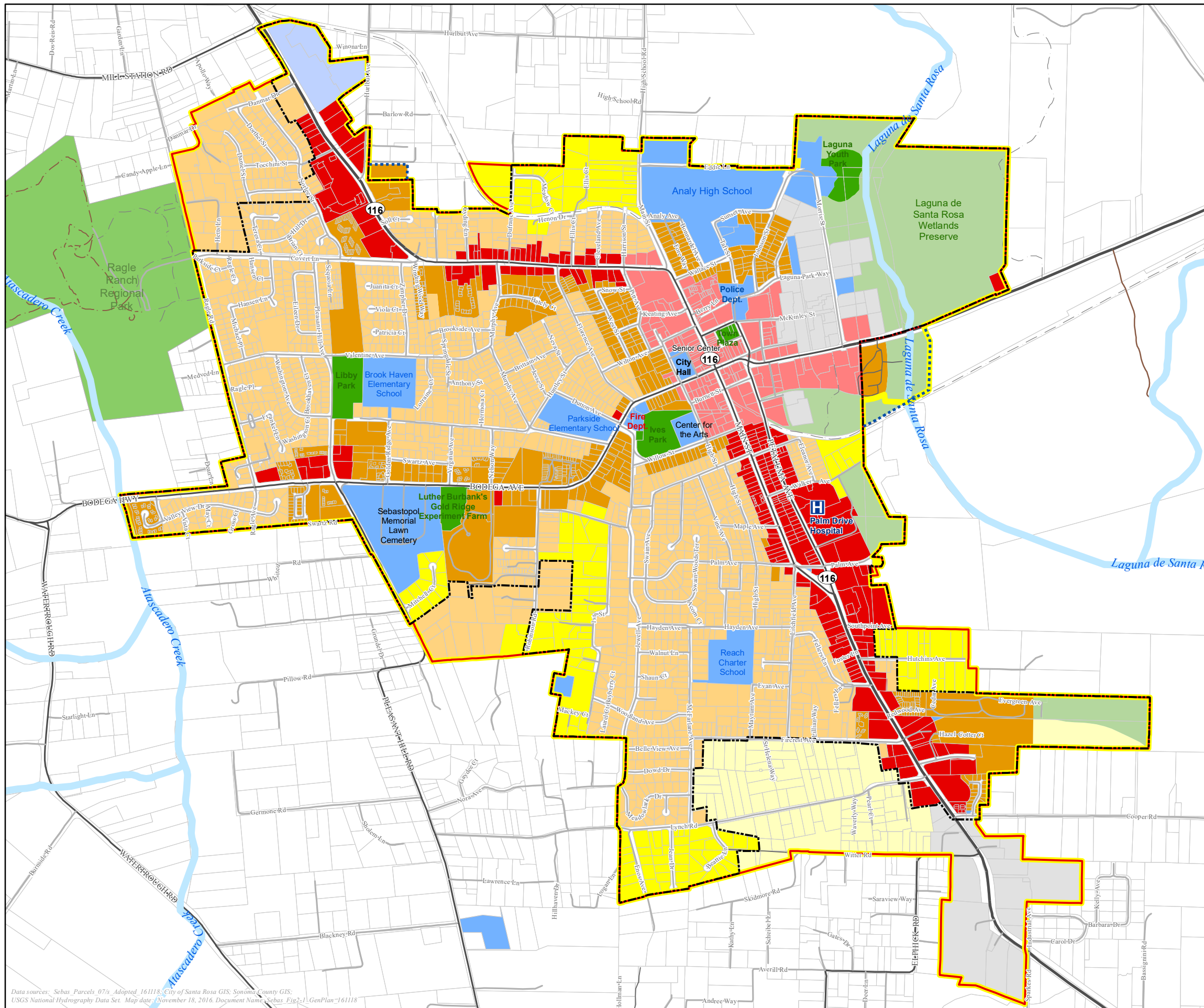
**Light Industrial:** This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not generate excessive adverse environmental impacts. Other uses allowed in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; research and development, laboratories, light manufacturing; and similar uses. Residential uses are permitted as a secondary use to the primary light industrial uses allowed in this land use designation at a density of 12.1 to 25 units per acre. Maximum FAR shall not exceed 0.75 (not including the residential use).

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

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

**Community Facilities:** This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations, and school sites. Maximum FAR shall not exceed 2.0, except municipal facilities shall be allowed a FAR of 3.0.

Figure 2.1:  
General Plan Land Use Map

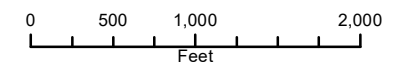


**Land Use Designation**

- VDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- CC - Central Core
- CO - Commercial Office
- LI - Light Industrial
- OLI - Office/Light Industrial
- CF - Community Facility
- OS - Open Space
- PA - Park

**Planning Boundaries**

- City of Sebastopol
- Sphere of Influence
- Urban Growth Boundary
- Proposed Sphere of Influence/Urban Growth Boundary Expansion



1:14,000

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



Data sources: Sebas\_Parcels\_07s\_Adopted\_161118; City of Santa Rosa GIS; Sonoma County GIS; USGS National Hydrography Data Set. Map date: November 18, 2016. Document Name: Sebas\_Fig2.1\_GenPlan\_161118



**Policy LU 1-5:** The Land Use Map shall be amended from time to time to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other lands to serve the City's needs.

**Policy LU 1-6:** Where appropriate, encourage clustered development and the clustering of housing so that larger areas of open space may be permanently preserved. Clustered development may provide flexibility in site design and layout to allow for smaller lot sizes, but shall not allow a project to exceed the gross density ranges established under Policy LU 1-4.

**Policy LU 1-7:** Encourage new development to be contiguous to existing development, whenever possible.

**Policy LU 1-8:** Do not allow development in areas not served by municipal utilities.

**Policy LU 1-9:** Work collaboratively with Sonoma County and other public agencies in the region to preserve and maintain greenbelts and areas of open space surrounding the City's SOI.

**Policy LU 1-10:** Encourage development and planning that is consistent with this General Plan and furthers the implementation of the Sebastopol Priority Development Area (see Figure 2.3).

### Actions in Support of Goal LU I

Action LU 1a: Review and update the Zoning Code to: 1) implement the policies and actions of this General Plan, including implementation of land use designations and Figure 2.1, Land Use Map, 2) clarify and streamline Zoning Code implementation, and 3) revise parking requirements, setbacks, and lot coverage standards within the Central Core to facilitate and allow higher residential development densities, as established by Policy LU 1-4.

Action LU 1b: Direct new development to locations within the city limits through prioritizing processing of applications within the City limits and encouraging developers interested in Sebastopol to focus on in-fill development.

Action LU 1c: Revise the Zoning Code to establish a minimum height of two stories for new major development projects within the Central Core. This requirement shall not apply to rehabilitation or improvements to existing uses.

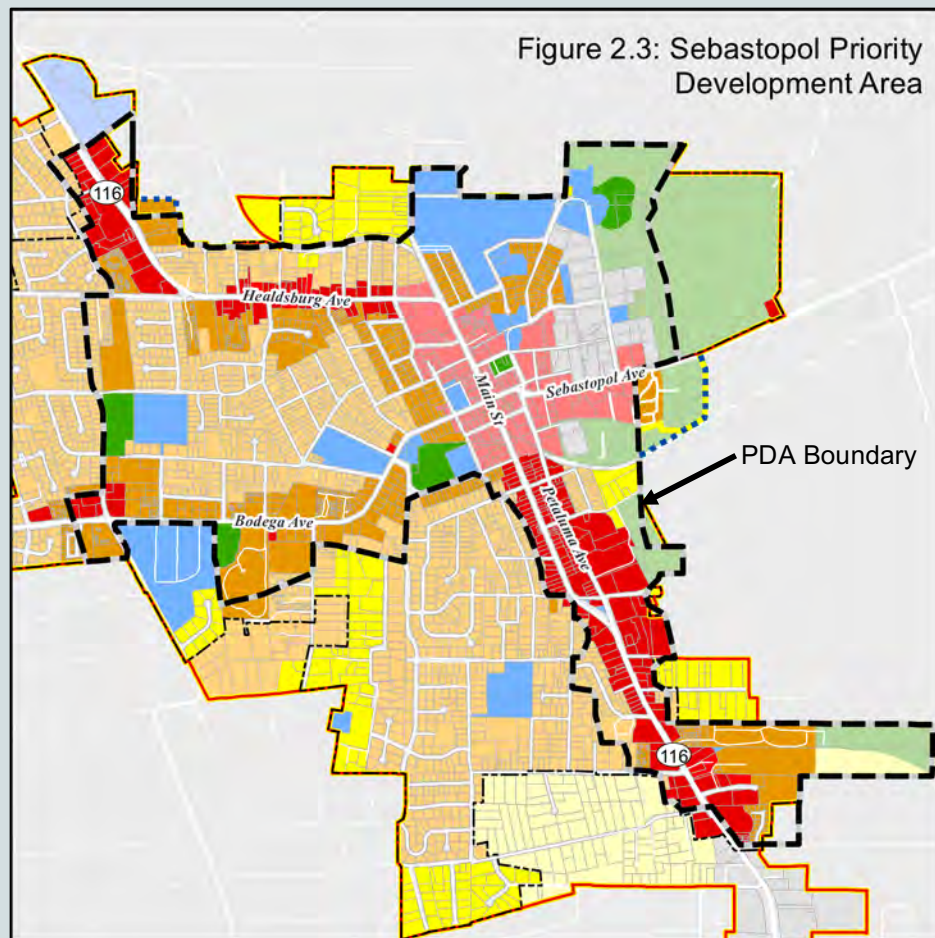
Action LU 1d: Review and update the Zoning Code to add definitions and descriptions for the following:

- Update definition of what constitutes a 'permanent dwelling';
- Clarify whether hotels are treated as residential or commercial uses;
- Define 'retail use';
- Revise definition of restaurant, and consider separate definitions for ice cream shops and coffee shops;
- Define 'secondary use';
- Review definitions for child care uses to ensure consistency with State law;
- Generally review all definitions in relation to consistency with list of allowed uses and to provide increased clarity (e.g., all uses identified in the Zoning Code shall be defined in the Zoning Code).

### Sebastopol Priority Development Area

A Priority Development Area (PDA) is a designation given to a place identified by a local Bay Area community and the regional Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) as an area for investment, new homes, job growth, and transit connections. PDAs are the foundation for sustainable regional growth and are documented in Plan Bay Area, which provides the regional vision for long-term growth through 2040. To become a PDA, an area must be: 1) within an existing community, 2) within walking distance of frequent transit service, 3) designated for more housing in a locally adopted plan or identified by a local government for future planning and potential growth, and 4) nominated through a resolution adopted by the local City Council or Board of Supervisors.

The “Sebastopol Priority Development Area” has been proposed for PDA designation. The PDA designation provides opportunities for the City to receive funding and planning support through regional grants, funding programs, and placemaking and transportation initiatives. The General Plan establishes goals, policies, and actions that support the PDA designation and provide for reinvestment, transit connections, housing growth, and employment growth. The General Plan establishes a strong framework for economic development and vitality in the City’s business districts and would increase job growth throughout the PDA. The General Plan provides for increased densities throughout the Downtown and along the primary proposed Sebastopol PDA corridors, provides for transit connections. The General Plan supports increased transit services and regional transit connections. See the policies and actions provided in support of the Goals LU 1, LU 6, LU 8, LU 9, CIR 1, CIR 2, CIR 3, CIR 4, CIR 5, EV 1, EV 3, EV 4, and EV 5.



*Action LU 1e: Review and update the Zoning Code to address uses and standards for the following:*

- *Develop regulations for amateur bee keeping;*
- *Develop regulations for commercial outdoor barbecues;*
- *Include standards for cottage food uses, consistent with State law;*
- *Update standards for child care uses to ensure consistency with State law;*
- *Consider allowances for mortuaries;*
- *Develop standards that guide allowed uses in the Light Industrial area located west of Morris Street, between Bodega Avenue and Laguna Park Way;*
- *Consider defined standards and an administrative approval process for small wine tasting establishments;*
- *Modify the Mobile Home Park zoning overlay district to include provisions that would prohibit the conversion of mobile home parks to high density residential uses;*
- *Review and update standards and provisions for community gardens;*
- *Provide authority to require deed restrictions regarding accessory buildings regarding potential use as a dwelling;*
- *Review home occupation regulations regarding the number of clients allowed on the premises, and consider establishing provisions to allow for small classes to occur as part of a home occupation use;*
- *Establish Use Permit requirements and standards for smoke shops;*
- *Update gas station and car wash standards;*
- *Provide standards for mobile food trucks;*
- *Establish appropriate standards and regulations for medical and, if made legal, non-medical cannabis dispensaries and related operations and activities;*
- *Review and update Temporary Use regulations;*
- *Establish policies and standards for outdoor music uses and activities;*
- *Generally review allowed uses for similar zoning districts to ensure consistency;*
- *Add provisions to address uses that are not currently addressed.*

**Goal LU 2: Maintain an Urban Growth Boundary in Order to Promote Orderly Growth, Ensure Adequate Provision of Public Services, and to Protect the Natural Environment**

**Policy LU 2-1:** The Sebastopol UGB Ordinance adopts, until December 31, 2041, the UGB designated on Figure 2-1.

**Policy LU 2-2:** The UGB is a line beyond which amendment of the SOI, annexation, or City-approved development will not be allowed, except as may be specifically permitted by this initiative.

**Policy LU 2-3:** Extensions of wastewater, water, and other City services to development outside the UGB are prohibited, except as allowed under extraordinary circumstances pursuant to this section, or as may be otherwise allowed by this initiative, or required by state law. Extraordinary

circumstances justifying extension of City services outside of the UGB shall be deemed to exist only if the City Council makes all of the following findings:

- a. That the land use to which the City service would be extended is consistent with all applicable policies of the City's General Plan; and
- b. That the land use to which the City service would be extended is compatible with open space uses as defined in Government Code Section 65560 as of January 1, 2016, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area; and
- c. That the property to which the City service would be extended is immediately adjacent to land already served by the service(s) to be extended; and
- d. That specific circumstances, unique to the property to which the City service would be extended, would otherwise deprive the property of privileges enjoyed by other comparable property outside the UGB and in the vicinity of the property to be served; and
- e. That the extension is not in conflict with policies of the Sonoma County LAFCO, or State law; and
- f. That substantial evidence demonstrates that the proposed City service extension will not cause the Levels of Service specified in the Land Use Element and Circulation Element of the City of Sebastopol General Plan, to be exceeded with respect to water, wastewater, parks, fire services, police services, storm drainage, schools, and traffic.

**Policy LU 2-4:** UGB Administration. Until December 31, 2041, the policies set forth in this initiative and the UGB designated on Exhibit A to this initiative shall be amended only by a vote of the people or pursuant to one of the procedures set forth in paragraphs (a) through (d), below.

- a. The City Council may, if it deems it to be in the public interest, amend the UGB designated on the map attached as Exhibit A to this initiative, provided that the amended boundary is within or coextensive with the limits of the UGB as designated on Exhibit A.
- b. To comply with state law regarding the provision of housing for all economic segments of the community, the City Council, after receipt of any recommendations by the Planning Commission, may amend the UGB and approve annexation in order to accommodate lands to be designated for residential uses. No more than three (3) acres of land may be brought within the UGB for this purpose in any calendar year, and no more than a total of ten (10) acres may be brought within the UGB for this purpose during the term of this initiative. Such amendment may be adopted only if the City Council makes all of the following findings in an affirmative manner:
  1. That the land to be included within the UGB is not designated as Land Intensive Agriculture, Land Extensive Agriculture, Diverse Agriculture, Community Separator, Scenic Landscape Unit, or Critical Habitat Area in the Sonoma County General Plan; and
  2. That the land is immediately adjacent to (a) the existing UGB, and (b) serviceable water, sewer, and roadway connections; and
  3. That the proposed development will provide a minimum of fifty percent (50%) of its dwelling units for low- and very-low income households, as defined by the Housing Element of this General Plan; and

4. That the proposed development will be developed at medium density or greater, as defined by the General Plan; and
  5. That the proposed development will provide safe access for pedestrians, bicyclists and vehicles to local schools, parks, and the downtown; and
  6. That there is no existing vacant or underdeveloped residentially designated land within the UGB to accommodate the proposed development and it is not reasonably feasible to accommodate the proposed development by redesignating lands within the UGB for low- and very-low income housing; and
  7. That the proposed development is necessary to comply with state law requirements for provision of low- and very-low income housing and the area of land within the proposed development will not exceed the minimum necessary to comply with state law; and
  8. That substantial evidence demonstrates that the proposed development will not cause the Levels of Service specified in the Land Use Element or the Circulation Element of the City of Sebastopol General Plan to be exceeded with respect to water, wastewater, parks, fire services, police services, storm drainage, schools, and traffic; and
  9. That the proposed development is consistent with other applicable policies of the General Plan.
- c. The City Council may amend the UGB and allow annexation if, following consideration of any recommendations by the Planning Commission, it makes both of the following findings:
1. That the application of any aspect of UGB policies would constitute an unconstitutional taking of a landowner's property, and
  2. That the amendment and associated land use designation will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property.
- d. Following consideration of any recommendations by the Planning Commission, the City Council may amend the UGB and allow annexation in the following additional circumstances:
1. For open space or lands used for agriculture, provided the land is restricted in perpetuity by a permanent covenant maintaining the open space or agricultural use, as may be applicable, and is consistent with the purposes set forth in Government Code section 65560 as of January 1, 2016, and is not in conflict with any provision of the Sebastopol General Plan; and
  2. For public parks and public recreational facilities as defined by and developed to implement the goals and policies set forth in the City of Sebastopol General Plan.
- e. Any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, or any other discretionary entitlement approved by the City on land brought within the UGB must be consistent with this initiative.
- f. In the event of any conflict between the provisions of this initiative and the General Plan, the provisions of this initiative shall prevail.

## 2. LAND USE

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- g. The General Plan shall be amended as necessary to include the policies set forth in this initiative or to resolve any conflicts between this initiative and the General Plan.
- h. The City of Sebastopol shall coordinate planning efforts with the County of Sonoma to reinforce the UGB, and thus to protect adjacent agricultural, rural residential, open space, and other unincorporated lands.
- i. The City of Sebastopol shall coordinate with the Sonoma County LAFCO to establish and maintain the SOI boundary to coincide with the UGB.
- j. A minimum of two years prior to the expiration of this initiative, the City Council shall, at a publicly-noticed meeting, consider what steps may be appropriate relative to expiration of the initiative. This initiative shall not apply to any project that the City Council determines has obtained a vested right for development as defined by state law as of the date the City Council takes action to place this initiative on a ballot.

### Actions in Support of Goal LU 2

*Action LU 2a:* Reserve a specific amount of wastewater capacity and potable water supply to be used for existing development outside the city limits, particularly older subdivisions in the SOI which may require connection to the City's wastewater and/or water system when septic system or water supply delivery failures occur.

*Action LU 2b:* Limit the amount of land designated for urban uses to those areas that can be reasonably predicted to be developed over the 20-year life of the General Plan. Areas not projected for urban development within the life of the General Plan will be kept outside the UGB.

### **Goal LU 3: Phase Future Growth so that City Resources are Not Exceeded**

#### **Infrastructure Capacity**

refers to the ability to deliver a number of municipal services. Those services most commonly measured are water supply, wastewater disposal, traffic flow on streets and highways, fire and police protection, and school capacity.

**Policy LU 3-1:** Manage growth and infrastructure capacity so that the quantity and capacity of City services and infrastructure will not drop below acceptable Levels of Service as a result of new development.

**Policy LU 3-2:** Continue to maintain and implement the Growth Management Ordinance.

**Policy LU 3-3:** Encourage the County to focus growth in urban areas and along the central Highway 101 corridor and discourage densification and intensification in areas in the vicinity of Sebastopol that would exceed City and local

resources, including transportation, water supply, sewer, groundwater recharge, and public services.

### Actions in Support of Goal LU 3

*Action LU 3a:* Maintain Level of Service (LOS) standards and guidelines for City services.

- *Water Flow:* The standard for water volume and flow is established by Title 24 of the California Code of Regulations. The standard for fire flow is 1,000 gallons per minute.
- *Wastewater:* The standard for sewage treatment is based on capacity. The City shall maintain a reserve capacity of at least 5% (0.042 million gallons per day). At the time that the City reaches the reserve capacity, it must either reduce the amount of development

*commensurately, increase wastewater treatment capacity, or reduce wastewater through reduction measures.*

- *Parks: The standard for parks is five acres of park land for each 1,000 residents.*
- *Fire: The standard for fire service is an emergency response time of less than nine minutes for 90 percent of calls.*
- *Police: The standard for police service is a response time of three minutes for 70 percent of emergency calls.*
- *Drainage: The standard for storm drainage facilities is established by the Sonoma County Water Agency.*
- *Schools: The standard for school class size and appropriate square footage of play area per student is established by the Sebastopol Union School District and Analy High School District.*
- *Traffic: The standard for traffic is shown in the Circulation Element.*

*Action LU 3b:* *Periodically review and revise the Growth Management Ordinance to meet the City's needs. Address the following in the next update to the Growth Management Ordinance:*

- *Increase annual residential allocations to 50 units per year in order to accommodate planned General Plan growth and to address the housing needs of economic segments of the community as identified in the Housing Element;*
- *When residential development activity is lower than the maximum established, any unused residential allocations under the maximum, or cap, will carry over to be used in future years, but not longer than two years;*
- *Limit total residential allocations to 750 residential units through 2035.*
- *Residential units approved within the Central Core shall be exempt from the annual allocation cap, but shall count towards the total allowed residential unit allocation;*
- *Update the findings regarding utility capacity to reflect current conditions;*
- *Simplify the allocation procedures; and*
- *Include provisions for very small houses and mixed use units to count as a reduced allocation (e.g., one mixed use unit or very small house unit is counted as 0.5 of an allocation).*

*Action LU 3c:* *Continue to monitor development in the City and SOI and the capacities of wastewater treatment facilities, water distribution, roads, including road maintenance, public schools, and parks and recreation facilities. City staff will provide annual reports on growth and changes in infrastructure capacity to the Planning Commission, City Council, and the public. The information will be used to assist in determining when the city is approaching Levels of Service where resources will be exceeded and what actions must be taken.*

*Action LU 3d:* *Review all development proposals for their direct and cumulative effects on City-adopted LOS standards. The City will only permit developments that meet City-adopted LOS standards.*

*Action LU 3e:* *Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.*

**Goal LU 4: Ensure that Development Within and Adjacent to the Sphere Of Influence is Compatible With the Goals and Policies of Sebastopol’s General Plan**

**Policy LU 4-1:** Review public and private development proposals and land use changes within the SOI, UGB, and Referral Area. Note: The Referral Area is an area outside the SOI and UGB where County development decisions may impact and affect the City.

**Policy LU 4-2:** Support and maintain community separators and encourage expansion of community separators in the north, west, and south areas surrounding Sebastopol.

Actions in Support of Goal LU 4

*Action LU 4a: Identify a referral area that surrounds the UGB and formally request that the County provide the City with notice of development applications and related actions within the referral area and provide the City an opportunity to comment on land use changes and development proposals under review. The City’s review of projects within the referral area shall emphasize the importance of:*

- The protection of agricultural lands and open space;
- The protection of biological resources, including riparian habitat and corridors;
- The protection of groundwater recharge areas and watersheds;
- Reducing sprawl;
- Maintaining and expanding community separators; and
- Ensuring quality development that is consistent with the character and values of Sebastopol.

**Goal LU 5: Preserve the Unique Character and Ambiance of Residential Areas and Maintain Residential Neighborhoods as Safe and Attractive Places to Live With Convenient Access to Services, Recreation, and Employment**

**Policy LU 5-1:** Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

**Policy LU 5-2:** Encourage the preservation and conservation of older existing homes.

**Policy LU 5-3:** Commercial, industrial, and other non-residential development that interfaces with residential land use designations and existing residential neighborhoods shall be designed to ensure compatibility between the uses and to reduce any potential negative impacts associated with aesthetics, noise, safety, odor, and lighting.

**Policy LU 5-4:** Require the design of new residential development to be consistent with the City’s design guidelines, to ensure harmony with Sebastopol’s unique, small-town character and compatibility with existing land uses.

**Policy LU 5-5:** Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.

**Policy LU 5-6:** Permit churches, schools, and compatible utilities facilities in all residential land use designations.



### Actions in Support of Goal LU 5

*Action LU 5a:* Through the design review process, screen development proposals for land use compatibility and ensure that development proposals are designed to be compatible with existing residential and other land uses, are designed to reduce aesthetic, noise, safety, odor and lighting impacts to residential areas, and are consistent with Sebastopol's unique, small-town character.

*Action LU 5b:* Maintain the Zoning Code provisions to allow non-conforming single family residences to expand and rebuild even if they are destroyed to an extent greater than 50 percent of their assessed value.

### **Goal LU 6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area**

**Policy LU 6-1:** Promote increased residential densities.

**Policy LU 6-2:** Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.

**Policy LU 6-3:** Encourage and support the construction and occupation of very small houses and micro apartments.

**Policy LU 6-4:** Provide for a variety of residential products, through the General Plan and Zoning Code, to accommodate the housing needs of all segments of the City's population.

**Policy LU 6-5:** Support the construction and operation of congregate housing facilities within the community.

### Actions in Support of Goal LU 6

*Action LU 6a:* Encourage new housing projects to develop in the upper range of allowed densities.

*Action LU 6b:* Consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate Medium Density Residential areas.

*Action LU 6c:* Implement the policies and actions in the housing element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.

*Action LU 6d:* Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, and co-housing.

*Action LU 6e:* Review and update the Zoning Code to establish provisions for congregate housing facilities within all zoning districts that allow residential uses.

**Goal LU 7: Emphasize and Advance Sebastopol’s Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities**

**Policy LU 7-1:** Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.

**Policy LU 7-2:** Maintain the Downtown as a focal point for West County- serving commercial, civic, and cultural uses.

**Policy LU 7-3:** Provide and maintain opportunities for community gathering and social interaction through cultural and art centers, park facilities, the Laguna, and community centers.

**Policy LU 7-4:** Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.

**Policy LU 7-5:** Actively promote implementation of the Downtown Specific Plan and the Sebastopol Downtown Portfolio, and Downtown Design Standards and periodically update these long-range planning documents as necessary.

**Policy LU 7-6:** Encourage mixed-use developments throughout the city.

**Policy LU 7-7:** In mixed use, commercial, office, and other non-residential developments, encourage non-residential uses on the ground floor while allowing residential uses on the ground floor where appropriate.

**Policy LU 7-8:** Maintain a sufficient supply of land in the Commercial and Central Core Designations to meet the economic development goals set forth in the Economic Vitality Element and Community Character Element.

**Policy LU 7-9:** Encourage local-serving neighborhood retail uses readily accessible to residential areas.

**Policy LU 7-10:** Maintain Zoning Ordinance controls on formula businesses that strengthen the City’s unique character, support the local economy, and ensure the provision of needed goods and services.

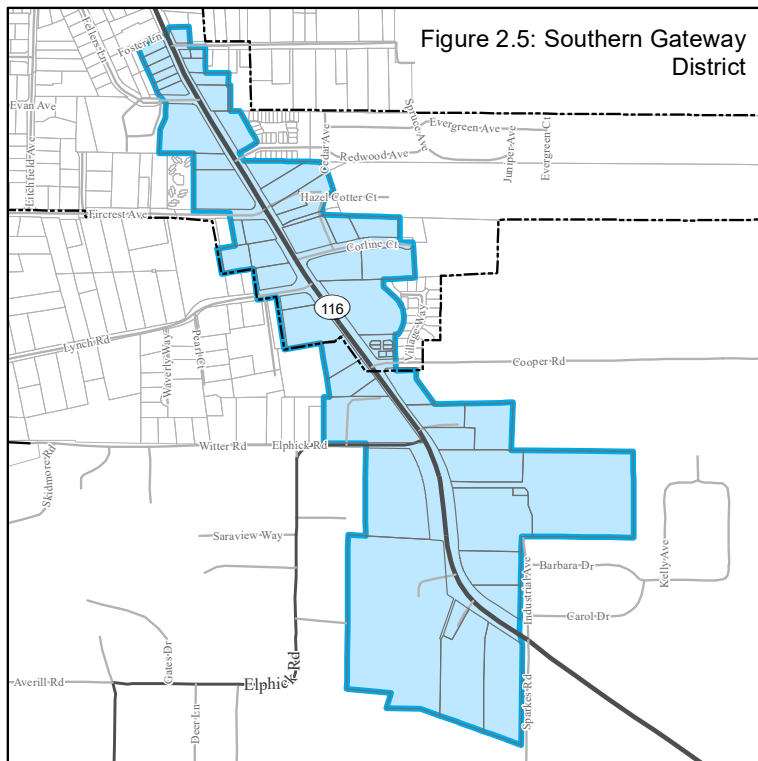
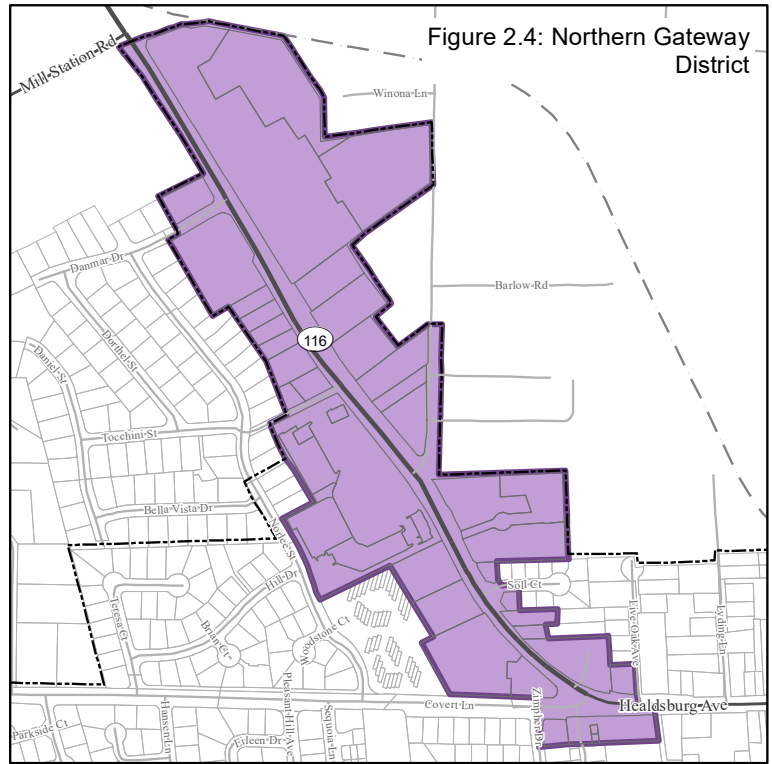
**“Downtown”** refers to the area in the central part of the City recognized as Downtown Sebastopol, as shown on Figure 9-1. The term **“Central Core”** refers to a specific land use designation established by Policy LU 1-4, and shown on the General Plan Land Use Map.

**Actions in Support of Goal LU 7**

*Action LU 7a: Consider the establishment of a "Gateway" overlay district or similar designation, at the north and south ends of town along SR 116 (see Figures 2.4 and 2.5). The purpose would be to provide design and land use standards to enhance the entrance points to the city, help foster community identity and sense of place through design, and increase economic development opportunities in key commercial/industrial nodes outside the Downtown.*

*Action LU 7b: Ensure that applications for new development contain sufficient information for staff to analyze its contribution to a jobs/housing balance in the Sebastopol area.*

*Action LU 7c: Revise the Zoning Code to require any new project in the Central Core be at least two stories in height, and allow building heights up to four stories/50 feet in the Central Core if residential uses are on any of the upper stories.*



*Action LU 7d: Revise the Sebastopol Downtown Plan to: 1) provide updated information regarding existing conditions and opportunity sites, 2) encourage affordable housing, 3) provide for increased residential uses, particularly over commercial and office uses, and 4) reflect the circulation system envisioned in this General Plan.*

*Action LU 7e: Adopt a Specific Plan for the Northern Gateway District. The Specific Plan should resolve issues such as improving the northern gateway to the city and identifying appropriate commercial, office, industrial, and mixed use development that would contribute to the character of the area and meet the City's economic and fiscal needs.*

**Goal LU 8: Increase Job Opportunities in the Office and Professional Sectors of the Economy**

**Policy LU 8-1:** Encourage a vibrant mixture of office, retail, and service uses in the Downtown and along major arterials at the north and south ends of town.

**Policy LU 8-2:** Maintain a sufficient supply of land in the Office, Central Core, and Office/Light Industrial designations to meet future needs.

**Policy LU 8-3:** Encourage office uses above the ground floor in commercial and mixed-use areas.

**Policy LU 8-4:** Support the continued development and intensification of office and professional employment centers throughout all non-residential areas.

**Policy LU 8-5:** Maintain and implement Zoning Code provisions that accommodate and facilitate home-based and locally-owned businesses throughout the City.

Actions in Support of Goal LU 8

*Action LU 8a: Regularly review the amount of vacant or underdeveloped land designated for office, commercial, and mixed use development and approved and pending development proposals on such lands to ensure that an adequate supply remains to accommodate the City's needs.*

**Goal LU 9: Increase Industrial Employment in Sebastopol While Maintaining the Quality of the Environment**

**Policy LU 9-1:** Designate sufficient land for a broad range of industrial uses, with an emphasis on uses that support the regional economy or are sustainable, green industries.

**Policy LU 9-2:** Resolve infrastructure constraints to industrial development.

**Policy LU 9-3:** Ensure that industrial development does not overburden infrastructure.

**Policy LU 9-4:** Encourage new industrial development in attractive industrial park settings that include open space, mixed uses, and are designed to reflect Sebastopol's unique character.

Actions in Support of Goal LU 9

*Action LU 9a: Review and revise the Zoning Code as appropriate to accommodate research and technology uses as permitted uses in industrial zones and to accommodate a mix of complementary uses in industrial zones.*

*Action LU 9b: Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.*

*Action LU 9c: Adopt a Specific Plan for the Gravenstein South Area within the SOI, prior to considering large annexation requests in this area. The Specific Plan should resolve issues such as improving the southern gateway to the city; incorporating and enhancing current and former industrial facilities and land uses so that they become a part of the City's economic and tax base; resolving infrastructure delivery challenges; and preserving the Laguna while increasing its accessibility. Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and*

*Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area needs to be properly evaluated and mitigated.*

*Action LU 9d: Adopt design standards for industrial development.*

*Action LU 9e: Where feasible, provide infrastructure improvements as part of the Capital Improvement Program that support development of industrial areas.*

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### 3. CIRCULATION

#### Introduction

The Circulation Element provides the framework for decisions concerning the city's multi-modal transportation system, which includes roadway, transit, bicycle, and pedestrian modes of travel. The Circulation Element provides for coordination with the Sonoma County Transportation Authority (SCTA), which serves as the coordinating agency for transportation funding for Sonoma County.

State law (California Government Code Section 65302(b)) mandates that the Circulation Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and is related to the Housing, Conservation & Open Space, Noise, and Safety elements.



The Circulation Element reflects the City's desire to provide for complete street, bicycle, and pedestrian facilities. This element considers overall mobility, existing and desired land uses, future street conditions, and mobility for non-automobile users, including safe routes to schools. This element establishes standards that guide development of the transportation system through goals, policies, and actions.

Background information regarding circulation conditions in Sebastopol is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

#### **Goals, Policies, and Actions**

#### **Goal CIR 1: Provide a Transportation System that Promotes the Use of Alternatives to the Single-Occupant Vehicle and Facilitates the Efficient and Environmentally Responsible Movement of People and Goods Within and Through the City of Sebastopol**

**Policy CIR 1-1:** Ensure that the City’s circulation network is maintained and improved over time to support buildout of the General Plan in a manner that is consistent with the General Plan Circulation Map. (Figure 3.1)

**Policy CIR 1-2:** Ensure that the City’s circulation network is a well-connected system of streets, roads, sidewalks, multi-use trails, routes, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

**Policy CIR 1-3:** Regard the quality of life in Sebastopol, maintaining its special small-town character, and providing a safety network of pedestrian and bicycle facilities as more important than accommodating vehicle circulation.

**Policy CIR 1-4:** Promote public education and participation in transportation issues and decision-making.

**Policy CIR 1-5:** When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers.

**Policy CIR 1-6:** In evaluating circulation improvement needs, and in reviewing major development proposals, consider impacts for all modes of transportation, including pedestrians, bicyclists, transit, and vehicles.

**Policy CIR 1-7:** Projects that would substantially impact circulation conditions shall provide a circulation impact report. This report will serve as a decision-making tool for the City, recognizing that maintaining and improving the community’s social fabric and economic vitality includes consideration of a project’s effects on pedestrians, bicyclists, and transit as well as the overall effect of improvements associated with achieving appropriate Level of Service. LOS is not intended to be used as the primary method to limit the size or density of a project, but rather to provide decision-makers with a picture of the impacts associated with a project and allow decision-makers to determine appropriate improvements to alleviate traffic impacts, to the extent appropriate and feasible. The Planning Department will determine whether a circulation impact report is required as part of the initial project application review process.

Circulation impact reports shall evaluate:

- Project effects on all modes of travel, including pedestrians, bicycles, transit, and vehicles;
- Improvements to accommodate the project with a focus on access and safety; and
- Impacts to vehicle travel, as determined by the Transportation Research Board’s Highway Capacity Manual. This analysis is intended to provide a menu of potential improvements but should not mitigate LOS by reducing project size, either by intensity or density.



Decision-makers shall evaluate projects based on the merits of a project, including contribution to City character, and shall determine whether the City is best served by either implementing improvements to address potential circulation impacts or, if improvements are determined to not be appropriate or feasible, ensuring that a project provides a certain level of density and intensity, as envisioned by Figure 2-2 (Land Use Map) to contribute to the social fabric of the community and meet the City's goals for economic development, economic vitality, and adequate housing.

Multimodal improvements, traffic calming improvements, or other system-wide transportation network improvements may be required in lieu of requiring mitigations to the impacted road or intersection in order to reduce the overall impacts to mobility. This approach could apply to the use of traffic impact fees collected from developments as well.

**Policy CIR 1-8:** Establish multi-modal LOS objectives that would facilitate review of transit, bicycle and pedestrian impacts, in addition to motor vehicles when these methods are more available and useful.

**Policy CIR 1-9:** Through the development review process, CEQA process, and through long-range infrastructure planning efforts, identify circulation network improvements and mitigation measures necessary to maintain the City's vehicle, transit, bicycle and pedestrian objectives.

**Policy CIR 1-10:** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users and avoid dead-end streets and cul-de-sacs.

**Policy CIR 1-11:** Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.

**Policy CIR 1-12:** Maximize the use of matching funding grant sources to provide ongoing maintenance, operation, and management of the City's circulation network.

**Policy CIR 1-13:** Consider roundabouts in lieu of traffic signals where adequate right of way is available and appropriate conditions exist to maximize intersection efficiency, maintain continuous but moderate traffic flow, reduce pollution emissions, reduce accident severity, and enhance pedestrian and cyclist circulation.

**Policy CIR 1-14:** Maintain and improve critical transportation facilities to provide logical emergency vehicle access and emergency evacuation needs.

**Policy CIR 1-15:** Continue to evaluate the benefits and feasibility of a two-way street system on some or all of SR 116 between McKinley Street and just south of Palm Avenue. The two-way street system should focus on slower vehicle speeds and enhancements to pedestrian and bicycle travel.

**Policy CIR 1-16:** Identify potential for bypass route(s) or "beltway connector" route(s) which minimize impacts to the Laguna, and provide regional travel options with the intention of providing traffic with an optional route away from downtown Sebastopol.

**Policy CIR 1-17:** Consider a "shared space" design where pedestrian activity is welcomed.

**Shared Space** is an urban design approach which seeks to minimize the segregation of pedestrians and vehicles. This is done by removing features such as curbs, road surface markings, traffic signs, and traffic lights. The goal of shared space design is to improve traffic efficiency and safety when the street and surrounding public space is redesigned to encourage each person to negotiate their movement directly with others.

Shared space design can take many different forms depending on the level of demarcation and segregation between different transportation modes. It has been suggested that, by creating a greater sense of uncertainty and making it unclear who has priority, drivers will reduce their speed. This is conducive to a safer environment for both pedestrians and vehicles. Shared space schemes are often motivated by a desire to reduce the dominance of vehicles, vehicle speeds, and road casualty rates.

### 3. CIRCULATION

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**Policy CIR 1-18:** Consider the impacts of traffic and land use growth on the road network, especially in downtown Sebastopol, when evaluating proposals for new development.

**Policy CIR 1-19:** Consider the impacts of traffic and land use growth in surrounding jurisdictions when designing Sebastopol's circulation network, and in particular, the impacts created on the SR 116 and SR 12-Bodega Avenue corridors by growth in surrounding Sonoma County.

**Policy CIR 1-20:** Discourage through traffic located on State Highways and Bodega Avenue from using residential streets as bypass routes.

**Policy CIR 1-21:** Monitor the development and implementation of self-driving, autonomous vehicle technologies and consider appropriate methods to accommodate and adapt to these technology changes.

#### Actions in Support of Goal CIR 1

Action CIR 1a: *The City shall cooperate with other jurisdictions in Sonoma County to reduce transportation congestion through the following actions:*

- *Staff should participate in the SCTA's technical advisory groups in pursuing funding opportunities.*
- *Encourage public input into SCTA's congestion management planning process*
- *Participate in future updates to the Comprehensive Transportation Plan*
- *Coordinate with the County of Sonoma including the Parks & Recreation Department in efforts to expand regional bicycle and pedestrian networks to meet anticipated demands*

Action CIR 1b: *Coordinate with the County of Sonoma, Caltrans, and the City of Santa Rosa to investigate, and as appropriate, determine feasible alternative routes, bypasses or "beltway connector" routes, including both north-south and east-west routes, (e.g. Llano Road extension from SR 12 to Occidental Road, or measures to divert some Hwy. 116 traffic at the southern terminus of Llano Road, or diversion of some Hwy. 12 traffic to Occidental Road at Fulton Road, or improving Ragle Road) and evaluate benefits provided by these routes. If appropriate, work collaboratively with the County of Sonoma and Caltrans to determine the extent of roadway improvements needed to support these bypass routes, add the project to the City's Capital Improvement Plans (CIP) and/or seek County or other agencies plan improvements, encourage proactive participation and coordination by the SCTA and support funding through the SCTA or other sources, and as appropriate, update both City and County General Plan Circulation Elements to include these routes.*

Action CIR 1c: *In collaboration with Caltrans, complete a comprehensive 2-way street analysis for SR 116 (South Main Street, Petaluma Avenue and McKinley Street) including traffic operational analysis, concept designs, urban design/landscaping improvements, economic benefits and identification of potential funding sources. As appropriate, work with SCTA, Caltrans, and other affected agencies to update policy objectives based on the results of the analysis. As interim roadway improvements to the SR 116 corridor are proposed, they shall be evaluated by City staff for compatibility with a future conversion to 2-way streets, in order to foster informed decision making.*

Action CIR 1d: *Consider the following roadway improvements and projects included in the CIP to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan.*

- *Healdsburg Avenue (SR 116)/Covert Lane intersection - install a traffic signal or roundabout*

- Healdsburg Avenue (SR 116)/Murphy Avenue intersection - install a traffic signal or roundabout
- Gravenstein Highway South (SR 116)/Fircrest Avenue intersection - install a traffic signal or roundabout
- McKinley Street/Laguna Park Way/Petaluma Avenue intersection - install a beacon or appropriate pedestrian crossing improvements on the southern leg pedestrian crossing
- Willow Street - extend the street through the City parking lot from Main Street to Petaluma Avenue to enhance grid connectivity
- Abbott Avenue - change route to parallel Sebastopol Avenue, with a potential connection to Morris Street

Action CIR 1e: The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the CIP.

- Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding.
- The pavement management program data system should address signage and pavement quality throughout the city.

Action CIR 1f: As part of the development review process, the Planning Department, Public Works Department, Police Department, and Fire Department shall review development projects to ensure that developers:

- Construct transportation improvements along property frontages when appropriate
- Address the project's proportional-share of impacts to the City's circulation network through payment of traffic mitigation fees
- Provide for complete streets to the extent feasible; facilitating walking, biking, and transit modes
- Provide appropriate on-site pedestrian and bicycle features
- Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures
- Provide adequate emergency vehicle access
- Minimize driveway cuts consistent with access and site planning considerations

Action CIR 1g: Update the City's Traffic Impact Fee (TIF) schedule to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.

Action CIR 1h: Use the City's CIP to identify and address deficient areas, such as areas where additional striping, sidewalks, maintenance, and other improvements are needed.

Action CIR 1i: Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.

Action CIR 1j: Provide staff support/liaison to regional agencies such as SCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in western Sonoma County.

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Action CIR 1k: Ensure regular monitoring of traffic accidents, traffic levels of service, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.

Action CIR 1l: Continually seek opportunities to fund maintenance of and improvements to the circulation network, including through active pursuit of a wide range of grant sources.

Action CIR 1m: Establish specific Transportation Demand Management (TDM) requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).

Action CIR 1n: Create incentives for proposed development to incorporate measures to reduce vehicle trips, such as mixed use projects and including bicycle and pedestrian facilities in the development plans and connections to existing bicycle and pedestrian facilities.

Action CIR 1o: Ensure that future development provides roadway improvements and/or fees contributing towards transportation improvements consistent with the Circulation Diagram and Circulation Element system-wide mobility goals and improvements identified as part of the City's Traffic Impact Fee (TIF) to improve the safety, efficiency and connectivity of the current circulation system for all modes of transportation, and to support buildout of the General Plan.

Action CIR 1p: Require future development to complete a fair share calculation and to pay their contribution upon the development of the project.





Action CIR 1q: Provide outreach and opportunities for public engagement with transportation planning issues and project initiatives, including use of citizen bodies such as the Planning Commission.

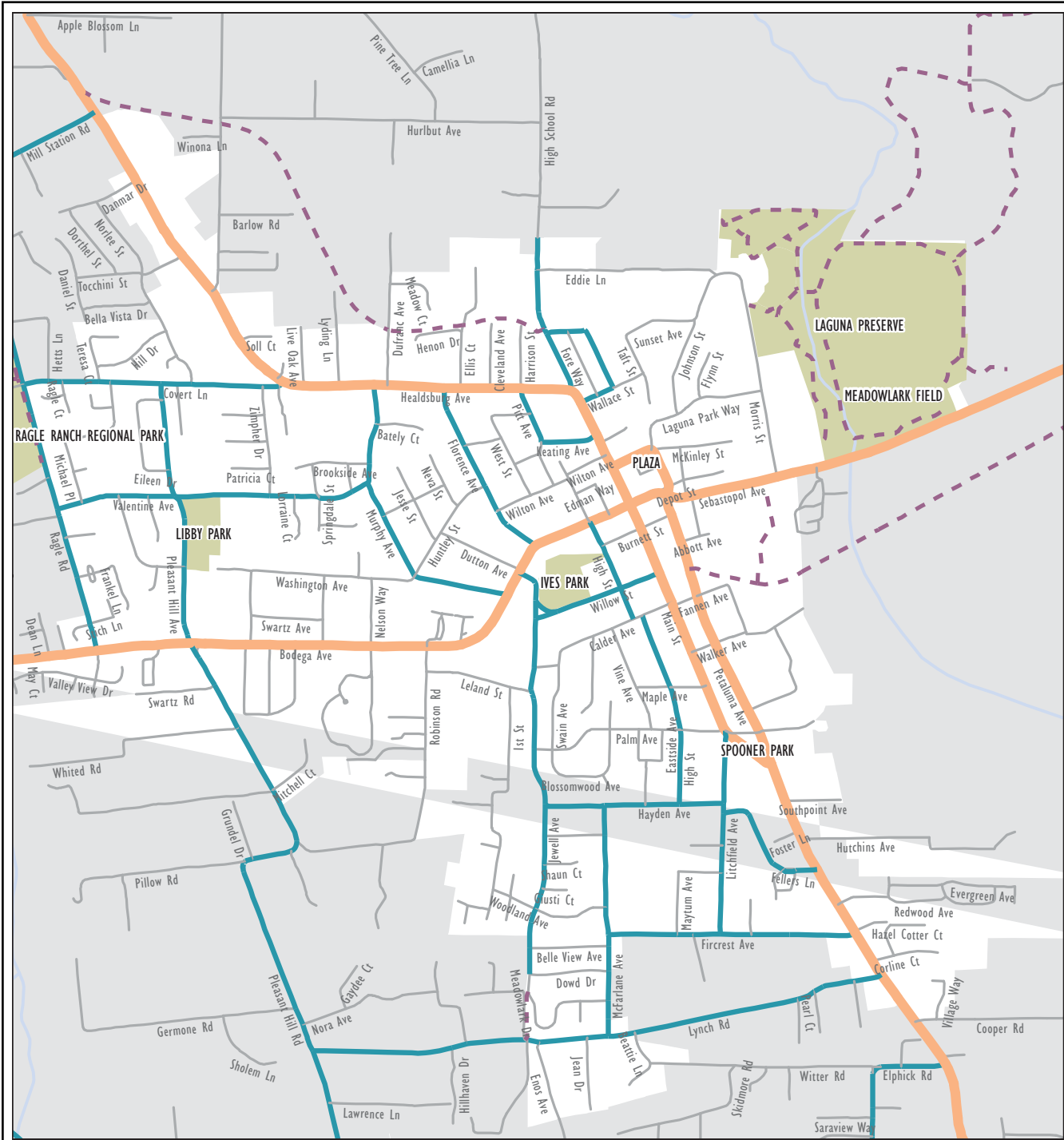
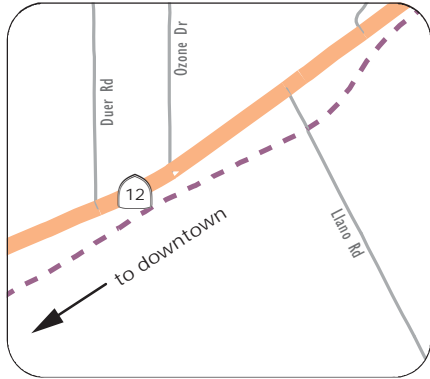
Action CIR 1r: Coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Also encourage Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.

Action CIR 1s: Coordinate with Caltrans, SCTA, Sonoma County, school districts, and other appropriate entities to coordinate and optimize the use of circulation and mobility resources.

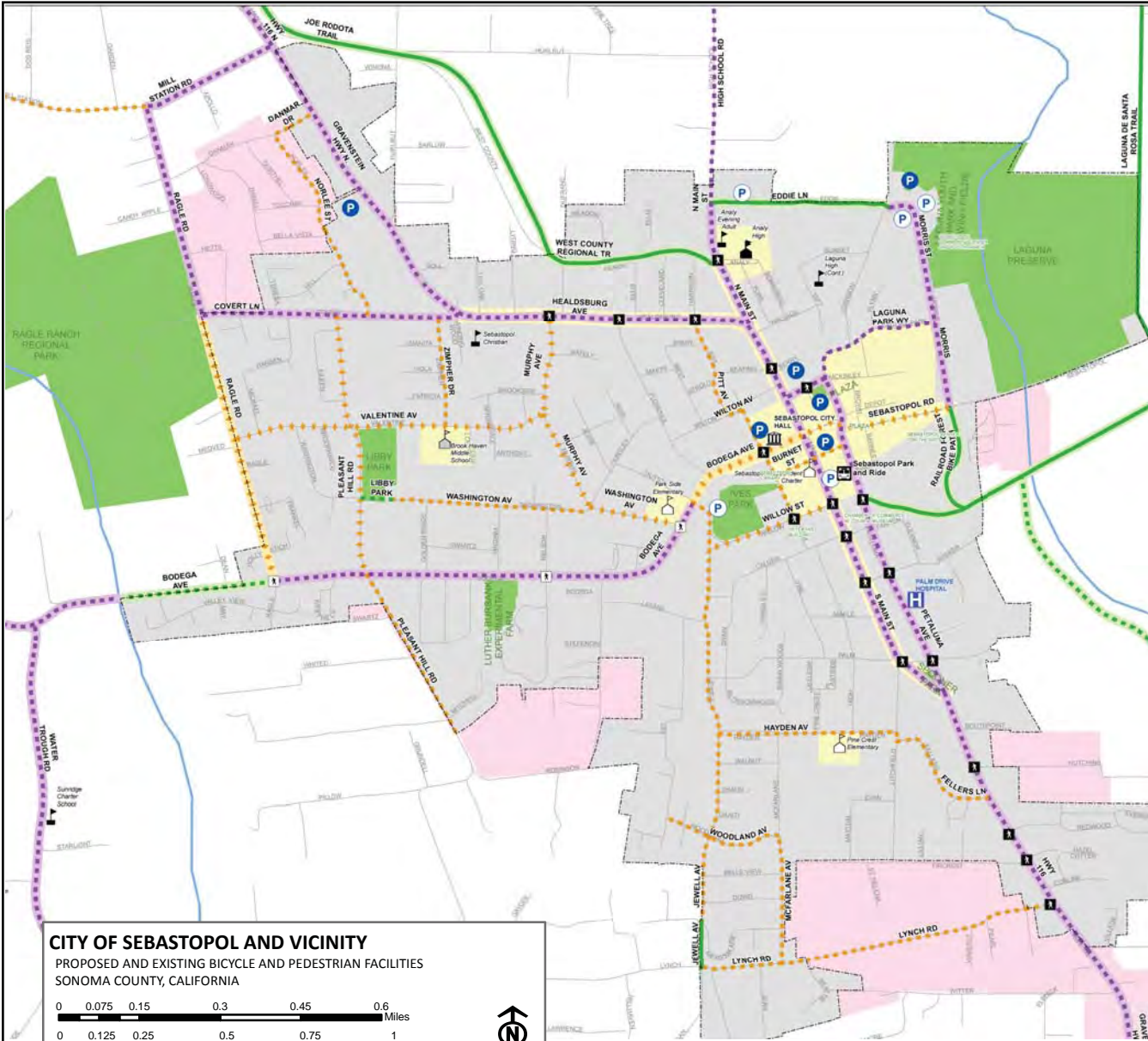
Figure 3-1:  
Circulation Diagram

**LEGEND**

-  Arterial
-  Collector
-  Trail
-  Local



**Figure 3.2  
Bicycle and Pedestrian  
Master Plan**



- Bike Routes**
  - CLASS I, EXISTING
  - CLASS I, PROPOSED
  - Highlighted Route on the Regional Network
  - CLASS II, EXISTING
  - CLASS II, PROPOSED
  - Highlighted Route on the Regional Network
  - CLASS III, EXISTING
  - CLASS III, PROPOSED
  - Highlighted Route on the Regional Network
  - SHARROWS, RECOMMENDED
- Bicycle Amenities**
  - Bike Parking - Existing
  - Bike Parking - Proposed
  - Showers/Lockers - Existing
  - Showers/Lockers - Proposed
- Pedestrian Crossing Enhancements**
  - EXISTING
  - PROPOSED
- Pedestrian Oriented Areas**
  - Pedestrian Districts
  - Pedestrian Corridors
- Multimodal Connections**
  - EXISTING
  - PROPOSED
- Transportation Features**
  - Street or Road
  - Highway
  - Freeway
  - Railroad
- Geographic Elements**
  - City Sphere of Influence
  - Sebastopol City Limits
  - Other City Limits
  - Public Places/Parks
  - City Halls
  - Hospitals
  - Waterway
- Schools**
  - OTHER
  - ELEMENTARY
  - MIDDLE
  - HIGH SCHOOL

**CITY OF SEBASTOPOL AND VICINITY**  
 PROPOSED AND EXISTING BICYCLE AND PEDESTRIAN FACILITIES  
 SONOMA COUNTY, CALIFORNIA

0 0.075 0.15 0.3 0.45 0.6 Miles  
 0 0.125 0.25 0.5 0.75 1 Kilometers

Author: Sonoma County Transportation Authority  
 Date: April 20, 2006  
 Revised: March 3, 2014  
 Projection & Coordinate System: CA State Plane, Zone 11, NAD 83, US Survey Feet, Lambert Conformal Conic Projection.  
 Project Source: S:\SCTA\SCTA Modeling Program\PROJECTS\bikeplan\2014\_Update\sebastopol\_2014.mxd  
 Sources: SCTA Countywide Bicycle and Pedestrian Advisory Committee, Sonoma County GIS, City of Sebastopol

This map is for illustrative purposes only, and though care has been taken to ensure that data is accurate, maps and represented data are provided without warranty of any kind.



*This map is a component of the Sebastopol Bicycle and Pedestrian Master Plan (as Amended through November 2011) and is included in the General Plan for informational purposes only.*



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**Goal CIR 2: Maintain and Expand a Safe and Efficient Pedestrian, Bicycle, and Transit Network that Connects Neighborhoods with Key Destinations to Encourage Travel by Non-Automobile Modes while also Improving Public Health**

**Policy CIR 2-1:** Establish and maintain a system of interconnected bicycle and pedestrian facilities that facilitate commuter and recreational travel, and that are consistent with the City's parks, trails, and recreation goals and policies in this General Plan and the *Sebastopol Bicycle and Pedestrian Master Plan (Amended November 2011)* or future updates of the plan.

**Policy CIR 2-2:** Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

**Policy CIR 2-3:** Incorporate bicycle facilities according to the Sebastopol Bicycle and Pedestrian Master Plan (including bicycle lanes, pavement markings, pavement treatments, bicycle route and destination signs, and bicycle detection at traffic signals).

**Policy CIR 2-4:** Require development projects to construct frontage sidewalks, missing sidewalk sections, paths, and nearby enhanced crosswalks in a manner that is consistent with the City's goals and policies in this General Plan and the *Sebastopol Bicycle and Pedestrian Plan*, and as dictated by the location of other activity centers, transit stops and common pedestrian destinations.

**Policy CIR 2-5:** Evaluate opportunities for pedestrian or other circulation and mobility connections to the circulation network in review of major development projects, and require appropriate improvements.

**Policy CIR 2-6:** Explore opportunities to better connect existing development to the bicycle/pedestrian network.

**Policy CIR 2-7:** Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the city.

**Policy CIR 2-8:** Increase connectivity between trip attractors and trip generators, including a complete sidewalk network, marked and enhanced crossings, and well-lit paths.

**Policy CIR 2-9:** When it can be shown that construction of a sidewalk would be at odds with an existing neighborhood's aesthetic and the historic nature of the area, alternatives such as an off-street path or wider paved shoulders may be considered, particularly on low-volume local streets.

**Policy CIR 2-10:** Increase the safety of popular bicycle and pedestrian routes to schools, downtown, and other destinations in the City that don't involve riding on SR 116, SR 12 and /or Bodega Avenue including enhanced crossings of SR 116, SR 12 and/or Bodega Avenue.

**Policy CIR 2-11:** Work with utility providers to reduce or eliminate barriers to pedestrian and bicyclist mobility created by utility infrastructure (such as utility poles that obstruct accessibility).

**Policy CIR 2-12:** Establish and maintain bicycle facilities that are consistent with the network depicted in the City's Bicycle and Pedestrian Master Plan.

**Policy CIR 2-13:** Public road construction projects shall incorporate facilities identified in the Bicycle and Pedestrian Master Plan to the greatest extent feasible.

**Policy CIR 2-14:** Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.

**Policy CIR 2-15:** Ensure that all crossings where trails and roads meet include best practices for crossing design for these conflict points.

**Policy CIR 2-16:** Promote public education to help create an atmosphere of respect for bicycles and pedestrians.

**Policy CIR 2-17:** Through a CIP and joint funding from Sonoma County Transit, the City shall maintain and, where feasible, continue to build lighted and sheltered seating facilities at bus stops where appropriate.

**Policy CIR 2-18:** Pursue improvements and funding to increase transit ridership, increase transit frequencies on key corridors, increase the hours of transit operation, and expand regular transit service in portions of Sebastopol that currently have no public transit.

**Policy CIR 2-19:** Continue to work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.

**Policy CIR 2-20:** Ensure that adequate lighting and trash disposal is provided at all bus stops.

**Policy CIR 2-21:** Work with Sonoma County Transit to identify the need for and locations of additional park-and-ride lots in Sebastopol in order to increase the number and length of trips made by transit and carpooling.

**Policy CIR 2-22:** Ensure that effective linkages are in place between the SMART commuter rail stations in Santa Rosa and Cotati and the city's primary activity centers.

**Policy CIR 2-23:** Encourage the use of park-and-ride lots and other transit incentives for Sebastopol commuters.

**Policy CIR 2-24:** Provide safe and continuous pedestrian, vehicular, and bicycle access at all transit park-and-ride facilities.

**Policy CIR 2-25:** Prioritize bicycle and pedestrian safety for students traveling to and from school.

**Policy CIR 2-26:** Support regional efforts to develop Safe Routes to School Programs for schools that serve Sebastopol's population.

**Policy CIR 2-27:** Prioritize the improvement of roadway pedestrian crossings throughout the community, particularly in accident-prone areas.

**Policy CIR 2-28:** Pursue improvements and funding for priority projects identified in the Sebastopol Bicycle and Pedestrian Master Plan.

**Policy CIR 2-29:** Encourage special events, such as festivals, community activities, etc. to provide onsite bicycle parking accommodations in order to promote and facilitate bicycle use for transportation to such events. Consider incentives to event organizers that incorporate onsite bicycle accommodations.



### Actions in Support of Goal CIR 2

Action CIR 2a: As part of the development process, review development applications to ensure compliance with the Sebastopol Bicycle and Pedestrian Master Plan.

Action CIR 2b: Review traffic signal timing plans or work with Caltrans to ensure adequate crossing times for all users at signalized intersections.

Action CIR 2c: Ensure that bicycle loop detectors are present at traffic signals, clearly identified with stencils, and tested and maintained regularly.

Action CIR 2d: Review all transportation improvements to ensure installation in accordance with current accessibility standards.

Action CIR 2e: Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-compliant curb cuts and ramps, and address such obstacles in the CIP, to the extent that funding for such activities is available.

Action CIR 2f: Continue to include construction of bicycle and pathway facilities, including pedestrian road crossings and pedestrian pathways, in the City's CIP, prioritizing areas where gaps in the current network need to be filled.

Action CIR 2g: Focus on the identification of more Class I multi-user trails and Class IV separated bike facilities. In particular, pursue Class I or Class IV alternatives to SR 116, SR 12 and Bodega Avenue, Class II Bike lanes, and sharrows markings to create viable north-south and east-west mobility opportunities for bicyclists and pedestrians of all ages, as identified in the Sebastopol Bicycle and Pedestrian Master Plan.

Action CIR 2h: As funding becomes available, the City shall encourage Sonoma County Transit to provide faster and more efficient routes, more frequent headways, extend service hours, and serve a greater portion of the City. The City would review and renew the contract as necessary and, when feasible, include provisions for:

- Consideration of an additional route.
- Bus headways of 15 minutes or less on routes serving Sebastopol.
- Local bus service operating until 10 PM.
- Saturday and Sunday bus services with expanded weekend hours.

Action CIR 2i: Compile a list of bus stops with inadequate lighting, and through the CIP, install street lights at those stops as funding is available.

Action CIR 2j: Study the feasibility of establishing a public or private shuttle system to serve the SMART commuter rail station.

Action CIR 2k: Review all transportation improvements to ensure installation in accordance with current accessibility standards.

Action CIR 2l: Identify potential bicycle and pedestrian connections between residential areas and school campuses and incorporate into the Sebastopol Bicycle and Pedestrian Master Plan.

Action CIR 2m: As part of the development review process, ensure that new development projects provide bicycle and pedestrian improvements to facilitate the implementation of a Safe Routes to School plan for Sebastopol schools.

Action CIR 2n: Coordinate with the SCTA, Sonoma County Health Services, Sebastopol Union School District, and Sonoma County Bicycle Coalition to continue the Safe Routes to School Program in Sebastopol.

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*Action CIR 2o: Routinely review and update the Safe Routes to School plan, to reflect the current circulation infrastructure, student travel patterns, identified hazards, and school.*

*Action CIR 2p: Support and implement policies and recommendations related to transportation from Health Action's Action Plan Sonoma. These include:*

- *Increase in percent of commuters who use active transportation (walk, bike, or public transit).*
- *Implement and strengthen policies and programs to enhance transportation safety.*

*Action CIR 2q: Monitor national efforts to establish effective multimodal LOS standards for pedestrian, bicycle, and transit modes.*

*Action CIR 2r: Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Planning Department determines a multimodal LOS methodology that is deemed suitable for application in Sebastopol.*

*Action CIR 2s: Periodically review priorities in the Sebastopol Bicycle and Pedestrian Master Plan and update as necessary, incorporating current best practices.*

*Action CIR 2t: Coordinate with SCTA to include City staff and a citizen representative on the Countywide Bicycle and Pedestrian Advisory Committee to ensure City representation in reviewing projects and funding sources.*

### **Goal CIR 3: Coordinate Circulation Facilities with Land Use and Development Patterns to Create an Environment that Encourages Walking, Bicycling, and Transit Use**

**Policy CIR 3-1:** Recognize the role of streets not only as vehicle routes but also as parts of a system of public spaces, with quality landscaping, street trees, and bicycle and pedestrian paths.

**Policy CIR 3-2:** Prioritize the quality of life for Sebastopol residents and visitors over vehicular traffic movement.

**Policy CIR 3-3:** Prioritize high-density and mixed land use patterns that promote transit and pedestrian travel along transit corridors.

**Policy CIR 3-4:** Design developments to include features that encourage walking, bicycling, and transit use. Design features shall include bus turnouts, transit shelters and benches, and pedestrian access points between subdivisions and between adjacent related land uses.

**Policy CIR 3-5:** Provide an interconnected street network that provides multiple points of access, discouraging cut-through traffic while maintaining neighborhood connectivity.

**Policy CIR 3-6:** Encourage local access connections between neighborhood parks and commercial areas by walking and biking as an alternative to short-distance driving.

**Policy CIR 3-7:** Ensure that the City's adopted street standards reflect a multi-modal focus, including vehicular lane widths that are no wider than necessary to serve the surrounding land use context and accommodate emergency vehicles.

**Policy CIR 3-8:** Where necessary, emphasize traffic management and calming techniques to control vehicle speeds on all streets within the City of Sebastopol.

**Policy CIR 3-9:** Design intersections to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities.

**Policy CIR 3-10:** Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.

**Policy CIR 3-11:** Review Subdivision Ordinance standards for new streets and driveways to maintain safe access while minimizing area devoted to vehicle traffic.

**Policy CIR 3-12:** Maintain restrictions on commercial truck routes to protect residential neighborhoods.

**Policy CIR 3-13:** Use urban design techniques, such as minimizing curb cuts and driveways, to improve the pedestrian and bicycle environment.

### Actions in Support of Goal CIR 3

*Action CIR 3a: During the development review process, the Planning Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.*

*Action CIR 3b: The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.*

*Action CIR 3c: The Public Works Department shall review its adopted street standards, including those specified in the Subdivision Ordinance, and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.*

*Action CIR 3d: The City shall develop a new truck route plan and associated signage that is consistent with the policies outlined in this Circulation Element.*

*Action CIR 3e: The City shall develop and implement a way-finding signage program that differentiates Downtown route options and rural route options that bypass the Downtown area. The intent of this program is to assist travelers in the identification of route options that may help alleviate Downtown traffic congestion.*

#### **Goal CIR 4: Ensure that a Combination of Managed Growth and Adequate Funding Mechanisms are in Place to Complete Future Improvements on the Local and Regional Circulation Networks**

**Policy CIR 4-1:** Ensure that the rate of land use and population growth in Sebastopol is consistent with the ability to provide adequate transportation services.

**Policy CIR 4-2:** Require new development to contribute its proportional cost of circulation improvements necessary to address cumulative transportation impacts on roadways throughout the city, as well as the bicycle and pedestrian network.

**Policy CIR 4-3:** Include capital projects sponsored by the City and necessary to maintain and improve traffic operations in the five-year CIP that is annually reviewed by the City Council. Funding sources for such projects as well as intended project phasing will be generally identified in the CIP.

**Policy CIR 4-4:** Consider funding transportation projects intended to meet or maintain LOS standards and to provide mitigation for intersections through use of funds allocated by the SCTA.

#### Actions in Support of Goal CIR 4

*Action CIR 4a:* Maintain and routinely update the City's Development Impact Fee Program to cover the cost of mitigating development's share of improvements on non-regional and regional routes, as well as the cost of maintaining Sebastopol's identified service and/or performance standards.

*Action CIR 4b:* As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.

#### **Goal CIR 5: Reduce Vehicle Miles Traveled (VMT) in Order to Reduce Congestion and Help Achieve Regional Efforts to Reduce Greenhouse Gas (GHG) Emissions**

**Policy CIR 5-1:** Actively support the Regional Climate Protection Authority (RCPA) in its efforts to reduce GHG emissions and strive to meet its regional goals.

**Policy CIR 5-2:** Ensure that the City's Trip Reduction Program (Municipal Code Section 8.16) is implemented. The purpose of the City's Trip Reduction ordinance is to reduce traffic and improve air quality within the City of Sebastopol by promoting the development of Trip Reduction Programs (also referred to as Transportation Demand Management Programs, or TDM) at existing and future work sites. Examples of TDM programs may include (but are not limited to) subsidized transit passes, guaranteed ride home, carpool matching, telecommuting, alternative work schedules, car sharing, employer-sponsored vanpools, priced workplace parking, preferential parking for carpools and/or low-emission vehicles, and shower facilities at workplaces to support bike riding.

**Policy CIR 5-3:** Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.

### Actions in Support of Goal CIR 5

Action CIR 5a: *Supply transportation data to the RCPA as requested to assist in the assessment of GHG reduction efforts.*

Action CIR 5b: *Establish specific TDM requirements that is consistent with the City's Trip Reduction Program for projects and consider making requirements sector-based (e.g., residential, commercial, industrial).*

Action CIR 5c: *Complete surveys of employment trips as outlined in the City's Trip Reduction Program.*

Action CIR 5d: *Establish standards and requirements for electric vehicle parking, including the installation of electric vehicle charging stations, in new development projects.*

### **Goal CIR 6: Maintain Parking Requirements and Practices that Complement the Desired Land Use Pattern while Minimizing Neighborhood Impacts**

**Policy CIR 6-1:** Maximize the use of existing downtown parking areas, emphasizing the use of shared parking wherever possible, including provision of multi-purpose parking facilities that serve both residential and commercial uses.

**Policy CIR 6-2:** Investigate formation of a downtown parking assessment district which assembles and maintains common parking facilities within a defined downtown area.

**Policy CIR 6-3:** Periodically review the City's parking requirements to ensure that they result in an efficient supply that is not "over parked."

**Policy CIR 6-4:** Ensure that the parking demand associated with future development does not adversely impact adjacent residential areas due to spillover parking demand.

**Policy CIR 6-5:** Look for ways to generate revenue from areas of high-demand parking to put towards bicycle facilities and public spaces.

**Policy CIR 6-6:** Create reduced parking requirements for proposed downtown developments.

**Policy CIR 6-7:** Require parking facilities to provide for pedestrian access and safety, including delineated paths and walkways.

### Actions in Support of Goal CIR 6

Action CIR 6a: *Work with downtown property owners, businesses and downtown organizations to facilitate the creation of a parking assessment district.*

Action CIR 6b: *Review parking best practices employed in other jurisdictions, as well as parking utilization within Sebastopol itself, and as appropriate, incorporate revised parking requirements into the Municipal Code.*

Action CIR 6c: *Study the potential for a parking permit system and reduced parking requirements to be implemented in transit-oriented areas such as Downtown Sebastopol.*

Action CIR 6d: *Consider developing protocols for parking study requirements for major commercial, multi-family residential, mixed-use, and other projects that seek relief from the City's adopted parking requirements in order to ensure that adequate parking is provided.*

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Action CIR 6e: *If deemed necessary by the City, use parking management techniques (such as residential parking permits) to limit spillover parking impacts in residential neighborhoods.*

Action CIR 6f: *Explore mechanisms, such as establishment of a parking district, funding parking facilities (structure(s) or lots) through payment of in-lieu or development impact fees, and expanding the City's shared parking provisions, to allow proposed development downtown to not have to provide on-site parking.*

Action CIR 6g: *Consider exemptions or reductions in parking requirements for small additions, changes in use, and developments on small sites in the downtown area.*

Action CIR 6h: *Emphasize the use of central shared parking and co-location of parking around the periphery of the downtown, without compromising requirements for new projects to contribute their fair-share towards parking facilities and infrastructure.*

## 4. COMMUNITY SERVICES AND FACILITIES

### Introduction

The City and various local public agencies and districts provide a range of public services and utilities services that are integral to providing a high quality of life for Sebastopol's residents. This General Plan Element includes goals, policies, and actions that address the following public services and facilities:

- Parks, Trails, and Recreation Facilities
- Water
- Wastewater (sewer)
- Fire Protection
- Police
- Solid Waste and Recycling
- Schools, Libraries, and Museums
- City Government Services



While not specifically required by State law for inclusion in the General Plan, this Community Services and Facilities Element is a critical component in meeting the infrastructure and public services needs of businesses and residents. Background information related to the topics addressed in this Element is found in the General Plan Existing Conditions Report.

### **Goals, Policies, and Actions**

#### **Goal CSF I: Provide High Quality Community Services, Facilities, and Infrastructure to All Residents, Businesses, and Visitors in Sebastopol**

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

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

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

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

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

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

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

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

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

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

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

**Policy CSF 1-12:** Encourage new large-scale development projects to incorporate community features such as meeting spaces/rooms that may be used by the City, community organizations, local non-profits, etc. for little to no cost.

#### **Actions in Support of Goal CSF I**

***Action CSF 1a:** As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and require new development to contribute its fair share toward necessary on and off-site infrastructure, services, and facilities.*



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

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

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

Action CS 1e: Identify and apply for Federal, State, and regional funding sources to finance infrastructure costs.

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

Action CSF 1g: Continue to provide an annual LOS Report to the City Council, as required by Municipal Code Section 17.350.030.A. The annual LOS report shall provide information on Planning Department projects, annual housing development totals, and a status update on City services including water, wastewater, drainage, parks, fire, police, schools, and traffic.

Action CSF 1h: Consider establishing requirements for the preparation of a Community Impact Report (CIR) as part of the development review process for new large-scale projects. The standards should consider the following:

- Identification of criteria for projects that must comply with the requirement to prepare a CIR (such as proposed housing units, commercial square footage, etc.).
- Fiscal impacts- assess the financial costs to provide services to the project and the benefits the project will provide the City, including tax revenue (e.g., will revenue increase, decrease, or be shifted).
- Employment impacts- estimate the number of jobs that will be created or eliminated by the project, and identify job quality measures including wages, benefits, and accessibility.
- Housing impacts- assess the project's impact on the need for both affordable and market-rate housing units, and whether the project will create additional units or eliminate existing units.
- Neighborhood needs impacts- assess whether the project will increase or meet demand for services and how the surrounding neighborhood might benefit from the project.
- Smart growth impacts- assess whether the project will make the surrounding neighborhood more livable and how the project will affect public transit and the pedestrian and bicycle network.

Action CSF 1i: During the development review process, encourage applicants for large-scale projects to incorporate community facilities such as meetings spaces into their projects. Consider a range of incentives to encourage this, including but not limited to, expedited permit processing, reduced permit fees, or other concessions mutually agreeable to the City and the applicant.

**Goal CSF 2: Provide a Diversified and High Quality Public Park and Trail System that Provides Active and Passive Recreational Opportunities for All Segments of the Community and Provides Enhanced Connectivity Between Key Residential, Commercial, and Recreational Areas of the City**

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

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

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

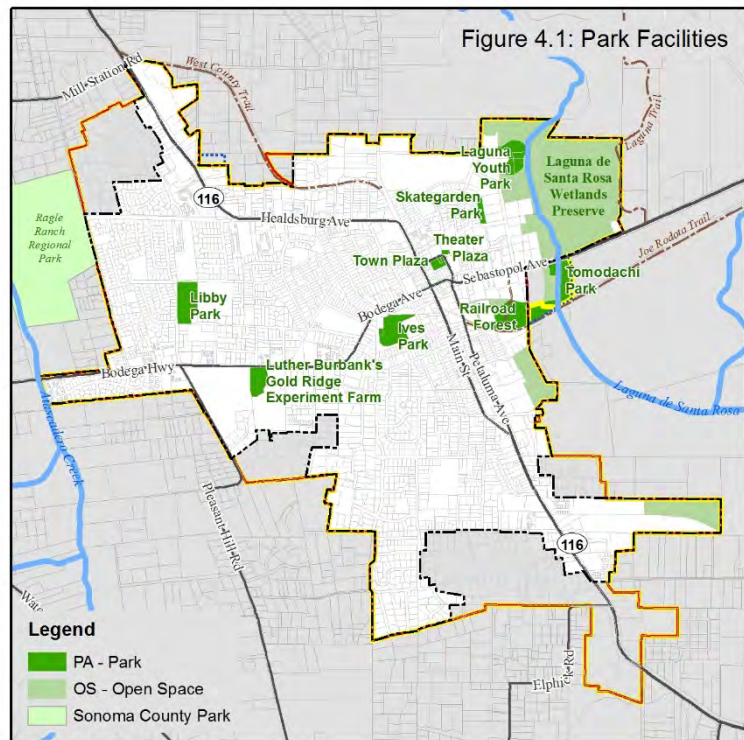


Figure 4.1: Park Facilities

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

**Policy CSF 2-5:** Preserve and enhance public access through new and existing development to facilitate access to the local trail network.

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

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

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

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

- Consideration of maintenance and improvement costs
- Equitable distribution of parks to serve existing and future residential neighborhoods
- Scenic and recreational value

- Relationship to existing parks and trail systems
- Ability to provide natural resource protection

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

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

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

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

**Policy CSF 2-13:** Require major new development to provide direct pedestrian connections, such as sidewalks, trails and other rights-of-way improvements to the existing and planned network of parks and trails, wherever feasible and appropriate. For smaller development projects, the City shall explore and pursue partnership opportunities to provide cost-effective connections.

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

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

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

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

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

## 4. COMMUNITY SERVICES AND FACILITIES

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**Policy CSF 2-19:** Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Sebastopol. Such efforts may include the creation of a local non-profit, community fundraising efforts, and City staff support in a coordination role.

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

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

**Policy CSF 2-22:** Support and encourage efforts to provide unique small-scale recreational opportunities and public gathering spaces in the form of parklets and pocket parks.

### Actions in Support of Goal CSF 2

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

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

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

Action CSF 2c: *Implement Bicycle and Pedestrian Master Plan trail, bicycle, and other recreational improvements and periodically update the Bicycle and Pedestrian Master Plan to ensure safe travel opportunities for all uses and all ages, including those with mobility challenges.*

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

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

Action CSF 2f: *Coordinate with the Sonoma County Regional Parks Department, City of Santa Rosa, and Agricultural and Open Space District on active and passive parks and recreation issues and opportunities and on potential lands to purchase for open space, habitat conservation, and recreation uses.*

A **Parklet** is a small public sidewalk extension, usually extending two parallel parking space lengths, that uses non-permanent materials. It combines elements such as seating, trees, flowers, shrubs, umbrellas, bike parking or lighting that reflect the unique character and needs of the location. Parklets are intended to be designed, paid for, and maintained by a non-City entity (such as a private business).

A **Pocket Park** is a small park accessible to the public, and is frequently created on a single vacant residential lot, or on a small, irregular piece of land.

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

Action CSF 2h: *Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. Support opportunities to upgrade these existing paths for use by the public.*

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

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

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

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

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

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

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

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

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

Action CSF-2r: *Explore the feasibility of the City purchasing the old cement plant property east of Morris Street and prioritize the establishment of a park and open space area for this site. The City should explore partnerships with private entities and other creative funding approaches that would facilitate this acquisition.*

Action CSF-2s: *Establish a permitting mechanism to allow private entities to create parklets on City-owned street parking spaces adjacent to pedestrian walkways. Include standards and provisions for design, maintenance, duration of operation, and removal.*

*Action CSF 2t: Explore opportunities to acquire vacant residential parcels in areas of the City that would benefit from the addition of small pocket parks.*

### **Goal CSF 3: Provide an Adequate, Clean, Safe, and Environmentally Sound Water Supply to All Existing and Future Water Users in Sebastopol**

Note: Issues related to surface and ground water quality and protection are also addressed in the Conservation and Open Space Element.

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

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

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

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

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

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

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

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

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

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

#### **Actions in Support of Goal CSF 3**

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

*Action CSF 3b: Continue to regularly monitor Sebastopol's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Public Health Officer, City Council and the public if water quality hazards are identified.*

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

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

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

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

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

*Action CSF 3h: Utilize standards for minimum water volume and flow established by Title 24 of the California Building Standards Code.*

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

*Action CSF 3j: Commission the preparation of a study that accurately establishes the groundwater recharge area for Sebastopol.*

#### **Goal CSF 4: Provide Adequate Sewer Service Capacity To Serve Existing And Future Demands**

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

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

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

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

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

**Policy CSF 4-6:** Prior to the approval of development that would result in substantial increased demand for municipal sewage conveyance and treatment, require projects to demonstrate that existing services are adequate to accommodate the increased demand or that improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

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

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

## 4. COMMUNITY SERVICES AND FACILITIES

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

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

### Actions in Support of Goal CSF 4

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

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

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

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

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

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

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

Action CSF 4h: *Maintain and update the City's Capital Improvement Plan (CIP) to clearly identify and prioritize sewer system improvements.*

### **Goal CSF 5: Provide Effective, High Quality, and Responsive Police and Fire Services to All Areas of the City**

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

**Policy CSF 5-2:** Provide adequate support to the Sebastopol Fire Department to maintain adequate staff, equipment, and response times to provide fire protection and emergency medical response services to existing and future residents.

**Policy CSF 5-3:** Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code, and Uniform Building Code (UBC) in order to minimize the risk of fire.

**Policy CSF 5-4:** Ensure that new development is served with adequate water volumes and water pressure for fire protection.

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



**Policy CSF 5-6:** Ensure that the Police Department has adequate staffing and equipment to accommodate existing and future population growth.

**Policy CSF 5-7:** The Sebastopol Police Department shall review all development proposals and recommend measures to reduce potential for increased crime and response times.

**Policy CSF 5-8:** Emphasize the use of physical site planning as an effective means of enhancing safety and preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum feasible visual exposure to community residents.

**Policy CSF 5-9:** Establish a culture of safety in Sebastopol by encouraging and supporting public safety programs that enhance safety and reduce crime through community policing, public education, and outreach programs.

**Policy CSF 5-10:** Support the Sebastopol Police Department in their efforts to continue to provide staff training that enhances cultural sensitivity, increases community outreach efforts, emphasizes their community service role, and maintains and enhances positive rapport with the community.

### Actions in Support of Goal CSF 5

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

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

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

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

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

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

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

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

Action CSF 5i: As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police response time and public safety and that the project addresses its impacts on police services through the incorporate of Crime Prevention through Environmental Design (CPTED) measures.

#### **Crime Prevention through Environmental Design**

incorporates physical site planning techniques in order to avoid or reduce crime. Techniques include adequate lighting, public visibility, access control, and visible landmarks between public and private spaces.

## 4. COMMUNITY SERVICES AND FACILITIES

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

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

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

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

### **Goal CSF 6: Enhance the Quality of Life for all City Residents Through the Provision of Cultural and Social Resources Including Quality Schools, Libraries, and Other Community Services and Facilities**

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

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

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

**Policy CSF 6-4:** Continue to strongly support and encourage the maintenance of high quality schools and diverse educational opportunities in Sebastopol and work cooperatively with the local school districts.

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

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

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

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

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

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

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

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

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

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

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

**Policy CSF 6-16:** Support improvements to, expansion of, or replacement of the Sebastopol Community Cultural Center to address flood issues, and to improve services and facilities available to the community in order to enhance the quality of life for all City residents through the provision of quality community services and facilities.

**Policy CSF 6-17:** Continue to support the West County Museum and the Luther Burbank Experiment Farm.

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

**Policy CSF 6-19:** Recognize and appreciate the value that teens and the local youth provide to the character and vibrancy of the community, and strive to improve services, facilities, and activities available to serve teens and local youth.

**Policy CSF 6-20:** Encourage increased participation by teens and the youth in local government decision making, community planning, and civic and community events.

### Actions in Support of Goal CSF 6

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

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

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

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

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

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

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

#### 4. COMMUNITY SERVICES AND FACILITIES

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

Action CSF 6i: *As funding permits, conduct a needs assessment of City facilities and services to determine if consolidation of selected functions at a central location is feasible and would improve community services; consider opportunities for partnerships or shared use with other community organizations and facilities.*

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

Action CSF 6k: *Establish partnerships with local schools, community groups, local sports leagues, and other community service providers that serve the local youth and teen population to increase participation in City government and planning efforts.*

Action CSF 6l: *Endeavor to hold at least one joint public hearing between the City Council and Planning Commission annually to discuss key issues, challenges, and priorities facing the City.*

## 5. CONSERVATION AND OPEN SPACE



*Natural and historical resources form an important part of the City's character, provide a resource base for the City, and enhance the quality of life of the City's residents.*

Natural resources, including waterways, hillsides, and wildlife habitat, and historical resources form an important part of the City's unique character. These assets provide a natural resource base for agricultural industries, tourism and recreation, wildlife habitat, watershed storage, and water quality protection, and contribute to the quality of life for the City's residents.

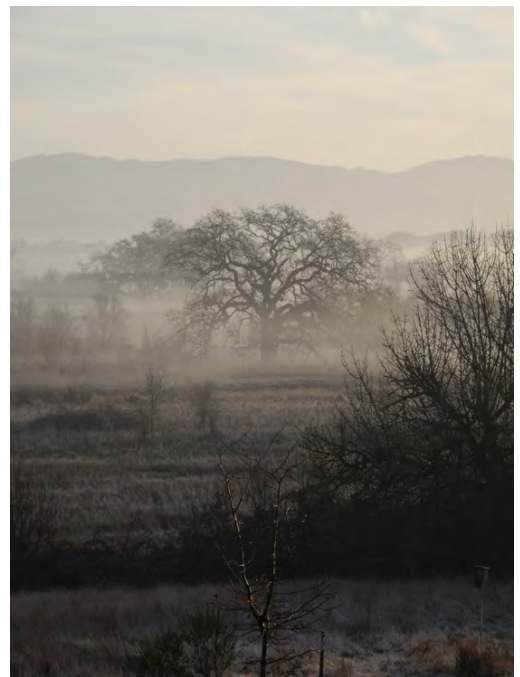
State law requires the General Plan to include a Conservation Element, which addresses the conservation and utilization of natural resources, including natural habitats, riparian corridors, special-status species, and soils/hillsides. This element also addresses the topics of energy conservation, air quality, water quality, and the preservation of cultural and historical resources.

State law also requires a General Plan to address open space issues, including the recognition of open space as a valuable resource for its own sake, the coordination of local policies with state and regional policies, and the use of open space to preserve environmentally sensitive natural areas and habitat. State Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

The Sebastopol General Plan combines Conservation and Open Space into a single element.

The Conservation and Open Space Element provides the framework to protect, maintain, and enhance the City's natural and open space resources. This element balances the overall vision of the General Plan for preserving the City's character and natural resources while providing for economic development and balanced growth.

Background information on the topics addressed in this element is contained in the General Plan Background Report.



### **Goals, Policies, and Actions**

## **Goal COS 1: Make Proactive, Forward-Thinking Environmental Protection and Resource Management the Cornerstone of Sebastopol’s Identity**

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

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

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

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

**Policy COS 1-4:** Recognize that all life within all ecosystems on our planet are deeply intertwined, and consider the inherent values of ecological goods and services as key principles when making planning decisions.

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

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

***Action COS 1b:** Consider the establishment and adoption of a Rights of Nature Ordinance. Consideration should include legal, economic, and human implications of such an ordinance, a timeline for implementation, and standards to provide for robust environmental protection measures, while balancing the other social, economic, and community priorities established by the General Plan.*

### **Ecological Goods and Services**

are the benefits arising from the ecological functions of healthy ecosystems. Such benefits accrue to all living organisms, including plants and animals, rather than to humans alone. Examples include clean air and abundant fresh water.

## **Goal COS 2: Protect and Enhance Sebastopol’s Ecosystem and Natural Habitats**

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

**Policy COS 2-2:** Preserve and enhance Sebastopol’s and the region’s natural habitats and rich biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.

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

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

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

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

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

### Actions in Support of Goal COS 2

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

- *The type and location of all special-status plant and animal species;*
- *Riparian vegetation within at least 50 feet of the subject property;*
- *The location, type, functionality, and offsite connectivity of wetlands, if applicable;*
- *The location of protected native trees onsite (as defined by the Sebastopol Municipal Code);*
- *Potential archaeological, cultural, and historical resources, if applicable; and*
- *Flood hazard areas, as defined by the Federal Emergency Management Agency (FEMA) and/or the Department of Water Resources (DWR).*

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

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

An **Environmentally Sensitive Area** is an area that provides habitat for special status species, has riparian habitat, or is a sensitive natural community (e.g., a biological community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is in other ways of special concern to local, State, or Federal agencies.

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

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

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

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

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

*Action COS 2d: Through coordination with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and Sonoma County, continue to maintain and periodically update, a map of sensitive biological communities and habitat within the Sebastopol Planning Area. Ensure that this map and associated information is readily available to potential developers and the public.*



### **Goal COS 3: Protect and Enhance Water Resources in Local Creeks, Riparian Habitat, Wetlands, the Laguna De Santa Rosa Watershed, Atascadero Creek, and Aquatic Habitat**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy COS 3-13:** Require setbacks from channelized and culverted creeks that could be candidates for future daylighting and restoration improvements.

**Policy COS 3-14:** Monitor wastewater discharge into the Laguna de Santa Rosa in order to protect water quality. Ensure that any wastewater discharged into the Laguna does not exacerbate water quality deterioration.

### Actions in Support of Goal COS 3

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

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

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

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

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

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

Action COS 3g: *Coordinate with the California Department of Fish and Wildlife, Sonoma County, and local watershed protection groups to identify potentially impacted aquatic habitat within Sebastopol’s Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways. Efforts should be coordinated with the Laguna Wetlands Preserve Restoration and Management Plan.*

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

Action COS 3i: *Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies (i.e., California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Regional Water Quality Control Board, etc.) and provides information regarding local*

and regional conservation and environmental groups and programs, including the Atascadero Watershed Council and the Laguna de Santa Rosa Foundation, to the extent that the City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.

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

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

Action COS 3l: Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas.

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

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

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

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

#### **Goal COS 4: Proactively Manage, Protect, and Restore the Laguna de Santa Rosa**

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

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

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

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

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

**Policy COS 4-5:** Continuously seek opportunities to expand Laguna protection and preservation efforts through the acquisition of land within and adjacent to the Laguna.

### Actions in Support of Goal COS 4

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

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

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

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

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

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

Action COS 4g: *Seek expanded opportunities to utilize the storage ponds adjacent to the Laguna for groundwater recharge and surface water storage.*

Action COS 4h: *Establish and prioritize a list of parcels and areas around the Laguna for future acquisition and preservation.*

### **Goal COS 5: Protect, Manage, and Enhance Groundwater as a Valuable and Limited Shared Resource**

*Note: Issues related to water use and water conservation are also addressed in the Community Services and Facilities Element.*

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

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

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

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

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

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

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

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

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

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

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

### Actions in Support of Goal COS 5

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

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

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

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

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

*Action COS 5f: Explore the feasibility of using GIS technology, aerial photographs, lidar, and other data sources to track and monitor the volume (area) of impervious surfaces within the City. Utilize the data to track trends and rates of increase of impervious surfaces in Sebastopol. Consider establishing targets and incentives for decreases in areas of impervious surfaces.*

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

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

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

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

*Action COS 5k: Continue to implement and strengthen programs aimed at reducing the illegal and harmful disposal of pharmaceutical products into the wastewater system. Programs may include buy-back programs, safe drop-off locations, and other available measures.*

### **Goal COS 6: Conserve, Protect, and Enhance Trees and Native Vegetation**

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

**Policy COS 6-2:** Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.

**Policy COS 6-3:** Avoid removal of large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations. Replacement trees for high-quality mature trees should generally be of like kind, and provide for comparable habitat functionality, where appropriate site conditions exist.

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

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

#### Actions in Support of Goal COS 6

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

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

*Action COS 6c: Review and possibly revise the Tree Protection Ordinance in order to strengthen monitoring provisions for re-planting efforts, in order to ensure the long-term health and viability of re-planted trees. Revisions should also address the current fee structure for violations of the TPP to ensure that violations are more costly than compliance with the TPP requirements.*

*Action COS 6d: Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers. The program shall ensure that trees provide adequate shade and are integrated into parking lots and community spaces in such a manner that tree health is maintained in the long term.*

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

## **Goal COS 7: Improve Air Quality in Sebastopol and Reduce Air Quality Impacts from Future Development**

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

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

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

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

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

**Policy COS 7-6:** Require new development or significant remodels to install fireplaces, stoves, and/or heaters which meet current BAAQMD standards and the standards established in Chapter 15.70 of the Sebastopol Municipal Code.

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

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

### Actions in Support of Goal COS 7

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

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

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

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

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

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

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

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

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

*Action COS 7i: During preparation of the City's long-range capital expenditure plans, explore the feasibility of replacing and improving the efficiency of the City's existing vehicle fleet.*

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

### **Goal COS 8: Reduce Emissions of Greenhouse Gases from City Operations and Community Sources**

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

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

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

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

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

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

**Policy COS 8-6:** Demonstrate leadership in local and regional climate planning efforts through a range of tangible actions and policies.



**Policy COS 8-7:** Move toward becoming carbon neutral in municipal operations.

### Actions in Support of Goal COS 8

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

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

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

*Action COS 8d: Continue to provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change, and provide the public and businesses with information that will assist in private efforts to reduce GHG emissions and assist the City in meeting established greenhouse gas reduction targets.*

*Action COS 8e: Consider adopting GHG reduction goals that meet or exceed the RCPA Climate Action Plan goals.*

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

## **Goal COS 9: Promote Conservation of Energy and Other Natural Resources**

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

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

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

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

**Policy COS 9-4:** Encourage publicly-constructed projects to exceed CalGreen Tier 1, or successor program, standards.

**Policy COS 9-5:** Promote the use of sustainable and carbon-neutral energy sources in new development.

**Policy COS 9-6:** Promote regional efforts and partnerships, such as Sonoma Clean Power, to increase opportunities for residential and business customers across the county to access environmentally friendly power generated by renewable sources (like solar, wind, and geothermal) at competitive rates.

**Policy COS 9-7:** Promote efforts and programs, including increased access to clean technologies such as electric vehicles and charging stations, to encourage residents, businesses, and local organizations to use clean energy sources to supplant dirty technologies.

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**Policy COS 9-8:** Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.

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

**Policy COS 9-10:** Continue to require new development to incorporate water efficient fixtures into design and construction.

**Policy COS 9-11:** Promote the use of reclaimed water and other non-potable water sources.

**Policy COS 9-12:** Encourage and support the installation and use of rainwater catchment systems and grey water systems on private land and in public projects.

**Policy COS 9-13:** Continue the citywide recycling program, actively encourage recycling citywide, including the recycling/composting of food waste, and advocate for a regional composting facility.

**Policy COS 9-14:** Continue efforts to reduce solid waste generation throughout the life of the General Plan.

**Policy COS 9-15:** Control soil erosion and retain topsoil onsite to protect soil resources, maintain water quality, and reduce potential flooding.

**Policy COS 9-16:** Reduce soil contamination from chemicals and other pollutants.

**Policy COS 9-17:** Integrate the values and practices of environmental sustainability in government operations.

### Actions in Support of Goal COS 9

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Goal COS 10: Protect and Preserve Sebastopol's Historic and Cultural Resources**

Note: The protection of historic buildings and historic structures is also addressed in the Community Character Element.

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

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

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

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

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

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

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

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

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

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

### Actions in Support of Goal COS 10

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

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

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

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

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

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

- *Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.*
- *Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.*
- *Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources.*

- *Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: Interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.*

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

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

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

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

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

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

## **Goal COS II: Preserve and Enhance Scenic Views of the Laguna de Santa Rosa, Atascadero Creek, the Hills to the West of Sebastopol, and Other Natural Resources within the Sebastopol Planning Area**

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

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

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

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

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

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

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

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

### Actions in Support of Goal COS 11

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

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

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

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

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

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

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

- Nuisance prevention
- Shielding requirements
- Level of illumination
- Energy efficiency requirements
- Accent lighting

### **Goal COS 12: Ensure the Provision and Preservation of Diverse and Accessible Open Spaces Throughout the Sebastopol Planning Area**

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

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

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

**Policy COS 12-4:** Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner that provides opportunities for public access and enjoyment, without compromising or threatening ecological protection efforts.

**Policy COS 12-5:** Recognize urban open space as essential to maintaining a high quality of life within the city limits of Sebastopol.

**Policy COS 12-6:** Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the city limits and the Planning Area.

**Policy COS 12-7:** Encourage public and private efforts to preserve open space.

**Policy COS 12-8:** Common or private open space that is not City property shall be privately maintained.

**Policy COS 12-9:** Encourage the protection and incorporation of existing, native, mature, non-orchard trees and areas of natural vegetation as part of new development.

**Policy COS 12-10:** Facilitate public access to open space and environmentally sensitive areas in a manner that ensures protection of biotic resources.

**Policy COS 12-11:** Require usable open space for residential and major commercial developments.

**Policy COS 12-12:** Encourage clustered development that preserves a sense of openness, particularly in areas adjacent to open spaces and scenic resources.

**Policy COS 12-13:** Support and encourage the preservation of agricultural lands surrounding the Sebastopol Planning Area to continue the agricultural heritage of Sebastopol and to serve as community separators.

**Policy COS 12-14:** Participate in regional planning efforts with agencies and organizations such as Sonoma County, land trusts, and other regional partners to establish and maintain permanent agricultural areas surrounding Sebastopol.

**Policy COS 12-15:** Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.

**Policy COS 12-16:** Minimize conflicts between agricultural and urban land uses.

**Policy COS 12-17:** Require new development to have structural setbacks that respect agricultural lands and operations. Setbacks and buffers shall be provided by the development and not encroach upon productive agricultural areas.

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**Policy COS 12-18:** Assist agricultural landowners and farmers, as feasible, with a variety of programs aimed at preserving agricultural lands, increasing opportunities for local sales of agricultural products, and increasing access to local commodities markets.

**Policy COS 12-19:** Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits.

**Policy COS 12-20:** Discourage new automobile crossings of regional multi-use trails to preserve open space characteristics.

### Actions in Support of Goal COS 12

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

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

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

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

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

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

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

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

*Action COS 12i: Work with Sonoma County to protect and enhance Ragle Park as an open space resource in and around Sebastopol, and explore opportunities to expand open space areas along the Laguna de Santa Rosa and Atascadero Creek.*

*Action COS 12j: Work with property owners willing to set up land trusts within the City limits in order to protect open space resources.*

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

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

*Action COS 12m: Work with Sonoma County and the City of Santa Rosa to protect and enhance the Laguna de Santa Rosa Wetlands and Laguna Uplands Preserves as open space resources in and around Sebastopol and to explore opportunities to expand open space areas along the Laguna de Santa Rosa.*



## 6. NOISE

The Noise Element is a mandatory component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Sebastopol. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Noise in Sebastopol is generated by a variety of sources, including, but not limited to: vehicle traffic, including automobiles, trucks, and motorcycles; restaurants/bars; commercial operations; and other businesses.

Background information regarding noise sources and noise conditions in Sebastopol is presented in Chapter 7 of the General Plan Update Existing Conditions Report.

### **Goals, Policies, and Actions**

#### **Goal N1: Preserve an Appropriate Noise Environment and Enhance the Quality of Existing and Future Land Uses by Minimizing Exposure to Harmful and Excessive Noise**

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

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

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

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

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

**Policy N 1-6:** Require acoustical studies for new developments, projects seeking use permits related to activities that would increase noise levels, and transportation improvements that affect noise-sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

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

**Stationary and Non-Transportation Noise Sources**

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to construction activities which are conducted according to the best practices outlined in Action N-1f. Compliance with the requirements outlined in Action N 1f shall be sufficient to reduce construction-related noise impacts to a less than significant level.

**Transportation Noise Sources**

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

**Acoustic Terminology**

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in roadway noise levels will be considered significant.

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

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

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

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

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

**Non-Transportation Noise**

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

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

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

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

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

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

**Policy N 1-19:** Ensure that indoor noise levels at public and community buildings do not reach harmful levels, generally considered to be 100dB or higher.

### Actions in Support of Goal N I

Action N 1a: Update Chapter 8.25 and Title 17 of the Sebastopol Municipal Code to:

- *Ensure that the noise standards are consistent with this element, including Tables N-1 and N-2;*
- *Require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques;*
- *Include regulations to reduce exposure to exterior periodic nuisance noise, including trash collection, street sweeping, and other noise-generating activities.*
- *Establish maximum interior noise levels for activities held at public and community buildings.*

Action N 1b: Continue to implement and enforce the requirements of Chapter 8.25 of the Sebastopol Municipal Code in order to reduce nuisance noise from stationary sources near residential areas. During future updates to Chapter 8.25 of the Municipal Code, the City should develop standards and procedures to verify ongoing compliance with applicable noise standards by stationary sources, and develop more rigorous enforcement procedures to respond to and correct verified noise violations.

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

Action N 1d: Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Sebastopol Municipal Code.

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

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

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

### **Goal N 2: Encourage a Vibrant Downtown while also Protecting Existing or Planned Noise-Sensitive Uses from Annoying or Harmful Levels of Noise**

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

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

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

**Policy N 2-4:** The City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation and stationary sources in the Downtown that exceed the Land Use Compatibility Standards in Table N-1. Noise mitigation, including an acoustical analysis, shall be

required to reduce interior space noise levels to 45 dB Ldn, or less, for sensitive receptors. Exterior noise levels shall be reduced to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table N-1.

### Actions in Support of Goal N 2

Action N 2a: *Review and consider updates to the Municipal Code that would allow businesses within the Downtown to apply for a special use permit that allows for periodic exceedances of the exterior noise standards contained in Table N-1. The Municipal Code updates should consider the following:*

- *Establishment of a special use permit process and standards for periodic noise level exceedances;*
- *Limitations on the days of the week and hours of the day when elevated noise generating activities may be permissible;*
- *Requirements for verifiable self-monitoring and reporting of noise levels generated by special use permit holders;*
- *Procedures for processing and responding to noise complaints received against a special use permit holder; and*
- *Criteria for the revocation of a special use permit in the event that violations of the permissible noise levels occur.*

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

TABLE N-1 LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT							
Land Use Category	Exterior Noise Exposure (Ldn)						
	55	60	65	70	75	80	90
Residential							
Transient Lodging; Motel, Hotel							
School, Library, Church, Hospital, Nursing Home							
Auditorium, Concert Hall, Amphitheater, Sports Arena							
Playground, Recreational Open Space, Park							
Golf Course, Stables, Water Recreation, Cemetery							
Office Buildings, Business, Commercial							
Industrial, Utilities, Manufacturing, Agriculture							
	<p><b>NORMALLY ACCEPTABLE</b> Specified land use is satisfactory, assuming that any buildings involved are of conventional construction without any special insulation requirements.</p> <p><b>CONDITIONALLY ACCEPTABLE</b> Specified land use may be permitted only after detailed analysis of the noise reduction requirements and noise insulation features included in the design.</p> <p><b>UNACCEPTABLE</b> New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.</p> <p><b>CLEARLY UNACCEPTABLE</b> New construction or development generally should not be undertaken.</p>						

TABLE N-2 STATIONARY (NON-TRANSPORTATION) NOISE SOURCE STANDARDS			
Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	$L_{eq}$	55	45
	$L_{max}$	70	65

**Notes:**

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

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



## 7. COMMUNITY DESIGN



*Community design supports Sebastopol's community identity and sense of place, and is important to achieve Sebastopol's vision for its future.*

Community design refers to the natural and built features that shape a city's identity. In Sebastopol, that character is varied and diverse, reflecting the City's geography, history, architecture, and natural setting. The purpose of this Element is to provide an overall policy framework for the continued design improvement and evolution of the City. The Community Design Element focuses on the ways in which Sebastopol's buildings, streets, and open spaces work together to define the City's sense of place. The presence—or absence—of a sense of place affects the lives of those who live and work here on many levels. A strong community identity can build civic pride, make the City more economically competitive, help attain sustainability goals, and ultimately improve the quality of life.

Community Design is not a State-required element of the General Plan. However, policies on this topic are particularly important to achieve Sebastopol's vision for its future. The Element addresses six key topics:

- City Character and Identity
- A Vibrant Downtown
- Building Design and Site Planning
- Public Space
- Public Art and Community Gathering
- Historic and Cultural Resources

The policies apply broadly to all geographic areas of the City, with general references to neighborhoods, centers, corridors, and open spaces.

**Goals, Policies, and Actions**

**Goal CD 1: Preserve and Enhance Sebastopol’s Unique Character, Design, and Sense of Place as a Small, Compact Town**

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

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

**Policy CD 1-3:** Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.

**Policy CD 1-4:** Continue to require the undergrounding of utility lines wherever feasible.

**Policy CD 1-5:** Clearly define the points of entry into the city through use of distinctive gateway designs, lighting, and landscaping that provides a cohesive relationship between the following entry points into the city: Bodega Avenue, Gravenstein Highway South, Sebastopol Avenue, High School Road, and Gravenstein Highway North.

**Policy CD 1-6:** Maintain and enforce Zoning Ordinance provisions and design guidelines that prohibit auto-centric strip development.

**Policy CD 1-7:** Promote a compact urban form and infill development with increased densities to be located in areas that are readily accessible by pedestrians and bicyclists, served by transit, and allow for convenient access to daily services.

**Strip Development** is a linear pattern of retail businesses strung along major roadways characterized by large parking lots that front public streets, big signs, boxlike buildings, and a dependence on automobiles for access and circulation.

**Policy CD 1-8:** Support and encourage new commercial development to include residential components.

**Policy CD 1-9:** Promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks, and plazas.

**Policy CD 1-10:** Encourage and support increased nighttime hours of operation for restaurants, retail centers, commercial hubs, community and special events, and similar uses in order

to enhance community vibrancy, without adversely impacting the tranquility of residential neighborhoods.

**Policy CD 1-11:** Encourage and support the inclusion of public and quasi-public spaces in new developments by offering incentives such as increased densities or decreased height/setback restrictions, where feasible and compatible with the surrounding neighborhoods.

**Policy CD 1-12:** Require the design of new residential development to be consistent with the City’s design guidelines, to ensure that new development contributes to the small town character of Sebastopol.

**Policy CD 1-13:** Encourage the enhancement and beautification of all areas of the community.

**Policy CD 1-14:** Monitor the placement of unapproved and unpermitted signage throughout the community to reduce visual clutter and nuisance signage, including temporary signs that are not permitted by the Municipal Code.

### Actions in Support of Goal CD I

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

Action CD 1b: Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.

Action CD 1c: Provide design and development guidelines for gateways to the city to encourage special features and to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses and minimize sidewalk driveway cuts to the maximum extent possible.

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

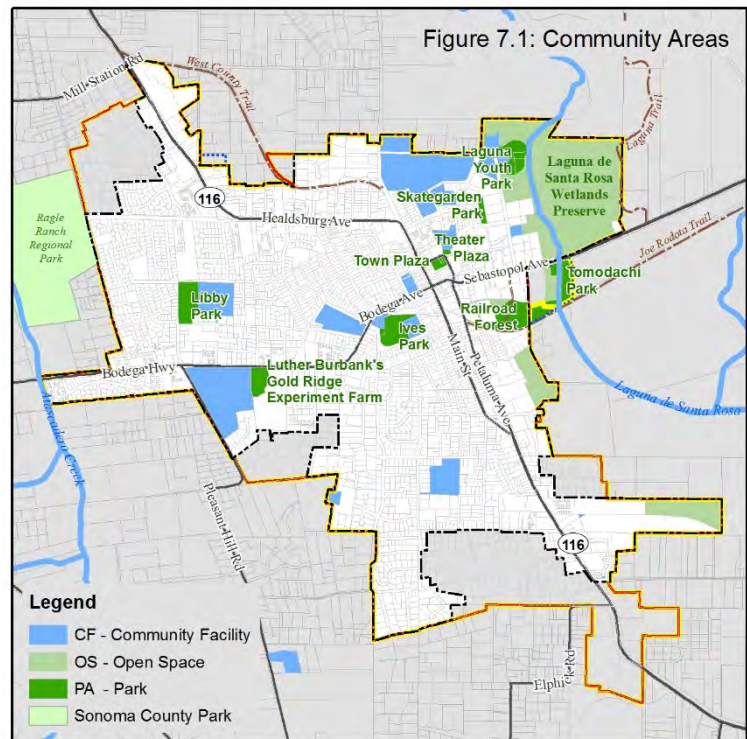
Action CD 1e: Implement the policies and actions in the Conservation and Open Space Element to promote and expand key linkages between the natural and built environment, including the protection of viewsheds, and natural resources that enhance Sebastopol's community identity.

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

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

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

Action CD 1i: Identify priority street improvements that would make a substantial contribution to the character and connectivity of centers and commercial hubs, including widening sidewalks, narrowing travel lanes, creating attractive medians, landscaping, standards for parklets, and the establishment of "green corridors" and passageways that provide connectivity for non-vehicular travelers.



***Action CD 1j:** Review and update the Zoning Ordinance to strengthen/establish standards that prohibit the development of auto-centric strip commercial design in new development projects. Standards may include, but are not limited to, requiring shared use of parking lots, locating parking lots to the rear of buildings, consolidating access points, clustering retail uses, incorporating landscaping and lighting standards, and providing for enhanced pedestrian and bicycle access.*

***Action CD 1k:** Periodically review, and update as necessary, the City's Sign Ordinance to enhance community character and prohibit signage that detracts from the visual quality of Sebastopol.*

***Action CD 1l:** Regularly monitor the status and condition of all City-owned signs and conduct maintenance activities and periodic upgrades to City signs in order to improve the visual appearance of the city.*

***Action CD 1m:** Continue to implement the Universal Design requirements established in Chapter 15.80 of the Sebastopol Municipal Code.*

**Goal CD 2: Promote and Enhance the Downtown as a Safe, Active, and Attractive Environment**

**Policy CD 2-1:** Promote a safe and active environment through an urban form that provides physical and visual connections throughout the Downtown.

**Policy CD 2-2:** Strengthen and enhance non-vehicular transportation linkages between Downtown and residential areas.

**Policy CD 2-3:** Upgrade and enhance the Downtown plaza, surrounding areas, and nearby parking to improve functionality and provide better connectivity throughout the Downtown and between Downtown and surrounding areas.

**Policy CD 2-4:** Work with CalTrans to implement streetscape improvements that increase the functionality and aesthetic appeal of the Highway 116 and Highway 12 routes through the city and to make the Downtown area more people-oriented and less vehicle-oriented. Promote elements such as:

The **Urban Form** desired for Downtown Sebastopol incorporates easy and safe pedestrian access, varied and unique architectural features, quality landscaping, lighting, and signage, community gathering spaces, and a varied mix of land uses.

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

**Policy CD 2-5:** Encourage, promote, and assist with the development of housing opportunities within Downtown that include a mix of income levels and housing types, and to the maximum extent possible explore adaptive re-use opportunities within existing buildings.

**Policy CD 2-6:** Use cohesive design elements in the Downtown that promote visual connectivity.

**Policy CD 2-7:** Ensure that parking strategies in the Downtown enhance the visual landscape, reduce the visibility of parking facilities and the amount of land required for parking purposes.

**Policy CD 2-8:** Provide identification of City and community facilities that facilitates wayfinding and enhances aesthetics.

### Actions in Support of Goal CD 2

Action CD 2a: *Maintain and update the Downtown Plan as necessary to reflect the urban design goals. Updates to the Downtown Plan should:*

- *Include provisions for quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown;*
- *Provide standards for the appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities;*
- *Recognize Downtown's unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and*
- *Respect and respond to on-site and surrounding historic character in proposals for development.*

Action CD 2b: *Develop and place distinctive street signs within the Downtown.*

Action CD 2c: *Consider the collection of in-lieu parking fees to fund the construction of a Downtown parking garage.*

Action CD 2d: *Implement the policies and actions in the Circulation Element to consider establishing flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown.*

Action CD 2e: *Develop a streetscape improvement plan that prioritizes upgrades to physical connections and aesthetic continuity throughout the Downtown. Establish incentives for businesses in the Downtown to participate in beautification and public space enhancement efforts.*

Action CD 2f: *Consider revising the Downtown planning boundary or revising zoning designations to include areas such as South Main Street and the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.*

Action CD 2g: *Support streetscape and other improvement measures to achieve a walkable, pedestrian-oriented atmosphere in the Downtown. Encourage the use of traffic calming measures, and other streetscape improvements including: gathering points, street furniture, street trees, parkettes, landscaping, and lighting that provide for a vibrant pedestrian-oriented environment that encourages public gathering near commercial uses.*

Action CD 2h: *Develop and implement a City-wide wayfinding sign program for City and community facilities. Encourage local schools to implement signage programs that identify Sebastopol.*

Action CD 2i: *Develop and implement a sign program to identify City parks.*

Action CD 2j: *Continue to seek opportunities to enhance the Town Plaza in order to provide for a centralized gathering place in the Downtown. Enhancements may include better orientation between the adjacent businesses and the Plaza; the exploration of possible relocation of all or portions of the existing*

*parking spots on Weeks Way to accommodate additional pedestrian-oriented community space and an enlarged plaza; and traffic calming measures to improve the pedestrian experience.*

### **Goal CD 3: Recognize the Value and Ensure the Preservation of Sebastopol's Historical and Cultural Resources**

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

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

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

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

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

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

#### Actions in Support of Goal CD 3

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

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

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

Action CD 3d: *Support cultural events that promote the City's cultural history and diversity.*

Action CD 3e: *Develop a priority list for the restoration and preservation of significant structures in the City.*

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

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

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

Action CD 3i: *Utilize the City's Cultural Heritage ordinance to recognize historically or culturally significant structures.*

**Goal CD 4: Support Art of All Types Throughout the Community**

**Policy CD 4-1:** Support and encourage public art of all types that reflects the cultural values of the community.

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

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

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

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

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

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

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

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

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

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

**Actions in Support of Goal CD 4**

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

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

*Action CD 4c: Explore sculpture and art exhibit opportunities in the Downtown area that foster community participation.*

## 7. COMMUNITY DESIGN

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

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

Action CD 4e: *Inventory and document significant public art and ensure timely and appropriate removal of temporary installations.*

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

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

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



## 8. SAFETY



The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Sebastopol. Inclusion of the Safety Element in the General Plan is required by State law.

While the city's land, hillsides, and waterways are assets to the community, these features can present risks due to flood, geologic, and seismic hazards. In addition, human-caused risks, such as hazardous materials, can pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these risks can

help ensure that Sebastopol maintains a high level of safety for its residents. The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Emergency Response and Disaster Preparedness
- Hazardous Materials



Background information regarding safety and hazards in Sebastopol is presented in Chapter 4 of the General Plan Update Existing Conditions Report.

Other safety-related topics and issues are addressed in other elements of this General Plan. For example, traffic safety, including pedestrian safety, is addressed in the Circulation Element. Water quality issues and groundwater recharge are addressed in the Conservation and Open Space Element.

## **Goals, Policies, and Actions**

### **Goal SA I: Minimize the Risk of Injury and Property Damage Resulting from Seismic and Geologic Hazards**

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

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

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

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

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

**Policy SA 1-6:** Ensure that critical facilities are designed and constructed to withstand the "maximum probable" earthquake and remain in service.

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

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

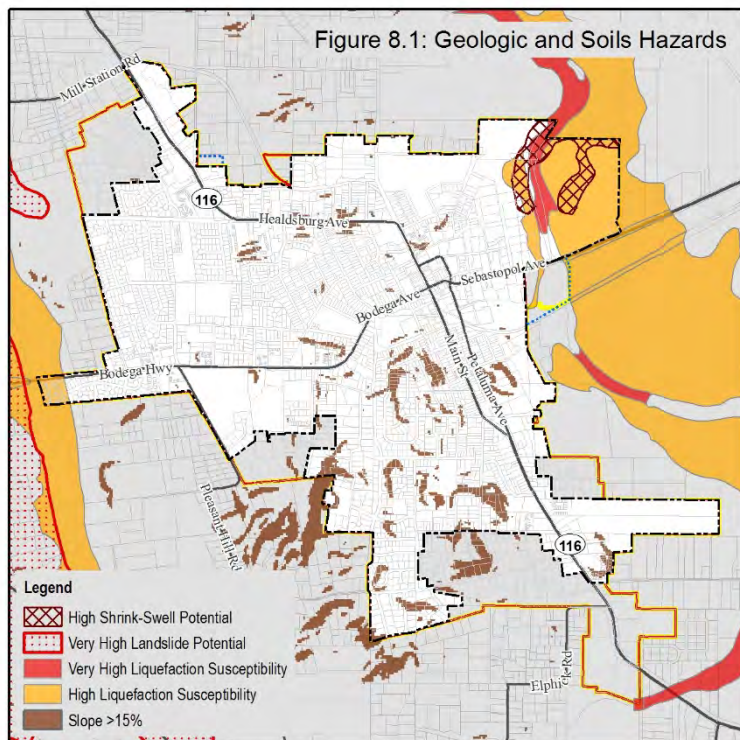
**Seismic and Geologic Hazards** include areas subject to groundshaking; soil liquefaction, erosion, landslides, and expansive soils. These geologic conditions can pose a risk to structures that are not appropriately designed and reinforced through proper engineering techniques.

**Critical Facilities** include: police stations, fire stations, hospitals, and other public or semi-public buildings that house critical first-responders or emergency management personnel.

### **Actions in Support of Goal SA I**

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

*Action SA 1b: Continue to require geotechnical reports by a state-registered geologist for development proposals and for all critical structures. These reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, landslides, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.*



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

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

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

design standards and construction site control measures contained in Title 15 of the Municipal Code.

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

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

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

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

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

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

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

**Action SA 1m:** Review all projects in relation to available hazards information contained in Figure 8.1 and other similar documents available in the Planning Department.

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

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

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

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

A **Soft-Story Building** is a multi-story building in which one or more floors have windows, wide doors, large unobstructed commercial spaces, or other openings in places where a shear wall would normally be required for stability as a matter of earthquake engineering design. The Association of Bay Area Governments (ABAG) estimates that 55 soft story buildings exist within Sebastopol.

### **Goal SA 2: Reduce Risks to Human Life, Property, and Public Services Associated with Flood Hazards**

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

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

**Flood Zones** are geographic areas that the Federal Emergency Management Agency has defined according to varying levels of flood risk and type of flooding. These zones are depicted on the published Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM).

**Policy SA 2-3:** Continue to work with the Sonoma County agencies to ensure that additional storm drain runoff resulting from development occurring in unincorporated areas upstream from drainage channels in the Sebastopol Planning Area is adequately mitigated through improvements on-site and/or downstream.

**Policy SA 2-4:** Continue to coordinate with the Sonoma County Water Agency in pursuing all available sources of funding to finance improvements to storm drain facilities.

**Policy SA 2-5:** Reduce flood risk to development and infrastructure by maintaining effective flood drainage systems and regulating construction.

**Policy SA 2-6:** Maintain unobstructed water flow in the storm drainage system.

**Policy SA 2-7:** Locate new critical facilities and essential public buildings – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of flood hazard zones to protect from any unreasonable risk of flooding.

**Policy SA 2-8:** Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and /or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.

**Policy SA 2-9:** Prohibit development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance criteria are met.

**Policy SA 2-10:** Ensure that the structural and operational integrity of critical facilities is maintained during flooding.

**Policy SA 2-11:** Monitor ongoing efforts by Federal and State agencies to update flood hazard maps, including 200-year flood plain mapping, that affect the City and Planning Area.

**Policy SA 2-12:** Ensure that flood control and management facilities are integrated with efforts to improve water supply and management. Consider factors such as groundwater recharge, surface water quality, and the protection of riparian habitat when implementing plans and improvements to construct and maintain flood control and management facilities.

**Policy SA 2-13:** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian and biological habitat, and agricultural uses. Where appropriate and feasible, the City shall also encourage the use of flood and /or storm water retention facilities for use as groundwater recharge facilities.

### Actions in Support of Goal SA 2

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

*Action SA 2b: Continue to require new development to prepare hydraulic storm drainage studies defining the net increase in storm water run-off resulting from construction and require mitigation of those impacts.*

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

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

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

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

*Action SA 2g: Continue to work with the Sonoma County Water Agency in the project review process to ensure that adequate measures are implemented to prevent flooding, to establish and maintain effective storm drainage systems, and collect the required mitigation fees.*

## 8. SAFETY

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

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

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

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

*Action SA 2l: Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be removed. Work with property owners to reduce the potential for pollutants and other toxins to enter local drainage systems.*

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

*Action SA 2n: Maintain and restore creeks and tributaries within the City in the most naturalized condition possible, while still retaining adequate flood conveyance functions.*

*Action SA 2o: Continue to implement the City's Flood Prevention Ordinance and Storm Drain Master Plan.*

*Action SA 2p: Encourage use of permaculture and site design techniques to increase groundwater recharge in development, including in residential yards.*

### **Goal SA 3: Protect the Safety of Life and Property by Ensuring Emergency Preparedness**

**Emergency Preparedness** and advanced emergency planning can greatly assist in responding to natural disasters such as earthquakes, fires and floods, as well as human-caused disasters such as hazardous materials releases.

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

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

**Policy SA 3-3:** Provide an effective communications system to properly respond to emergencies and ensure interoperability with all County and State communications systems.

**Policy SA 3-4:** Identify critical facilities and ensure that they will function in the event of a disaster.

**Policy SA 3-5:** Clearly communicate to the public the City's plans, procedures, and responsibilities in the event of a disaster or emergency.

**Policy SA 3-6:** Support and encourage community awareness of local and regional disaster planning and emergency response efforts, including the Sebastopol Community Emergency Response Training (CERT) program to provide emergency response training, the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area, Map Your Neighborhood programs, outreach to business and property owners regarding the Emergency Preparedness Plan, outreach to the community to ensure residents and business owners know where gas and electrical shut-offs are located, and other tools available to neighborhood and community groups to improve disaster preparedness.

**Policy SA 3-7:** Encourage community awareness of various emergency preparedness measures, such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training, and knowing how to check their home for potential structural or system (electrical, natural gas, water, etc.) damage following an earthquake or other disaster.

### Actions in Support of Goal SA 3

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

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

*Action SA 3c: Continue to publicize and regularly update information at City Hall, other public locations, and via the City website related to emergency and disaster preparedness including evacuation routes and specific steps to take in the event of a flood, fire, earthquake, or other emergency. Improve the visibility and accessibility of emergency and disaster preparedness information on the City's website by making information more prominent, more detailed, and by providing critical information in Spanish.*

*Action SA 3d: Encourage schools, neighborhood associations, senior organizations, mobile home park associations, business associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness. Update the City's website to provide additional information and links to these programs and services.*

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

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

## **Goal SA 4: Reduce Fire Hazards and Maintain Effective Fire and Emergency Response Services**

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

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

**Policy SA 4-3:** Continue to adequately fund and staff the Sebastopol Fire Department to ensure a high level fire services and emergency response and continue to collect and review annually a broad range of data regarding fire department operations and response times to adequately evaluate staffing and funding needs.

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

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

**Policy SA 4-6:** Ensure that there exists sufficient water flow in fire hydrants throughout Sebastopol. The standard adopted by the City is a minimum of 1,000 gallons per minute with 20 pounds per square inch (psi) residual pressure.

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

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

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

### Actions in Support of Goal SA 4

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

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

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

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

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

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

Action SA 4g: *To the extent feasible and appropriate, locate new critical facilities – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of areas with significant fire risk. Continue to require all public facility development projects to meet or exceed the minimum California Building Standards Code requirements, as adopted by the City, established to address fire hazards.*

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

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

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

Action SA 4k: *Obtain the equipment and trained personnel to provide emergency medical defibrillation for people suffering from cardiac arrest and identify community facilities where automatic electronic defibrillators are needed and ensure automatic electronic defibrillators are funded and installed in these locations.*

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



*Action SA 4m: Work with the California Department of Fish and Wildlife and other affected property owners to implement good forest management practices to reduce fire hazards in the eucalyptus groves in the Laguna de Santa Rosa and on Lynch Road.*

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

## **Goal SA 5: Maintain Effective Police Services**

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

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

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

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

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

**Policy SA 5-6:** Continue to ensure a strong relationship between the Police Department and the local community through a range of public events, community outreach, and transparency in Police Department operations designed to benefit all segments of the community and conduct sensitivity training to establish communication and rapport to continue exemplary Police Department relations with all segments of the community.

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

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

*Action SA 5b: Continue community-based police outreach services and programs for all segments of the community, including but not limited to, minorities, neighborhood watch, volunteers in police service, and crime and safety needs of seniors, and continue Police Department training and policies to address emergencies, including mental health issues, and to de-escalate potentially violent situations.*

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

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

## **Goal SA 6: Reduce Hazards Associated with the Transportation, Use, Storage and Disposal of Hazardous Wastes and Hazardous Materials**

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

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

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

**Policy SA 6-4:** Develop, in cooperation with the County, Caltrans, and neighboring cities, regulations prohibiting through-transport by truck of hazardous materials through Downtown and identify alternate routes for the transport hazardous materials.

**Policy SA 6-5:** Continue to maintain Sebastopol as a Voluntary Toxics-Free Zone, as defined by City Resolution 5108.

A **Hazardous Material** is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of.

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, hazardous building materials, and materials storage.

### Actions in Support of Goal SA 6

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

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

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

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

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

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

- A worst case description estimating the number, type, scale, scope, location, and operating characteristics of proposed TSD facility(ies) based on the projected volumes and types of hazardous waste;
- An assessment of risk resulting from the accidental release, fire, and explosion of hazardous waste. This assessment should take into account all phases of operation including transport, storage, and treatment. The assessment of risk should include the probability of occurrence of an adverse event and magnitude of impact;
- Quantitative estimates of toxic air emissions, by applying emissions rates of existing facilities to the future volumes of hazardous waste, and identifying emissions for incinerator facilities under worse case circumstances;
- An assessment of non-incineration alternatives for hazardous waste treatment such as chemical dechlorination for the detoxification of PCB's, dioxins, solvents and pesticides; photolysis; and biological treatment; and
- Review of the operating characteristics of proposed TSD facilities, taking into account maintenance and operating procedures, emissions monitoring, and safety devices to assure the ongoing enforceability of the mitigating measures that are required.

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

Action SA 6h: Continue to restrict the application of pesticides and other toxic chemicals, including glysohate, on City owned property, and discourage their use on private property and County-owned land, waterways, and public parks in the vicinity of the City, consistent with the policies established by City Resolution 5108. Coordinate with other local agencies, including Sonoma County and Caltrans, to halt the use of pesticides and other toxic chemicals within a two-mile radius of Sebastopol.

Action SA 6i: Encourage use of the County and local medication drop-off programs to ensure safe disposal of prescription and other medications.

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## 9. ECONOMIC VITALITY



*Economic development helps to support and realize many of the goals and policies contained in the General Plan and contributes to the community's overall well-being and identity.*

The Economic Vitality Element seeks to sustain and diversify the City's economy to move toward a more self-sufficient economy, recognizing the importance of supporting existing and local businesses while broadening and expanding the employment base and economic opportunities within the City. Long-term fiscal sustainability will be supported by economic growth from promoting the City as a hub for services and tourism in the West County, increasing the business and industry base, and increasing high-quality jobs in the City. Providing a broader economic base is intended to improve the City's economic vitality while increasing access for West County residents to local goods and services and local employment opportunities.

The primary comments related to economic development that were received during the General Plan Update Visioning process identified the following objectives: a vibrant and lively downtown with an urban design that enhances community and encourages visitors, iconic and robust visitor attractions – the Laguna, City parks and trails, cultural events, Luther Burbank Farm, new museums/learning centers, diversified retail opportunities, more economic diversity, provide high-quality jobs, provide a business-friendly climate, emphasize culture, arts, and cultural diversity, support and promote the health-care industry, increase population to support economic growth, electric shuttle or trolley connecting Downtown with key attractions/destinations, vibrant businesses with emphasis on sustainability, hotel and lodging opportunities, controlling formula businesses, positive branding and image, bolstering districts and neighborhoods north and south of town, improve quality of life (housing, parks, amenities) to draw people to the community, promote transparency in the City budget, build City capital reserves to assist key projects, attract investment that reflects Sebastopol’s priorities and vision.

The Economic Vitality Element is not mandated by State law and is therefore considered optional. Background information regarding economic development conditions in Sebastopol is presented in Chapter 1, Section 1.3 of the General Plan Update Existing Conditions Report.

### **Goals, Policies, and Actions**

#### **Goal EV 1: Encourage Economic Development that Broadens the City’s Employment Base, Attracts High-Quality Jobs, Provides Services and Goods that Reflect the City’s Values, and Increases the City’s Tax Base**

**Policy EV 1-1:** Take a leadership role in creating and facilitating a collaborative, on-going effort to maintain a strong local economy through outreach, coordination, and collaboration with the diverse sectors that make up Sebastopol’s local economy.

**Policy EV 1-2:** Strengthen the City’s business-related operations to provide a business-friendly and service-oriented environment through efficient processing of applications and permits related to economic development and ensuring that no unnecessary obstacles are created.

**Policy EV 1-3:** Attract and retain environmentally and socially conscious businesses that contribute to Sebastopol’s long-term economic and environmental sustainability.

**Policy EV 1-4:** Recognize that socially conscious businesses should pay a living wage to all workers and that failure to do so results in social and environmental effects and becomes a burden on the economy.

**Policy EV 1-5:** Ensure that adequate sites are available through appropriate land use practices to accommodate a diverse range of desired businesses, including professional, technical, industrial, retail, and service-oriented, in order to provide goods and services to the West County region and to provide skilled, high-paying jobs for local residents.

#### **Industry Attraction**

Key industries to attract include:

- Telecommuting/Home-based businesses
- Green business
- Electric vehicle dealerships
- Senior services/senior care
- Health care
- Small colleges/universities (higher education)
- Alternative and functional/integrative medicine
- Agricultural research and development
- Wine industry
- Recreation and eco-tourism
- Arts, antiques, and vintage goods
- Professional services (attorneys, engineers, accountants, etc.)

**Policy EV 1-6:** Consider economic and fiscal impact information in making key land use and other decisions that affect the City and encourage a diverse economic base that does not rely unduly on any one single industry, recognizing that a diverse economy is less susceptible to sector-specific economic downturns. Discourage overreliance on single economic and industry sectors for economic well-being.

**Policy EV 1-7:** Encourage mixed use developments in the Downtown and other selected areas of the city and maintain the ground floor in non-residential uses where needed to stimulate and support the local economy.

**Policy EV 1-8:** Encourage local-serving neighborhood retail uses readily accessible to residential areas. The intent of this policy is to encourage small-scale developments, compatible with the immediately surrounding area.

**Policy EV 1-9:** Continue to ensure adequate infrastructure capacity (i.e., sewage treatment and water supply) for future targeted commercial and industrial employment-generating uses.

**Policy EV 1-10:** Encourage partnerships and collaboration between the City, the Sebastopol Chamber of Commerce, the Center for the Arts, Cittaslow Sebastopol, Sebastopol Entrepreneurs Project, the Downtown Association, other cities in the region, Sonoma County Economic Development Board, and various industry organizations in order to pursue regional economic development opportunities and improve relations with private industry.

**Policy EV 1-11:** Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.

**Policy EV 1-12:** Promote continued agricultural uses and encourage attraction and expansion of agricultural support industries, including research, processing, distribution, manufacturing, shipping, and assembly of agricultural products and by-products, with an emphasis on supporting regional agriculture.

**Policy EV 1-13:** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, sustainable, green, medical, and/or technological products.

**Policy EV 1-14:** Attract high-quality health care, including alternative and functional/integrative medicine, education, and other services to ensure that residents can use local businesses and services for their everyday needs.

**Policy EV 1-15:** Encourage development that accommodates services necessary for the local residential and business communities, including real estate brokerages, legal, engineering, lending, and other similar sectors.

**Policy EV 1-16:** Support the development and implementation of technological infrastructure to attract and retain businesses.

**Policy EV 1-17:** Facilitate high-quality communication systems, including high speed internet throughout the City, that enhance economic viability, governmental efficiency, and equitable access.

### Actions in Support of Goal EV 1

Action EV 1a: *Maintain and improve promotional efforts, including marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Sebastopol, local and regional demographics, market research, business sites available for lease or sale, business lands available for development, and information on the City's permitting process.*

Action EV 1b: *Require large-scale development projects to submit a report that analyzes the economic and fiscal costs and benefits of the proposed project.*

Action EV 1c: *Continue to support the Chamber of Commerce, Cittaslow Sebastopol, and the Downtown Association in their efforts to promote and market Sebastopol as a location for business development and local and destination recreation that is consistent with the goals of the General Plan.*

Action EV 1d: *Review the development application, permit review, and approval processes for businesses and revise as needed in order to allow streamlined, efficient review of entitlements and permits for expansions and new business.*

Action EV 1e: *Consider expanding the City's existing living wage ordinance to apply to non-City employees and contractors.*

Action EV 1f: *Consider annexations in the Southern Gateway area that would accommodate appropriately-scaled high-quality job-generating uses and other development that is consistent with the City's economic goals and vision.*

Action EV 1g: *In coordination with Action EV 2a, consider hiring an economic development specialist to conduct business outreach and coordination.*

Action EV 1h: *Work with telecommunications service providers to ensure the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community and work with property owners and landlords to identify the highest and best use for properties.*

Action EV 1i: *Update the Zoning Code to identify appropriate areas for ground-floor residential in zoning districts that are primarily non-residential or allow a mix of uses and to identify areas where ground-floor residential uses are prohibited, such as fronting the primary streets in the City's business districts.*

### **Goal EV 2: Create an Economic Development Strategy that Sustains the Goals and Policies of the General Plan and Supports Sebastopol's Unique Identity and Sense of Place**

**Policy EV 2-1:** Ensure that economic development and marketing for the City reflect the City's vision for the future and focus on attracting industries and businesses that are consistent with the City's values and goals.

**Policy EV 2-2:** Maintain a current economic development strategy through a collaborative community process .

**Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity, and sets it apart from the region.

**Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally.

**Policy EV 2-5:** Identify business and service needs that are underrepresented locally and encourage new development that meets the City's needs and provides for a stronger tax base.



Discourage oversupply of similar businesses in a single sector that could result in inter-business cannibalization.

### Actions in Support of Goal EV 2

Action EV 2a: Prepare an updated comprehensive Economic Development Strategy that identifies the City's goals and vision for its economy, identifies desired industry and business sectors, and identifies specific actions for the City to take to encourage desired industries and sectors to do business in Sebastopol, and to promote the branding and marketing of the town. The strategy should be developed through a collaborative process with business organizations and the community generally, and shall provide for regular review for effectiveness and to update targeted industries as appropriate.

Action EV 2b: Continue coordination with local business organizations in order to encourage and leverage on-going efforts to attract new business and support existing businesses.

Action EV 2c: Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit and bring a diverse range of companies to Sebastopol. Potential target industries include health care, medical device design and manufacturing, solar, energy-based, and green/clean-tech industries, electric vehicle dealerships, agricultural enterprises, art and music, retail, professional and business services, educational services, and machinery and short-run manufacturing.

Action EV 2d: Review and update the City's existing Formula Business Ordinance to consider prohibiting formula businesses in the Downtown, and establishing limits on the number of formula businesses that may be permitted in other areas of the City in order to avoid an over-concentration of such businesses in any given area of the City.

Action EV 2e: Consider whether the Zoning Code should be revised to address concentration and limitation of certain types of uses, including alcohol sales and wine-tasting rooms.

The **Sebastopol Downtown Plan** encourages a pedestrian-friendly downtown with the Town Plaza as a focal point. The plan envisions future retail, housing, and office development, identifies development that is not appropriate for the Downtown, and encourages improved pedestrian connections and facilities.



### **Goal EV 3: Protect and Increase the Economic Vitality of the City's Main Economic Sectors: Downtown and the Northern and Southern Gateways**

**Policy EV 3-1:** Recognize and support the Downtown, Northern Gateway, and Southern Gateway as distinct, but connected, business districts.

**Policy EV 3-2:** Develop a vision and land use/development standards for each of the Northern Gateway and Southern Gateway areas that emphasizes the unique features of each district, opportunities for growth and development, and the types of businesses/industries desired for the area.

**Policy EV 3-3:** Continue to implement the Sebastopol Downtown Plan, including standards for land use, public spaces, traffic circulation, and building design, which affirm the unique character of Downtown and emphasize the Downtown as a central gathering place.

**Policy EV 3-4:** Ensure that there is adequate connectivity, including pedestrian and bicyclist, to the business districts.

**Policy EV 3-5:** Encourage development projects and activities in the Downtown that are distinctive, designed to reflect Sebastopol’s history, and include components that promote a sense of place, either through providing public spaces, venues for community activities, or community art.

**Policy EV 3-6:** Encourage efforts to improve the appearance and functionality of the South Main area, which includes many historic Victorian residences and a mix of residential and residential-office/commercial conversions.

Actions in Support of Goal EV 3

Action EV 3a: Periodically review and update, as necessary, the Sebastopol Downtown Plan to ensure that its implementation is meeting the City’s goals for Downtown, that it ensures the desired unique characteristics of Downtown, and that it includes all areas shown on Figure 9-1.

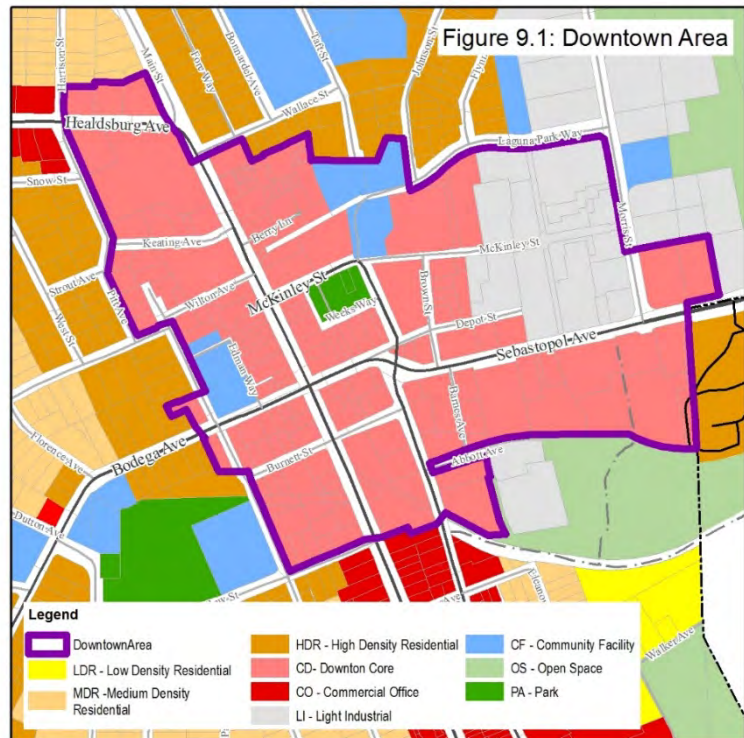
Action EV 3b: Develop a vision statement and general land use/design criteria for the North Gateway and South Gateway areas.

Action EV 3c: Explore the feasibility of establishing business improvement districts in the north and south parts of town, as well as the concept of a single district encompassing the City’s main economic sectors, and the Downtown.

Action EV 3d: Encourage neighboring businesses in unincorporated Sebastopol to participate in City business development decisions.

Action EV 3e: Maintain Zoning Ordinance provisions allowing conversion of existing homes to permitted office, commercial, and mixed use uses along South Main Street and Petaluma Avenue in the Commercial Office districts in order to encourage economic development consistent with the General Plan.

Action EV 3f: Consider expanding the Downtown Association to include the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.



**Goal EV 4: Emphasize Sebastopol's Role as a Market, Service, and Tourism Hub for the West County and as a Gateway to the Coast**

**Policy EV 4-1:** Encourage businesses in Sebastopol which respond to and meet the needs of West County residents.

**Policy EV 4-2:** Support the maintenance and expansion of Farmers’ Markets.

**Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services.

**Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.

**Policy EV 4-5:** Promote both the City, and the City's open space and natural resources, with emphasis on the Laguna Wetlands Preserve, as a tourist destination.

**Policy EV 4-6:** Encourage people traveling through Sebastopol to stop, visit, and shop, including through emphasizing pedestrian- and visitor-oriented programs.

**Policy EV 4-7:** Emphasize Sebastopol's regional location as a gateway to the Sonoma Coast, and capitalize on economic opportunities associated with regional travel through Sebastopol to the coast.

#### Actions in Support of Goal EV 4

*Action EV 4a:* Maintain and expand partnerships with the county and regional and local organizations to promote Sebastopol destinations, including festivals, Farmers' Markets, and natural resources (the Laguna de Santa Rosa Trail, the Laguna Wetlands Preserve, regional open space, and creeks) as a marketing and branding strategy that is aimed at increasing visitors.

*Action EV 4b:* As part of preparation of the comprehensive Economic Development Strategy (Action EV 2a), identify businesses that are needed in Sebastopol to meet the needs of West County residents.

*Action EV 4c:* Encourage festivals and community events that promote an enhanced arts and culture environment.

### **Goal EV 5: Enhance the City's Existing Businesses, Encourage Start-up Businesses, and Support Home-based Businesses**

**Start-Ups, Home-Based Businesses, Micro-Enterprise, and Telecommuting** are important components of the local economy.

These types of businesses accommodate a broad range of skill levels and interests. Home-based businesses typically do not require significant real estate investment, which reduces start-up costs.

**Policy EV 5-1:** Ensure that the application and permitting process for expansion or improvements to existing businesses is user-friendly.

**Policy EV 5-2:** Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.

**Policy EV 5-3:** Encourage micro-enterprises, entrepreneurial ventures, home-based businesses, and telecommuting, including community resources, such as shared work spaces, offices, and meeting rooms, that support these types of ventures.

**Policy EV 5-4:** Encourage the revitalization of existing shopping centers and business areas that need maintenance or updating.

**Policy EV 5-5:** Assist small and startup businesses with resource referrals and, if available, financial and technical assistance to facilitate their expansion and job creation.

**Policy EV 5-6:** Publicize improvement and revitalization activities as a means to encourage the maintenance and improvement of existing businesses, in order to maintain and attract more private investment to existing business areas.

**Policy EV 5-7:** Ensure that basic infrastructure and essential services are maintained to a high level to support the local economy and facilitate appropriate development.

Actions in Support of Goal EV 5

Action EV 5a: Consider developing an adaptive reuse grant and loan program to rehabilitate and retrofit existing business structures to meet contemporary market needs, and promote the use of the City’s existing Façade Improvement Program.

Action EV 5b: Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns.

Action EV 5c: Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.

Action EV 5d: Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.

Action EV 5e: Through the City’s Budget and Capital Improvement Program, ensure that essential services and infrastructure are maintained.

**Goal EV 6: Maintain Sebastopol’s Unique Community Character and Provide Housing and Amenities that Retain and Attract Residents, Businesses, and Employees**

*Note: Policies and actions supporting high-quality community design, amenities, a range of housing types and affordability, and infrastructure are provided in the Land Use, Community Character, Community Health, Community Services and Facilities, and Housing Elements.*

**Goal EV 7: Maintain a Stable and Self-Sustaining Fiscal Base in Order to Generate the Resources Necessary to Provide Desired City Services and Support New Growth that is Consistent with the City’s Values and Goals**

**Policy EV 7-1:** Provide transparency in City fiscal policy and activities, including the City budget, annual City audits, Capital Improvement Program, development impact fee schedule, and user fees schedule for various City services, and ensure that City documents and materials are user-friendly and intuitive.

**Policy EV 7-2:** Build the City’s capital improvement and business assistance funds in order to be in a position to leverage, borrow, and fund key projects.

**Policy EV 7-3:** Continue to maintain a budget reserve policy to ensure funds are available to cover reasonably foreseeable emergencies and economic declines.

Actions in Support of Goal EV 7

Action EV 7a: As part of the development of the City budget and annual financial audits, ensure that information is readily available to the public, presented in a user-friendly manner, including text and graphics to describe budget information and multi-year spending trends and forecasts, and encourage the public to review and comment on the City budget and annual audit.

Action EV 7b: Conduct thorough annual review of City fiscal policy in order to maintain balanced tax and fee structures and to respond to changing fiscal policies at broader governmental levels.

Action EV 7c: Consider the creation of an Economic Development Corporation as a means to acquire property and issue use rights for the purpose of encouraging business development that is consistent with the City's vision and goals and generating revenue streams to the City's General Fund to support desired services and development projects.

Action EV 7d: Monitor State legislation regarding economic development and redevelopment, and consider implementation of new local programs or other mechanisms that may promote appropriate local economic development.

Action EV 7e: Consider open government programs that encourage open and transparent City operations.

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## 10. COMMUNITY HEALTH AND WELLNESS



Land use and planning decisions play a role in determining community members' behavioral and lifestyle choices that ultimately impact their physical health and mental wellbeing. The quality, safety, location, and convenience of the pedestrian or bicycle environment, such as sidewalks, bicycle lanes, signals, and crosswalks, can impact a resident's decision to use them, which in turn influences physical activity levels. Similarly, neighborhood parks and open space provide an avenue for increased physical activity. Infrastructure and zoning to support local food processing and distribution enables local food to be used in the community where it was grown. Access to full-service grocery stores and farmers' markets is also correlated with increased consumption of fruits and vegetables. The physical presence and distribution of health care providers and facilities influence how easily people can access health care. A strong local economy can provide economic security for residents, which can greatly improve the quality of life and reduce psychological stress. Successful local schools help develop responsible and self-sufficient young men and women who can make greater contributions to their community.

Furthermore, urban design and maintenance can contribute to or decrease levels of crime and perceptions of comfort and safety. Poor mental health is associated, in part, with a number of factors related to planning, including long commute times, exposure to crime, lack of transportation choice, driving related stress, lack of access to public spaces, lack of opportunities for recreation and physical activity, and inadequate income. Emissions from fossil fuel transportation sources are strongly linked with respiratory diseases, and various toxic contaminants are known or suspected to cause asthma and cancer. Driving carries with it the risk of accidents that are fatal and or cause injuries for drivers, cyclists, or pedestrians.

Addressing public health and wellness in the Sebastopol General Plan acknowledges the profound effects of the built environment on travel choices, access to food, levels of physical activity, and exposure to risk from accidents or pollution. Each of these has a health impact, and the General Plan provides an opportunity to prevent further disease and injury and sustain healthy lifestyle choices for Sebastopol residents. Through the creation of a healthy general plan, Sebastopol can focus on opportunities to affect changes in the overall health and wellbeing of the community.

As such, the issues that affect and surround community health and wellness are addressed throughout all elements of this General Plan. For example:

The Land Use Element addresses the built environment including the mix of uses, density and intensity and creating a walkable environment.

The Circulation Element includes goals and policies on creating a multi-modal transportation system that promotes walkability, bicycle use, and alternatives to single-passenger vehicle use.

The Conservation and Open Space Element lays out goals and policies to improve the amount of, access to, and quality of parks and open spaces in and around Sebastopol, addresses key aspects of environmental health, including clean water, clean air, and the protection of natural resources.

The Safety Element includes a range of health topics to protect the community from man-made and natural hazards.

The Housing Element includes policies and programs to ensure a range of safe and secure housing types accessible to special needs groups, including low income families, the elderly and people with disabilities.

The Economic Vitality Element includes a range of policies and programs aimed at improving local economic conditions, providing increased job opportunities, and supporting local businesses that serve as the backbone of the local economy.

The Community Services and Facilities Element provides support for the local school system.

This Community Health and Wellness Element addresses public health at a broad level in order to support a healthy community through increasing access to necessary services, considering public health in all policy decisions, and encouraging provision of healthy foods. This element establishes a framework of goals, objectives, policies, and actions for developing conditions that will improve the health and well-being of Sebastopol residents, and addresses community health topics that have not been specifically addressed in other General Plan elements.

The Community Health and Wellness Element is an optional element of the General Plan. Additional information regarding community health issues and conditions is provided in Chapter 6.0 of the General Plan Background Report.

### **Goals, Policies, and Actions**

#### **Goal CHW I: Support a Comprehensive and Diverse Approach to Community Health and Wellness in Sebastopol**

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

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

#### **Actions in Support of Goal CHW I**

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



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

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

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

Action CHW 1e: *Implement the policies and actions in the Housing Element to ensure a range of safe and secure housing types accessible to low income families, workforce families, elders, and people with disabilities.*

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

Action CHW 1g: *Implement the policies and actions in the Noise Element to reduce community exposure to the harmful and annoying effects of excessive noise.*

Action CHW 1h: *Implement the policies and actions in the Economic Vitality Element to strengthen the local economy and provide for a stronger job base with increased quality employment opportunities.*

Action CHW 1i: *Implement the policies and actions in the Community Services and Facilities Element to support local schools and improve educational opportunities for Sebastopol's youth.*

## **Goal CHW 2: Promote Convenient Access to Health Care for City Residents to a Wide Range of Healthcare Facilities, Community Health Centers, and Mental Health Care Facilities In and Around Sebastopol**

**Policy CHW 2-1:** Recognize that having a full-service hospital and emergency care facility in Sebastopol is an asset to the community and improves safety, health, and well-being for City residents.

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

**Policy CHW 2-3:** Encourage Sonoma County Department of Health Services to continue to serve as a resource to the community on the availability of health care options and resources in and around Sebastopol.

**Policy CHW 2-4:** Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.

**Policy CHW 2-5:** Recognize that emotional health and well-being is an integral component to personal and community health, and should be supported through City actions and policies throughout the General Plan.

**Policy CHW 2-6:** Support health care facilities and services that assist underserved populations, including minorities, disabled persons, and the homeless community.

**Policy CHW 2-7:** Recognize that not-for-profit health care providers and clinics provide a valuable resource and appropriate medical care for the community, including vulnerable populations.

**Policy CHW 2-8:** Support and welcome integrated health care and functional medicine.

### Actions in Support of Goal CHW 2

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

*Action CHW 2b: Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve Sebastopol residents and businesses.*

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

*Action CHW 2d: Support public health outreach campaigns to inform and educate residents about the public and individual health benefits of immunization.*

*Action CHW 2e: Encourage and facilitate the expansion and retention of alternative, homeopathic, Eastern, and similar non-traditional medical service providers, including not-for-profit medical providers and clinics.*

### **Goal CHW 3: Ensure All Residents Have Convenient Access to Healthy and Nutritional Food Options**

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

**Policy CHW 3-2:** Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, federal food assistance programs, and healthy food retailers and recognize that water use to support local food systems is an appropriate use and is not considered comparable to water use for a lawn or landscaping.

**Policy CHW 3-3:** Recognize that small-scale community agriculture programs, including but not limited to community and private gardens, residential chicken-raising, and bee keeping have the potential to supplement the availability of fresh fruits, vegetables, and other food resources in the community, provide economic opportunities to Sebastopol residents, lower food costs, reduce overall energy consumption and build social cohesion.

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

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

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

**Policy CHW 3-7:** Provide encouragement and a welcoming regulatory environment for businesses that support food safety and food sustainability. Examples of such businesses include producers and growers of non-GMO foods, locally-sourced food producers, and seed banks.

### Actions in Support of Goal CHW 3

Action CHW 3a: *Explore opportunities to expand community gardens and increase community participation in existing community gardens.*

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

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

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

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

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

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

- *Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.*

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

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

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

### **Goal CHW 4: Minimize Community Exposure to Unsafe Electromagnetic Fields (EMF)**

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

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

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

**Policy CHW 4-4:** Continue to regulate the location, when legally viable, and appearance of telecommunications and electrical facilities.

#### Actions in Support of Goal CHW 4

*Action CHW 4a: Explore programs and legal remedies available to the City in order to reduce unsafe EMF exposure to the greatest extent allowed by State and federal law.*

*Action CHW 4b: Continue to implement, and periodically update as necessary, the City's Telecommunications Ordinance in order to reduce EMF levels within Sebastopol, while maintaining consistency with state and federal law.*

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

*Action CHW 4d: Advocate that all new major electrical transmission projects and telecommunications facilities evaluate EMF as part of the project's environmental review pursuant to CEQA.*

*Action CHW 4e: Request from PG&E and wireless telecommunications facilities providers, public disclosure of existing and proposed electrical transmission and wireless telecommunications facilities projects in the vicinity of Sebastopol and their anticipated EMF levels in the Sebastopol Planning Area.*

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

*Action CHW 4g: Maintain data regarding the location, size, strength, and EMF levels of major cell and radio towers, public power facilities, including transmission and distribution lines, and other substantial public or community EMF sources in the Sebastopol Planning Area, to the extent that data and information is available.*

*Action CHW 4h: Support efforts to approach and encourage the California Public Utilities Commission (CPUC) to allow the City to opt out of public utility wireless data transmission systems (such as smart meters).*

## **Goal CHW 5: Support Cultural Diversity as a Key Component of a Healthy Community**

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

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

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

### Actions in Support of Goal CHW 5

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

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

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

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

*Action CHW 5e: Add additional information to the City's website that informs the public about and celebrates the City's cultural heritage, including Sebastopol's First Peoples.*

*Action CHW 5f: Continue to support national efforts to pass immigration reform and consider the adoption of local regulations supporting immigration reform.*

*Action CHW 5g: Actively seek funding and resources to assist the City in providing interpretation services for City meetings and events, and to translate City documents and meeting minutes into Spanish.*

*Action CHW 5h: Consider the implications of new City policies and programs on immigrant and disadvantaged populations.*

*Action CHW 5i: Coordinate with the Sonoma County Community Development Commission to support local and regional efforts to combat homelessness, including implementation of the recommendations and programs contained in the County's "Policy Makers Toolbox for Ending Homelessness" to the greatest extent feasible.*

## **Goal CHW 6: Reduce the Harmful Impacts of Alcohol, Tobacco and Drug Use on Individuals, Their Families, and the Larger Community**

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

**Policy CHW 6-2:** Continue to support measures to eliminate underage drinking, tobacco use, and drug use.

**Policy CHW 6-3:** Reduce exposure to all sources of second- and third-hand smoke.

**Policy CHW 6-4:** Encourage Sonoma County Department of Health Services to continue to provide public education programs that educate the community regarding the health impact of tobacco smoking, second-hand tobacco smoke, alcohol problems, and effective actions to improve individual and community health.

### Actions in Support of Goal CHW 6

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

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

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

Action CHW 6d: Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco use prevention.

Action CHW 6e: Continue to require bars to serve food in order to help counter the effects of alcohol consumption.

Action CHW 6f: Develop and implement responsible beverage consumption practices by local businesses.

Action CHW 6g: Support programs that link people that have been drinking or are otherwise at-risk with safe rides home.

# 11. HOUSING

## HOUSING PLAN AND IMPLEMENTATION PROGRAM

As part of the General Plan Update, the City completed and adopted the 2014 General Plan Housing Element on March 30, 2015.

This chapter presents the housing plan for the City of Sebastopol for the 2015-2023 planning period. The City has established this plan in consideration of its own local needs and priorities, as well as its obligations under State Housing Element law.

The Housing Plan is structured as a series of goals and related policies. Related to each policy, there are one or more actions that the City will implement over the 2015-2023 planning period. These actions serve as the implementation plan and for each action, the implementing agency(ies), funding sources, and time-frames for implementation are identified. Finally, the Housing Plan sets forth quantified objectives for housing construction, rehabilitation and conservation for the Housing Element planning period.

This Housing Plan is included in this Public Draft General Plan in order to provide the public with all available information related to the City's comprehensive approach to addressing housing issues throughout the General Plan. However, this Housing Plan is not an aspect of the General Plan that is subject to potential revisions following completion of the public review period for the Draft General Plan.

### A. IDENTIFICATION OF ADEQUATE SITES

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#### ***Goal A-1: Provide Adequate Sites for Housing Development in the City of Sebastopol***

The City of Sebastopol will maintain adequate sites to accommodate its share of the regional housing need, including sites that would be appropriate for the development of housing affordable to extremely low, very low, low, moderate, and above moderate income as well as special needs households.

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy A-1:** The City will continue to monitor the land supply to ensure adequate sites to accommodate the City's housing needs, including housing sites for special needs populations.

**Policy A-2:** While the City is able to accommodate its share of the regional housing need without rezoning during the current Housing Element period, to the extent necessary, the City will consider land use redesignation in order to accommodate specific projects.

Action A-1: Continue to monitor the land supply to ensure sufficient developable land is planned and zoned to accommodate the City's RHNA, including sites for single family and multifamily residential development, and to accommodate special needs populations, including seniors, disabled persons, developmentally disabled persons, farmworkers, large families, and homeless persons.

*Timing: Bi-annual review of sites*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action A-2: Continue to monitor the supply of additional multifamily sites at densities to facilitate production of housing affordable to extremely low, very low, and low income households.

*Timing: Review bi-annually in conjunction with Action A-1*

*Responsible Entity: Planning Department*

*Funding Source: Department Budget (General Fund)*

**Action A-3:** Maintain an inventory of sites that are readily or already served by infrastructure. This inventory is to be provided on the City's website and updated periodically.

*Timing: Update in conjunction with Action A-1*

*Responsible Entity: Planning Department*

*Funding Source: Department Budget (General Fund)*

**Action A-4:** Review City-owned parking lots for possible use as affordable housing and mixed-use sites, provided existing parking is maintained.

*Timing: Review bi-annually in conjunction with Action A-1*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action A-5:** Consider land use redesignations, if they are needed.

*Timing: Review bi-annually in conjunction with Action A-1*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

## B. HOUSING CONSERVATION

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### ***Goal B-1: Maintain High Quality Residential Environments***

The maintenance and improvement of the quality of life of existing neighborhoods is a high priority for the City of Sebastopol.

### ***Goal B-2: Preserve Housing Resources***

Sebastopol will strive to maintain and preserve existing housing resources, including both affordable and market rate units.

### ***Goal B-3: Expand Affordability Housing Opportunities Through the Use of Existing Housing***

Sebastopol will consider the feasibility of converting market rate housing units to affordable housing.

### ***IMPLEMENTING POLICIES AND PROGRAMS***

**Policy B-1:** The City will continue to enforce housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of housing while minimizing the displacement of residents.

**Policy B-2:** The City will monitor the need to replace infrastructure as needed to conserve older neighborhoods. When updating its Capital Improvement Program and associated budget, the City of Sebastopol will allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.

**Policy B-3:** Sebastopol will collaborate with other public and private entities to ensure that lower income residents are not adversely impacted by the conversion of existing affordable housing projects to market rate rents.



**Policy B-4:** Sebastopol will encourage continued operation of the privately-owned Fircrest Mobile Home Park and encourage efforts to provide additional affordable housing opportunities.

**Policy B-5:** Sebastopol will work with nonprofits to determine whether there are opportunities to expand the affordable housing supply by using formerly market rate properties.

**Policy B-6:** The City will address housing used as temporary, short-term, and/or vacation rentals, such as Airbnb.com and vrbo.com rentals, to ensure that such uses do not reduce the existing housing stock for owners and renters and to reduce potential impacts to neighboring uses.

**Action B-1:** Continue to enforce its existing codes utilizing all available authorities to compel property owners to correct code violations.

*Timing: Ongoing*

*Responsible Entity: Planning and Building Departments*

*Funding Source: Department Budget (General Fund)*

**Action B-2:** Continue to encourage rehabilitation and preservation of affordable housing. Encourage the Urban County HOME and CDBG Programs, administered by Sonoma County Community Development Commission, to assist agencies such as Rebuilding Together to preserve affordable housing and existing housing. Efforts to rehabilitate existing housing could include restoring the mobile home park and increasing affordable housing opportunities at the Fircrest Mobile Home Park, rehabilitating areas with clusters of individually owned small multifamily buildings (e.g., duplexes through fourplexes) into more comprehensive multifamily projects with a single owner and manager.

*Timing: Ongoing*

*Responsible Entity: Planning Department, City Council*

*Funding Source: Department Budget (General Fund)*

**Action B-3:** Consider infrastructure needs in older neighborhoods when updating the Five-Year Capital Improvement Program.

*Timing: Annual*

*Responsible Entity: Planning and Public Works Departments, City Council*

*Funding Source: Department Budget (General Fund)*

**Action B-4:** While there are no at-risk units that will lose rent restrictions during the 2015-2023 Housing Element period, the City will continue to monitor the potential for affordable housing to convert to market rate to safeguard the affordable housing inventory.

*Timing: Ongoing*

*Responsible Entity: Planning Department*

*Funding Source: Department Budget (General Fund)*

**Action B-5:** Consider a mobile home conversion ordinance that would protect the mobile home park in Sebastopol.

*Timing: 2018-2020*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action B-6:** Consider regulations for vacation and short-term rentals, such as Airbnb.com and vrbo.com units, that address potential impacts, such as parking and increased noise, to surrounding uses and establish a permitting process to ensure cost-recovery and ability to enforce the regulations.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, Finance Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

## C. NEW HOUSING PRODUCTION

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### **Goal C-1: Facilitate New Housing Production**

The City of Sebastopol will take necessary steps to promote new housing development and remove public infrastructure constraints to new housing development.

### **Goal C-2: Continue to Encourage Mixed-Income Developments**

The City of Sebastopol continues to operate its Inclusionary Housing Program which emphasizes the provision of inclusionary units over payment of in-lieu fees. The City will review this approach.

### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy C-1:** The City will continue to address public infrastructure constraints to housing production where feasible.

**Policy C-2:** The City will continue to enforce its Inclusionary Housing Ordinance.

**Policy C-3:** The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing.

**Policy C-4:** The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.

**Action C-1:** Continue to implement the Five-Year Capital Improvement Program. As resources become available, develop public facilities to address new residential demand and to increase the viability of infill and reuse sites.

*Timing: Annual*

*Responsible Entity: Planning and Engineering Departments, City Council*

*Funding Source: Capital Improvement Program Budget*

**Action C-2:** Continue to administer the Inclusionary Housing Ordinance. Review the Inclusionary Housing Ordinance in consideration of recent case law and State law, and update as necessary and as may otherwise be appropriate. As part of the review of the Inclusionary Housing Ordinance, encourage housing developers and stakeholders to participate in the process to ensure that potential benefits and impacts of revising the ordinance in terms of effect on housing production are fully considered.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action C-3:** Identify potential mechanisms to ensure that affordable housing (lower and moderate income) that is assisted with City funding is permanently affordable. Review the City Municipal Code to determine if this requirement should be codified.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, City Attorney, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

## D. HOUSING DIVERSITY AND AFFORDABILITY

### **Goal D-1: Promote Housing Affordability for both Renters and Homeowners**

The City of Sebastopol will use available resources to expand the number of new housing units affordable to extremely low, very low, low, and moderate income households.

### **Goal D-2: Support Housing to Meet Special Needs**

The City of Sebastopol strives to increase the range of housing opportunities for all residents, including those with special needs and those unable to afford market rate housing within the community. The City of Sebastopol will place a priority on construction of housing that is appropriate to meet the needs of special needs populations.

### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy D-1:** The City will promote the development of new housing units affordable to extremely low, very low, low, and moderate income households and housing units that are affordable to and appropriate for special needs households, including seniors, disabled persons, developmentally disabled persons, farmworkers, large families, and homeless.

**Policy D-2:** The City will encourage the expansion of housing opportunities for extremely low income households.

Housing for extremely low-income households includes conventional apartment units as well as SRO units. The City already allows SRO units in all multifamily zones, so no changes are needed to the City's Zoning Ordinance.

**Policy D-3:** The City of Sebastopol will continue to operate its Inclusionary Housing Program as a way to provide affordable housing.

**Policy D-4:** The City will provide density bonuses and other incentives for projects which provide affordable units.

**Policy D-5:** The City will promote the ability for lower and moderate income households to become homeowners.

**Policy D-6:** Sebastopol will work to prevent homelessness and support housing services for the homeless.

**Policy D-7:** The City will continue efforts to improve housing opportunities for the disabled population, including developmentally disabled persons, in Sebastopol.

**Policy D-8:** In public outreach efforts, the City will convey to the community that affordable housing is an essential resource for long-time Sebastopol residents and workers.

**Policy D-9:** The City will continue efforts to improve housing opportunities for farmworkers in Sebastopol.

**Policy D-10:** The City will encourage and support a broader continuum of housing choices for seniors and the disabled, including independent and assisted living communities.

Action D-1: Provide planning assistance to affordable housing developers and developers building units for special needs populations.

*Timing: Ongoing*

*Responsible Entity: Planning Department*

*Funding Source: Department Budget (General Fund)*

Action D-2: Continue to support affordable housing development by encouraging developers to apply for funding through the Sonoma County-administered Urban County HOME and CDBG program and using other available resources when available, such as in-lieu payments, to finance affordable housing.

*Timing: Ongoing*

*Responsible Entity: Planning Department, City Council*

*Funding Source: Department Budget (General Fund)*

Action D-3: Consider deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.

*Timing: Ongoing*

*Responsible Entity: Planning Department, City Council*

*Funding Source: Department Budget (General Fund)*

Action D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.

*Timing: Ongoing*

*Responsible Entity: Planning Department, City Manager, City Council*

*Funding Source: Department Budget (General Fund)*

Action D-5: Develop methods to increase local financial resources to assist affordable and special needs housing types and pursue additional funding sources for affordable housing. Adopt methods to increase local resources, such as use of residential and non-residential affordable housing impact fees, real estate transfer taxes, or an annual budget set-aside from the General Fund or other source.

*Timing: 2016-2020*

*Responsible Entity: Planning Department, City Manager, City Council*

*Funding Source: Department Budget (General Fund)*

- Action D-6: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide its housing funds, when available, to help subsidize development costs to build housing units affordable to extremely low- households. City funds for this purpose include linkage fees and inclusionary housing fees. In addition, the City will work with non-profit developers to compete for Sonoma County-administered CDBG and HOME funds.
- Timing: Ongoing*  
*Responsible Entity: Planning Department, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-7: Continue to consider relaxing development standards, such as setbacks and parking requirements, and increasing densities on a project-by-project basis as a means to reduce development costs of units affordable to extremely low-income households.
- Timing: Ongoing*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-8: Regularly update in-lieu and linkage fees, or adopt an ordinance that annually updates in-lieu and linkage fees in accordance with an accepted cost index, to ensure that they accurately reflect current development costs.
- Timing: Annual*  
*Responsible Entity: Planning Department, City Manager, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-9: Continue to offer density bonuses and incentives as established by State law. Update the City's Density Bonus Ordinance to be consistent with the requirements of State law. Encourage affordable housing developers to request density bonuses and incentives in order to increase the amount of extremely low, very low, and low income units created.
- Timing: 2016*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-10: Consider the feasibility of creating a City Employee Assistance Program to provide loans to low- and moderate-income teachers and volunteer firefighters to purchase affordable housing. This program will assist in the recruitment and retention of teachers and firefighters. If sufficient funding is available, the program should be expanded to other City employees.
- Timing: 2018-2020*  
*Responsible Entity: Planning Department, City Manager, City Council*  
*Funding Source: Department Budget (General Fund)*

- Action D-11: Encourage the Urban County to provide financial support for area homeless facilities and services that serve Sebastopol area residents through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission/Urban County to monitor the needs of the homeless population in Sebastopol.
- Timing: Request to Sonoma County CDC Urban County provide assistance on an on-going basis*
- Responsible Entity: Planning Department, City Manager, City Council*
- Funding Source: Department Budget (General Fund)*
- Action D-12: Encourage the Sonoma County CDC-administered Urban County to CDBG and/or HOME funds to Rebuilding Together and/or other local nonprofits to assist disabled residents with home retrofits.
- Timing: Request to Sonoma County CDC Urban County provide assistance on an on-going basis*
- Responsible Entity: Planning Department, City Manager, City Council*
- Funding Source: Department Budget (General Fund)*
- Action D-13: Work with housing developers to encourage housing units and housing developments which address the requirements of special needs populations.
- Timing: Ongoing*
- Responsible Entity: Planning Department, Planning Commission, City Council*
- Funding Source: Department Budget (General Fund)*
- Action D-14: Enforce Title 24 of the California Building Code, the Americans with Disabilities Act (ADA), and Municipal Code Chapter 15.80 when reviewing proposed development plans.
- Timing: Ongoing*
- Responsible Entity: Planning Department, Building Department, Planning Commission, City Council*
- Funding Source: Department Budget (General Fund)*
- Action D-15: Assist disabled residents with information on housing resources and suitable housing opportunities in the community.
- Timing: Ongoing*
- Responsible Entity: Planning Department*
- Funding Source: Department Budget (General Fund)*
- Action D-16: Develop an information sheet describing the City's affordable housing needs and include this information in public noticing for project hearings.
- Timing: Ongoing*
- Responsible Entity: Planning Department, Planning Commission, City Council*
- Funding Source: Department Budget (General Fund)*
- Action D-17: Facilitate the development of farmworker housing by encouraging employers to provide housing, encouraging a countywide linkage fee to cover agricultural land

uses, encouraging with housing developers to expand the supply of migrant and permanent farmworker housing, and providing planning assistance to interested developers.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action D-18:** Encourage the development of housing for day laborers and undocumented workers by encouraging housing developers to expand the supply of housing for this population and providing planning assistance to interested developers.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action D-19:** In order to encourage the provision of housing for developmentally disabled persons, coordinate with the North Bay Regional Center, North Bay Housing Coalition, and other groups that serve the developmentally disabled population and encourage housing providers and landlords to provide a percentage of housing developments for persons with developmental disabilities.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action D-20:** Encourage the development of housing designed to accommodate persons with EMF sensitivity.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

## E. FAIR HOUSING

### ***Goal E-1: Eliminate Housing Discrimination***

Sebastopol values diversity of its population and protection of housing rights for its citizens. The City strives to ensure that all households have equal access to the City's housing resources.

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy E-1:** The City will work to eliminate all unlawful discrimination in housing with respect to age, race, gender, sexual orientation, marital or familial status, ethnic background, disability, medical condition, or other arbitrary factors, so that all residents can obtain decent housing throughout the City.

**Action E-1:** Facilitate equal housing opportunities by continuing to designate an equal housing coordinator (the City Manager), by distributing materials regarding fair housing laws, and referring persons with fair housing concerns to Fair Housing Sonoma County and Fair Housing of Marin. Fair housing materials will be distributed at City Hall, on the City's website, and at other locations willing to distribute materials throughout the City, such as the Library, Veterans Building, Sebastopol Area Senior Center, and Sebastopol Community Center.

*Timing: Ongoing*

*Responsible Entity: City Manager, City Council*

*Funding Source: Department Budget (General Fund)*

Action E-2: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements.

*Timing: Ongoing*

*Responsible Entity: Planning Department, City Manager, City Council*

*Funding Source: Department Budget (General Fund)*

Action E-3: Continue to address fair housing issues through participation, through the Urban County or other sources, in Fair Housing Sonoma County and Fair Housing of Marin (organizations that provide assistance in response to housing discrimination complaints and well as tenant/landlord mediation).

*Timing: Ongoing*

*Responsible Entity: City Manager, City Council*

*Funding Source: Department Budget (General Fund)*

## F. ENERGY AND NATURAL RESOURCE CONSERVATION

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### **Goal F-1: Promote Energy Conservation in Residential Development**

The City of Sebastopol will promote energy efficiency in residential development within the City, including reduction of energy use through better design and construction in individual homes, and also through energy efficient urban design.

### **Goal F-2: Promote Resource Conservation in Residential Development**

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy F-1:** The City will continue to undertake a variety of activities to achieve energy efficiency in residential development in conformance with State laws.

**Policy F-2:** The City will continue to undertake and encourage additional strategies to reduce energy use, including exempting rooftop photovoltaic standards from Design Review and allowing small wind turbines.

**Policy F-3:** The City shall consider additional energy and natural resource conservation programs.

Action F-1: Continue to provide outreach and information about energy conservation and sustainability programs PG&E's Partners Program.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-2: Consider design features in future developments to reduce heat island effects, including narrower streets, increased landscaping, green roofs, cool roofs, and cool pavements.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*



*Funding Source: Department Budget (General Fund)*

Action F-3: Continue to encourage the incorporation of energy-saving principles in the design and planning of new residential developments by providing information to developers and property owners about available energy conservation programs.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-4: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities.

*Timing: Ongoing*

*Responsible Entity: Public Works Department, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-5: Continue to encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Building Department, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-6: Consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.

*Timing: 2016-2018*

*Responsible Entity: Public Works Department, Planning Department, City Manager, City Council*

*Funding Source: General Fund*

Action F-7: Seek funding through Urban County CDBG and HOME programs and other available funding sources for retrofits of existing affordable housing units that result in conservation of energy, water, or other natural resources.

*Timing: Annual or bi-annual*

*Responsible Entity: Planning Department, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-8: Support project applicants in incorporating cost-effective energy efficiency standards that exceed State standards.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Building Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

### G. REMOVE GOVERNMENT CONSTRAINTS

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#### ***Goal G-1: Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production***

During the 2003 Housing Element Period, Sebastopol made changes to its Zoning Ordinance in order to increase allowable densities, increase allowance for affordable housing projects, increase height limits in Downtown, develop standards for SROs, promote mixed use development in the City's non-residential zones, reduce parking requirements for larger units, and simplify setback and building separation requirements in RM-M and RM-H Zoning Districts. The City will continue to examine its Zoning Ordinance in relationship to Housing Element goals.

#### ***Goal G-2: Remove Government Constraints to the Production of Special Needs Housing***

Sebastopol supports the development of special needs housing. The City will take necessary steps to remove government constraints to the development of affordable housing serving special needs populations.

#### ***Goal G-3: Remove Government Constraints that Affect the Amount of Land Required for New Housing***

The regulatory process is one of the principal ways in which a small city can reduce housing costs. The City will review its land use regulations for new units to determine if it is possible to make revisions that will result in reducing land required for new developments, consequently reducing land costs for market rate and affordable housing developments.

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy G-1:** The City will modify its Zoning Ordinance to provide provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.

**Policy G-2:** The City will modify the Zoning Ordinance to reduce parking requirements in senior housing, single room occupancy housing, small lot housing and for small units.

The City has previously reduced parking standards for the housing identified above. Residential parking requirements were reduced in the Downtown by 20%. These changes were added to the Zoning Ordinance in May 2009. Further modifications to these standards will be implemented; in addition, the City will increase allowances for compact parking and tandem parking.

**Policy G-3:** The City will consider modifying its Subdivision Ordinance Standards to reduce street widths, cul-de-sac, and driveway requirements and widths to use land more efficiently.

**Policy G-4:** The City shall review its current development impact fee program to determine whether appropriate levels of fees are charged for multifamily units and second units based on demand they create for public facilities and infrastructure. The City will also consider a revised fee schedule for market rate housing based on unit size or valuation.

**Policy G-5:** The City will encourage second units.

**Policy G-6:** The City will assist new development by increasing the amount of time that issued permits remain valid.

**Policy G-7:** The City shall monitor its Growth Management Program to ensure that it does not adversely affect the provision of housing units for all segments of the population.

**Policy G-8:** The City shall monitor the combined impact of its Growth Management Program and Design Review Process on the City's ability to meet housing demand from all income groups of the population.

**Policy G-9:** The City will assess the project approval process to see if there are additional ways to reduce the amount of time the process requires. This assessment will recognize that the City has limited control over processing time for those projects that require a CEQA review.

**Policy G-10:** The City shall modify its density bonus so that it is in conformance with the State Density Bonus Law.

Action G-1: Modify the Zoning Ordinance to permit farmworker housing consistent with the requirements of State law, including Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:

- Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a permitted use in residential zones. No discretionary actions shall be required.
- Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use, subject to the same standards and permit requirements as an agricultural use, in zones that permit an agricultural use consistent with the requirements of State law.

*Timing: 2016-2017*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.

*Timing: 2016-2017*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law. The following definitions will be used, based on language provided in the Government Code.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when

possible, work in the community. Supportive housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

*Timing: In conjunction with adoption of Housing Element*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-4: Review and revise the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.

*Timing: 2016-2020*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.

*Timing: 2016-2020*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-6: Modify the Zoning Ordinance to allow second units as a permitted use consistent with State law, increase the size allowance, and consider revisions to standards for second units related to unit height, setbacks, and other relevant standards to facilitate such units.

*Timing: In conjunction with adoption of Housing Element*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

- Action G-7: Study changes in its Subdivision Ordinance to reduce land requirements for new housing development.  
*Timing: 2016-2018*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action G-8: Reduce fees for smaller types of housing, including second units, and also review fee structures for housing based on square footage, number of bedrooms, or valuation to ensure that such fee structures are equitable.  
*Timing: 2016-2017*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action G-9: Continue to offer reduced setback requirements for detached one-story second units.  
*Timing: Ongoing*  
*Responsible Entity: Planning Department, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action G-10: Continue to evaluate implementation of the Growth Management Program on an annual basis, including requested allocations by types of units (single family, multifamily, and mobile homes) and allocations by affordability level, as well as the impact of procedural requirements, including the allocation roll-over policy.  
*Timing: Annual*  
*Responsible Entity: Planning Department, Public Works Department, City Manager, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action G-11: Following adoption of the General Plan Update, update the Growth Management Ordinance to reflect anticipated growth accommodated under the General Plan and known infrastructure and public services constraints. Further, If the annual review identifies issues with the Growth Management Program that may adversely affect the City's housing obligations under State Law, the City commits to revising the Program to address identified obstacles to housing development. Prior to any revisions to the Program, seek input from housing stakeholders on the Program and any proposed changes. The City will ensure that the Program is consistent with requirements of State Law.  
*Timing: 2016-2018 to address General Plan Update; as needed based on annual review*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action G-12: The City will continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units affordable to middle, moderate, and lower income residents.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-13: Review Sebastopol's current approval process to determine whether it is possible to make the Planning Commission the final authority for subdivisions of four or fewer parcels.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-14: Study other ways to reduce the amount of time that project approval requires.

*Timing: Ongoing*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-15: Modify Sebastopol's density bonus policy so that it is consistent with State law, including reduced parking requirements for housing projects that are eligible to receive a density bonus.

*Timing: 2016*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-16: Revise the Zoning Ordinance so that architectural and design review requirements for a manufactured home will not exceed those allowed under Government Code Section 65852.3.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

Action G-17: Revise the Zoning Ordinance to:

1. establish minimum density requirements for residential-only projects to ensure efficient use of land,
2. identify criteria and appropriate locations in non-residential zones for residential-only projects,
3. increase allowed building heights and reduce parking requirements in the Downtown Core to accommodate 4 stories/50 feet, and in appropriate General Commercial districts, 3 stories and 40 feet, to encourage affordable housing, higher density housing, including rental, housing cooperatives, condominiums, and other housing opportunities. Establish appropriate stepback requirements for increased number of stories beyond those currently permitted.

*Timing: 2016-2018*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

**Action G-18:** Prepare design guidelines for multifamily and mixed use residential projects and adopt methods to streamline the design review process for such projects.

*Timing: 2016-2020*

*Responsible Entity: Planning Department, Planning Commission, City Council*

*Funding Source: Department Budget (General Fund)*

## H. HOUSING POLICY UPDATE AND PROGRAM ADMINISTRATION

### **Goal H-1: Continue to Report on Housing Activities**

### **Goal H-2: Work with Professionals and Organizations to Administer and Expand Affordable Housing**

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy H-1:** The City shall prepare an Annual Report that describes activities undertaken in support of the City's housing objectives.

**Policy H-2:** The City shall consider retaining the services of a housing coordinator consultant when considering new projects. The City has successfully used the services of a housing coordinator consultant on recent affordable housing projects and will continue to use consulting assistance on an as-needed basis.

**Policy H-3:** The City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer City's affordable housing programs.

**Action H-1:** Continue the preparation of annual reports that summarize progress towards Housing Element goals, policies, and programs.

*Timing: Annual*

*Responsible Entity: Planning Department*

*Funding Source: Department Budget (General Fund)*

**Action H-2:** Continue to rely on Sonoma County to assist with housing related activities, such as initial certification of income eligibility.

*Timing: Ongoing*

*Responsible Entity: Planning Department*

*Funding Source: Urban County Housing Funds*

## I. QUANTIFIED OBJECTIVES

The foregoing goals, policies, and actions are considered appropriate and desirable to assist with meeting the City's housing needs are met in a timely and cost effective manner through 2023. Table VI.1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period.

Each action identifies implementing parties, timing, and funding sources. Table VII.2 estimates the quantified objectives for individual programs. To achieve these objectives, developer and non-profit participation is necessary and housing developers will need to secure funding from CDBG, HOME, and LIHTC programs, as well as other sources.

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	4	4	-
Very Low	18	6	-
Low	28	6	-
Moderate	12 <sup>(1)</sup>	16 <sup>(1)</sup>	-
Above Moderate	100 <sup>(1)</sup>	24 <sup>(1)</sup>	-
<b>TOTAL</b>	<b>156</b>	<b>56</b>	<b>0<sup>(2)</sup></b>

<sup>(1)</sup>Anticipated to be provided by private development with no subsidies/assistance.

<sup>(2)</sup>No units are at-risk of losing affordability.

Program	Extremely Low	Very Low	Low
Action B-2: Housing Rehabilitation	4	6	6
Program C-2: Inclusionary Housing Program	-	12	12
Programs D-2 and G-12: Encourage Affordable Development Funding/Density Bonus	4	4	12
Program G-6: Second Units	-	2	4
<b>TOTAL</b>	<b>8</b>	<b>24</b>	<b>34</b>



## 12. IMPLEMENTATION

For the General Plan to serve as an effective guide to achieving the City's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the City will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies.

Government Code Section 65400(a)(1) requires the City's planning agency (Sebastopol Planning Department) to make recommendations to the City Council that identify reasonable and practical means for implementation of the General Plan. The Sebastopol Planning Department is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 12-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report,

Table 12-1 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action.

For each of the actions listed below, the letters "A", "B", or "C", refer to a relative priority for implementation. More specifically:

- The letter A implies that the action will be implemented in the relatively short-term (most likely, 1 to 5 years).
- The letter B similarly implies a somewhat longer-term implementation, approximately 5 to 10 years.
- The letter C indicates a longer-term implementation schedule, keeping in mind that the planning horizon for this document is the year 2035.

In other cases, the reader may notice the use of the term "ongoing" which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (A, B, or C) reflects the level of complexity and the level of effort required to implement an action rather than the importance of the Action itself.

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action LU 1a:</u> Review and update the Zoning Code to: 1) implement the policies and actions of this General Plan, including implementation of land use designations and Figure LU-1, Land Use Map, 2) clarify and streamline Zoning Code implementation, and 3) revise parking requirements, setbacks, and lot coverage standards within the Central Core to facilitate and allow higher residential development densities, as established by Policy LU 1-4.</p>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1b:</u> Direct new development to locations within the city limits through prioritizing processing of applications within the City limits and encouraging developers interested in Sebastopol to focus on in-fill development.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1c:</u> Revise the Zoning Code to establish a minimum height of two stories for new major development projects within the Central Core. This requirement shall not apply to rehabilitation or improvements to existing uses.</p>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1d:</u> Review and update the Zoning Code to add definitions and descriptions for the following:</p> <ul style="list-style-type: none"> <li>• Update definition of what constitutes a ‘permanent dwelling’;</li> <li>• Clarify whether hotels are treated as residential or commercial uses;</li> <li>• Define ‘retail use’;</li> <li>• Revise definition of restaurant, and consider separate definitions for ice cream shops and coffee shops;</li> <li>• Define ‘secondary use’;</li> <li>• Review definitions for child care uses to ensure consistency with State law;</li> <li>• Generally review all definitions in relation to consistency with list of allowed uses and to provide increased clarity (e.g., all uses identified in the Zoning Code shall be defined in the Zoning Code).</li> </ul>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1e:</u> Review and update the Zoning Code to address uses and standards for the following:</p> <ul style="list-style-type: none"> <li>• Develop regulations for amateur bee keeping;</li> <li>• Develop regulations for commercial outdoor barbecues;</li> <li>• Include standards for cottage food uses, consistent with State law;</li> <li>• Update standards for child care uses to ensure consistency with State law;</li> </ul>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>• Consider allowances for mortuaries;</li> <li>• Develop standards that guide allowed uses in the Light Industrial area located west of Morris Street, between Bodega Avenue and Laguna Park Way;</li> <li>• Consider defined standards and an administrative approval process for small wine tasting establishments;</li> <li>• Modify the Mobile Home Park zoning overlay district to include provisions that would prohibit the conversion of mobile home parks to high density residential uses;</li> <li>• Review and update standards and provisions for community gardens;</li> <li>• Provide authority to require deed restrictions regarding accessory buildings regarding potential use as a dwelling;</li> <li>• Review home occupation regulations regarding the number of clients allowed on the premises, and consider establishing provisions to allow for small classes to occur as part of a home occupation use;</li> <li>• Establish Use Permit requirements and standards for smoke shops;</li> <li>• Update gas station and car wash standards;</li> <li>• Provide standards for mobile food trucks;</li> <li>• Establish appropriate standards and regulations for medical and, if made legal, non-medical cannabis dispensaries and related operations and activities;</li> <li>• Review and update Temporary Use regulations;</li> <li>• Establish policies and standards for outdoor music uses and activities;</li> <li>• Generally review allowed uses for similar zoning districts to ensure consistency;</li> <li>• Add provisions to address uses that are not currently addressed.</li> </ul>			
<p><u>Action LU 2a:</u> Reserve a specific amount of wastewater capacity and potable water supply to be used for existing development outside the city limits, particularly older subdivisions in the SOI which may require connection to the City's wastewater and/or water system when septic system or water supply delivery failures occur.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 2b:</u> Limit the amount of land designated for urban uses to those areas that can be reasonably predicted to be developed over the 20-year life of the</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
General Plan. Areas not projected for urban development within the life of the General Plan will be kept outside the UGB.			<i>Comments:</i>
<p><u>Action LU 3a:</u> Maintain Level of Service (LOS) standards and guidelines for City services.</p> <ul style="list-style-type: none"> <li>• Water Flow: The standard for water volume and flow is established by Title 24 of the California Code of Regulations. The standard for fire flow is 1,000 gallons per minute.</li> <li>• Wastewater: The standard for sewage treatment is based on capacity. The City shall maintain a reserve capacity of at least 5% (0.042 million gallons per day). At the time that the City reaches the reserve capacity, it must either reduce the amount of development commensurately, increase wastewater treatment capacity, or reduce wastewater through reduction measures.</li> <li>• Parks: The standard for parks is five acres of park land for each 1,000 residents.</li> <li>• Fire: The standard for fire service is an emergency response time of less than nine minutes for 90 percent of calls.</li> <li>• Police: The standard for police service is a response time of three minutes for 70 percent of emergency calls.</li> <li>• Drainage: The standard for storm drainage facilities is established by the Sonoma County Water Agency.</li> <li>• Schools: The standard for school class size and appropriate square footage of play area per student is established by the Sebastopol Union School District and Analy High School District.</li> <li>• Traffic: The standard for traffic is shown in the Circulation Element.</li> </ul>	<p>Planning Department and Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><u>Action LU 3b:</u> Periodically review and revise the Growth Management Ordinance to meet the City’s needs. Address the following in the next update to the Growth Management Ordinance:</p> <ul style="list-style-type: none"> <li>• Increase annual residential allocations to 50 units per year in order to accommodate planned General Plan growth and to address the housing needs of economic segments of the community as identified in the Housing Element;</li> <li>• When residential development activity is lower than the maximum established, any unused residential allocations under the maximum, or cap, will carry over to be used in future years, but not longer than two years;</li> </ul>	<p>Planning Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>Limit total residential allocations to 750 residential units through 2035.</li> <li>Residential units approved within the Central Core shall be exempt from the annual allocation cap, but shall count towards the total allowed residential unit allocation;</li> <li>Update the findings regarding utility capacity to reflect current conditions;</li> <li>Simplify the allocation procedures; and</li> <li>Include provisions for very small houses and mixed use units to count as a reduced allocation (e.g., one mixed use unit or very small house unit is counted as 0.5 of an allocation).</li> </ul>			
<p><u>Action LU 3c:</u> Continue to monitor development in the City and SOI and the capacities of wastewater treatment facilities, water distribution, roads, including road maintenance, public schools, and parks and recreation facilities. City staff will provide annual reports on growth and changes in infrastructure capacity to the Planning Commission, City Council, and the public. The information will be used to assist in determining when the city is approaching Levels of Service where resources will be exceeded and what actions must be taken.</p>	<p>Planning Department and Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action LU 3d:</u> Review all development proposals for their direct and cumulative effects on City-adopted LOS standards. The City will only permit developments that meet City-adopted LOS standards.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action LU 3e:</u> Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action LU 4a:</u> Identify a referral area that surrounds the UGB and formally request that the County provide the City with notice of development applications and related actions within the referral area and provide the City an opportunity to comment on land use changes and development proposals under review. The City's review of projects within the referral area shall emphasize the importance of:</p> <ul style="list-style-type: none"> <li>The protection of agricultural lands and open space;</li> <li>The protection of biological resources, including riparian habitat and corridors;</li> <li>The protection of groundwater recharge areas and watersheds;</li> <li>Reducing sprawl;</li> </ul>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>Maintaining and expanding community separators; and</li> <li>Ensuring quality development that is consistent with the character and values of Sebastopol.</li> </ul>			
<u>Action LU 5a:</u> Through the design review process, screen development proposals for land use compatibility and ensure that development proposals are designed to be compatible with existing residential and other land uses, are designed to reduce aesthetic, noise, safety, odor, and lighting impacts to residential areas, and are consistent with Sebastopol’s unique, small-town character.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 5b:</u> Maintain the Zoning Code provisions to allow non-conforming single family residences to expand and rebuild even if they are destroyed to an extent greater than 50 percent of their assessed value.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 6a:</u> Encourage new housing projects to develop in the upper range of allowed densities.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 6b:</u> Consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate Medium Density Residential areas.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 6c:</u> Implement the policies and actions in the housing element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 6d:</u> Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, and co-housing.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 6e:</u> Review and update the Zoning Code to establish provisions for congregate housing facilities within all zoning districts that allow residential uses.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action LU 7a:</u> Consider the establishment of a "Gateway" overlay district or similar designation, at the north and south ends of town along SR 116 (see Figures 2.4 and	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority / Timing	Status
2.5). The purpose would be to provide design and land use standards to enhance the entrance points to the city, help foster community identity and sense of place through design, and increase economic development opportunities in key commercial/industrial nodes outside the Downtown.			<i>Comments:</i>
<u>Action LU 7b:</u> Ensure that applications for new development contain sufficient information for staff to analyze its contribution to a jobs/housing balance in the Sebastopol area.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 7c:</u> Revise the Zoning Code to require any new project in the Central Core be at least two stories in height, and allow up to four stories in the Central Core if residential uses are on any of the upper stories.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 7d:</u> Revise the Sebastopol Downtown Plan to: 1) provide updated information regarding existing conditions and opportunity sites, 2) encourage affordable housing, 3) provide for increased residential uses, particularly over commercial and office uses, and 4) reflect the circulation system envisioned in this General Plan.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 7e:</u> Adopt a Specific Plan for the Northern Gateway District. The Specific Plan should resolve issues such as improving the northern gateway to the city and identifying appropriate commercial, office, industrial, and mixed use development that would contribute to the character of the area and meet the City's economic and fiscal needs.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 8a:</u> Regularly review the amount of vacant or underdeveloped land designated for office, commercial, and mixed use development and approved and pending development proposals on such lands to ensure that an adequate supply remains to accommodate the City's needs.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 9a:</u> Review and revise the Zoning Code as appropriate to accommodate research and technology uses as permitted uses in industrial zones and to accommodate a mix of complementary uses in industrial zones.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 9b:</u> Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 9c:</u> Adopt a Specific Plan for the Gravenstein South Area within the SOI, prior to considering large annexation requests in this area. The Specific Plan should	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority / Timing	Status
<p>resolve issues such as improving the southern gateway to the city; incorporating and enhancing current and former industrial facilities and land uses so that they becomes a part of the City's economic and tax base; resolving infrastructure delivery challenges; and preserving the Laguna while increasing its accessibility. Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area needs to be properly evaluated and mitigated.</p>			<p>Comments:</p>
<p><u>Action LU 9d:</u> Adopt design standards for industrial development.</p>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action LU 9e:</u> Where feasible, provide infrastructure improvements as part of the Capital Improvement Program that support development of industrial areas.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CIR 1a:</u> The City shall cooperate with other jurisdictions in Sonoma County to reduce transportation congestion through the following actions:</p> <ul style="list-style-type: none"> <li>• Staff should participate in the SCTA's technical advisory groups in pursuing funding opportunities.</li> <li>• Encourage public input into SCTA's congestion management planning process</li> <li>• Participate in future updates to the Comprehensive Transportation Plan</li> <li>• Coordinate with the County of Sonoma including the Parks &amp; Recreation Department in efforts to expand regional bicycle and pedestrian networks to meet anticipated demands</li> </ul>	<p>Planning Department and Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CIR 1b:</u> Coordinate with the County of Sonoma, Caltrans, and the City of Santa Rosa to investigate, and as appropriate, determine feasible alternative routes, bypasses or “beltway connector” routes, including both north-south and east-west routes, (e.g. Llano Road extension from SR 12 to Occidental Road, or measures to divert some Hwy. 116 traffic at the southern terminus of Llano Road, or diversion of some Hwy. 12 traffic to Occidental Road at Fulton Road, or improving Ragle Road) and evaluate benefits provided by these routes. If appropriate, work collaboratively</p>	<p>Public Works Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>



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Implementation Program	Responsible Department	Priority / Timing	Status
<p>with the County of Sonoma and Caltrans to determine the extent of roadway improvements needed to support these bypass routes, add the project to the City's Capital Improvement Plans (CIP) and/or seek County or other agencies plan improvements, encourage proactive participation and coordination by the SCTA and support funding through the SCTA or other sources, and as appropriate, update both City and County General Plan Circulation Elements to include these routes.</p>			
<p><u>Action CIR 1c:</u> In collaboration with Caltrans, complete a comprehensive 2-way street analysis for SR 116 (South Main Street, Petaluma Avenue and McKinley Street) including traffic operational analysis, concept designs, urban design/landscaping improvements, economic benefits and identification of potential funding sources. As appropriate, work with SCTA, Caltrans, and other affected agencies to update policy objectives based on the results of the analysis. As interim roadway improvements to the SR 116 corridor are proposed, they shall be evaluated by City staff for compatibility with a future conversion to 2-way streets, in order to foster informed decision making.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action CIR 1d:</u> Consider the following roadway improvements and projects included in the CIP to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan.</p> <ul style="list-style-type: none"> <li>• Healdsburg Avenue (SR 116)/Covert Lane intersection - install a traffic signal or roundabout</li> <li>• Healdsburg Avenue (SR 116)/Murphy Avenue intersection - install a traffic signal or roundabout</li> <li>• Gravenstein Highway South (SR 116)/Fircrest Avenue intersection - install a traffic signal or roundabout</li> <li>• McKinley Street/Laguna Park Way/Petaluma Avenue intersection - install a beacon or appropriate pedestrian crossing improvements on the southern leg pedestrian crossing</li> <li>• Willow Street - extend the street through the City parking lot from Main Street to Petaluma Avenue to enhance grid connectivity</li> <li>• Abbott Avenue - change route to parallel Sebastopol Avenue, with a potential connection to Morris Street</li> </ul>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action CIR 1e:</u> The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the City's CIP.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding.</li> <li>The pavement management program data system should address signage and pavement quality throughout the city.</li> </ul>			
<p><b>Action CIR If:</b> As part of the development review process, the Planning Department, Public Works Department, Police Department, and Fire Department shall review development projects to ensure that developers:</p> <ul style="list-style-type: none"> <li>Construct transportation improvements along property frontages when appropriate</li> <li>Address the project’s proportional-share of impacts to the City’s circulation network through payment of traffic mitigation fees</li> <li>Provide for complete streets to the extent feasible; facilitating walking, biking, and transit modes</li> <li>Provide appropriate on-site pedestrian and bicycle features</li> <li>Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures</li> <li>Provide adequate emergency vehicle access</li> <li>Minimize driveway cuts consistent with access and site planning considerations</li> </ul>	<p>Planning Department and Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Action CIR Ig:</b> Update the City’s Traffic Impact Fee (TIF) schedule to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.</p>	<p>Public Works Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Action CIR Ih:</b> Use the City’s CIP to identify and address deficient areas, such as areas where additional striping, sidewalks, maintenance, and other improvements are needed.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Action CIR Ii:</b> Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CIR Ij</u> : Provide staff support/liaison to regional agencies such as SCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in western Sonoma County.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Ik</u> : Ensure regular monitoring of traffic accidents, traffic levels of service, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Il</u> : Continually seek opportunities to fund maintenance of and improvements to the circulation network, including through active pursuit of a wide range of grant sources.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Im</u> : Establish specific Transportation Demand Management (TDM) requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR In</u> : Create incentives for proposed development to incorporate measures to reduce vehicle trips, such as mixed use projects and including bicycle and pedestrian facilities in the development plans and connections to existing bicycle and pedestrian facilities.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Io</u> : Ensure that future development provides roadway improvements and/or fees contributing towards transportation improvements consistent with the Circulation Diagram and Circulation Element system-wide mobility goals and improvements identified as part of the City's Traffic Impact Fee (TIF) to improve the safety, efficiency and connectivity of the current circulation system for all modes of transportation, and to support buildout of the General Plan.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Ip</u> : Require future development to complete a fair share calculation and to pay their contribution upon the development of the project.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR Iq</u> : Provide outreach and opportunities for public engagement with transportation planning issues and project initiatives, including use of citizen bodies such as the Planning Commission.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CIR 1r:</u> Coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Also encourage Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.	Planning Department and Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 1s:</u> Coordinate with Caltrans, SCTA, Sonoma County, school districts, and other appropriate entities to coordinate and optimize the use of circulation and mobility resources.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2a:</u> As part of the development process, review development applications to ensure compliance with the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2b:</u> Review traffic signal timing plans or work with Caltrans to ensure adequate crossing times for all users at signalized intersections.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2c:</u> Ensure that bicycle loop detectors are present at traffic signals, clearly identified with stencils, and tested and maintained regularly.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2d:</u> Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Policy CIR 2e:</u> Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-compliant curb cuts and ramps, and address such obstacles in the CIP, to the extent that funding for such activities is available.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2f:</u> Continue to include construction of bicycle and pathway facilities, including pedestrian road crossings and pedestrian pathways, in the City's CIP, prioritizing areas where gaps in the current network need to be filled.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
<b>Action CIR 2g:</b> Focus on the identification of more Class I multi-user trails and Class IV separated bike facilities. In particular, pursue Class I or Class IV alternatives to SR 116, SR 12 and Bodega Avenue, Class II Bike lanes, and sharrow markings to create viable north-south and east-west mobility opportunities for bicyclists and pedestrians of all ages, as identified in the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2h:</b> As funding becomes available, the City shall encourage Sonoma County Transit to provide faster and more efficient routes, more frequent headways, extend service hours, and serve a greater portion of the City. The City would review and renew the contract as necessary and, when feasible, include provisions for: <ul style="list-style-type: none"> <li>• Consideration of an additional route.</li> <li>• Bus headways of 15 minutes or less on routes serving Sebastopol.</li> <li>• Local bus service operating until 10 PM.</li> <li>• Saturday and Sunday bus services with expanded weekend hours.</li> </ul>	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2i:</b> Compile a list of bus stops with inadequate lighting, and through the CIP, install street lights at those stops as funding is available.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2j:</b> Study the feasibility of establishing a public or private shuttle system to serve the SMART commuter rail station.	Planning Department and Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2k:</b> Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2l:</b> Identify potential bicycle and pedestrian connections between residential areas and school campuses and incorporate into the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action CIR 2m:</b> As part of the development review process, ensure that new development projects provide bicycle and pedestrian improvements to facilitate the implementation of a Safe Routes to School plan for Sebastopol schools.	Planning Department and	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
	Public Works Department		
<u>Action CIR 2n:</u> Coordinate with the SCTA, Sonoma County Health Services, Sebastopol Union School District, and Sonoma County Bicycle Coalition to continue the Safe Routes to School Program in Sebastopol.”	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2o:</u> Routinely review and update the Safe Routes to School plan, to reflect the current circulation infrastructure, student travel patterns, identified hazards, and school.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2p:</u> Support and implement policies and recommendations related to transportation from Health Action’s Action Plan Sonoma. These include: <ul style="list-style-type: none"> <li>• Increase in percent of commuters who use active transportation (walk, bike, or public transit)</li> <li>• Implement and strengthen policies and programs to enhance transportation safety.</li> </ul>	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2q:</u> Monitor national efforts to establish effective multimodal LOS standards for pedestrian, bicycle, and transit modes.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2r:</u> Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Planning Department determines a multimodal LOS methodology that is deemed suitable for application in Sebastopol.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2s:</u> Periodically review priorities in the Sebastopol Bicycle and Pedestrian Master Plan and update as necessary, incorporating current best practices.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 2t:</u> Coordinate with SCTA to include City staff and a citizen representative on the Countywide Bicycle and Pedestrian Advisory Committee to ensure City representation in reviewing projects and funding sources	Planning and Public Works Departments	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CIR 3a:</u> During the development review process, the Planning Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 3b:</u> The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 3c:</u> The Public Works Department shall review its adopted street standards, including those specified in the Subdivision Ordinance, and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 3d:</u> The City shall develop a new truck route plan and associated signage that is consistent with the policies outlined in this Circulation Element.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 3e:</u> The City shall develop and implement a way-finding signage program that differentiates Downtown route options and rural route options that bypass the Downtown area. The intent of this program is to assist travelers in the identification of route options that may help alleviate Downtown traffic congestion.	Planning Department, and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 4a:</u> Maintain and routinely update the City's Development Impact Fee Program to cover the cost of mitigating development's share of improvements on non-regional and regional routes, as well as the cost of maintaining Sebastopol's identified service and/or performance standards.	Planning Department, Finance Department and Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 4b:</u> As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 5a:</u> Supply transportation data to the RCPA as requested to assist in the assessment of GHG reduction efforts.	Planning Department and	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
	Public Works Department		
<u>Action CIR 5b:</u> Establish specific TDM requirements that is consistent with the City's Trip Reduction Program for projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 5c:</u> Complete surveys of employment trips as outlined in the City's Trip Reduction Program.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 5d:</u> Establish standards and requirements for electric vehicle parking, including the installation of electric vehicle charging stations in new development projects.	Planning Department and Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 6a:</u> Work with downtown property owners, businesses and downtown organizations to facilitate the creation of a parking assessment district.	Planning Department and Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 6b:</u> Review parking best practices employed in other jurisdictions, as well as parking utilization within Sebastopol itself, and as appropriate, incorporate revised parking requirements into the Municipal Code.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 6c:</u> Study the potential for a parking permit system and reduced parking requirements to be implemented in transit-oriented areas such as the Downtown Sebastopol.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 6d:</u> Consider developing protocols for parking study requirements for major commercial, multi-family residential, mixed-use, and other projects that seek relief from the City's adopted parking requirements in order to ensure that adequate parking is provided	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 6e:</u> If deemed necessary by the City, use parking management techniques (such as residential parking permits) to limit spillover parking impacts in residential neighborhoods.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CIR 6f:</u> Explore mechanisms , such as establishment of a parking district, funding parking facilities (structure(s) or lots) through payment of in-lieu or development impact fees, and expanding the City’s shared parking provisions, to allow proposed development downtown to not have to provide on-site parking.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 6g:</u> Consider exemptions or reductions in parking requirements for small additions, changes in use, and developments on small sites in the downtown area.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CIR 6h:</u> Emphasize the use of central shared parking and co-location of parking around the periphery of the downtown, without compromising requirements for new projects to contribute their fair-share towards parking facilities and infrastructure.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 1a:</u> As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and require new development to contribute its fair share toward necessary on and off-site infrastructure, services, and facilities.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 1b:</u> Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 1c:</u> Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Sanitary Sewer System Utility Master Plan, the Stormwater Management Plan, and the Capital Improvement Program.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 1d:</u> Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City’s infrastructure system.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 1e:</u> Identify and apply for Federal, State, and regional funding sources to finance infrastructure costs.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<p><b>Action CSF If:</b> Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.</p>	Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF Ig:</b> Continue to provide an annual LOS Report to the City Council, as required by Municipal Code Section 17.350.030.A. The annual LOS report shall provide information on Planning Department projects, annual housing development totals, and a status update on City services including water, wastewater, drainage, parks, fire, police, schools, and traffic.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF Ih:</b> Consider establishing requirements for the preparation of a Community Impact Report (CIR) as part of the development review process for new large-scale projects. The standards should consider the following:</p> <ul style="list-style-type: none"> <li>• Identification of criteria for projects that must comply with the requirement to prepare a CIR (such as proposed housing units, commercial square footage, etc.).</li> <li>• Fiscal impacts- assess the financial costs to provide services to the project and the benefits the project will provide the City, including tax revenue (e.g., will revenue increase, decrease, or be shifted).</li> <li>• Employment impacts- estimate the number of jobs that will be created or eliminated by the project, and identify job quality measures including wages, benefits, and accessibility.</li> <li>• Housing impacts- assess the project’s impact on the need for both affordable and market-rate housing units, and whether the project will create additional units or eliminate existing units.</li> <li>• Neighborhood needs impacts- assess whether the project will increase or meet demand for services and how the surrounding neighborhood might benefit from the project.</li> <li>• Smart growth impacts- assess whether the project will make the surrounding neighborhood more livable and how the project will affect public transit and the pedestrian and bicycle network.</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF Ii:</b> During the development review process, encourage applicants for large-scale projects to incorporate community facilities such as meetings spaces into their projects. Consider a range of incentives to encourage this, including but not limited to, expedited permit processing, reduced permit fees, or other concessions mutually agreeable to the City and the applicant.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p><b>Action CSF 2a:</b> Develop and adopt a Parks and Recreation Master Plan. The plan should include and address:</p> <ul style="list-style-type: none"> <li>• Needs Assessment for future park locations</li> <li>• Types of users and amenities needed</li> <li>• Coordinated efforts to integrate plans including: the Laguna Wetlands Preserve Restoration and Management Plan, Ives Park Master Plan, and Bicycle and Pedestrian Master Plan</li> <li>• Opportunities to enhance bicycle and pedestrian connectivity</li> <li>• Maintenance needs and requirements for new and existing facilities</li> <li>• Future sites and facilities development for parks acquisition</li> <li>• Financial plan and funding sources</li> <li>• Use the CIP as a reference tool</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF 2b:</b> Implement the policies and actions in the Circulation Element that facilitate and promote increased walkability bicycle use, and connectivity between parks and trail systems.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF 2c:</b> Implement Bicycle and Pedestrian Master Plan trail, bicycle, and other recreational improvements and periodically update the Bicycle and Pedestrian Master Plan to ensure safe travel opportunities for all uses and all ages, including those with mobility challenges.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF 2d:</b> Revise the Zoning Ordinance to allow parks as a permitted use in all districts.</p>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF 2e:</b> Seek joint use agreements with schools to develop neighborhood parks on school sites based on the “school-in-the-park” principle. Ensure that neighborhood parks in combined park/school sites serve the entire community and provide a broad range of recreational, and educational activities.</p>	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action CSF 2f:</b> Coordinate with the Sonoma County Regional Parks Department, City of Santa Rosa, and Agricultural and Open Space District on active and passive parks and recreation issues and opportunities and on potential lands to purchase for open space, habitat conservation, and recreation uses.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 2g:</u> When developing trails and paths, consider the access needs of a variety of users, including school-age children, the elderly, and those with disabilities.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2h:</u> Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. Support opportunities to upgrade these existing paths for use by the public.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2i:</u> Consider using Transfer of Development Rights (TDR) and Conservation Easements to encourage small neighborhood parks and trail systems.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2j:</u> Prepare an annual report for the City Council and the Planning Commission on the status of the acquisition and the improvement of parks and trails. Include a list of existing and proposed projects, estimated costs and sources of funding, and determine what additional actions, if any, may be necessary to implement the policies of this Element.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2k:</u> Use the Capital Improvement Program to maintain parks and recreation facilities and as the basis for determining use of supplemental funds collected for parks and open space development. The City's population and acreage of parks/recreation facilities shall be tabulated periodically to ensure that parkland is developed consistent with the ratio of one acre of park land per 200 residents.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2l:</u> Update the Municipal Code to establish minimum parks and open space standards for new development. At a minimum, the standards shall seek to maintain one acre of park land per 200 residents through provision of land, improvements, or payment of in-lieu fees. Additional measures may include requirements to establish assessment or tax districts to fund park maintenance, or open space requirements.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2m:</u> Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 2n:</u> Periodically review, and if necessary update, the City's Park and Traffic Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2o:</u> Implement a wide range of public outreach programs, including the City's website, newsletters, and other communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2p:</u> Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.	Planning Department and Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2q:</u> Conduct review of City-owned property operated by non-profits providing community recreational services including Ives Pool, the Community Cultural Center, and the Luther Burbank Experiment Farm to assess long-term maintenance and improvement needs, and consider mechanisms to address identified needs.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2r:</u> Explore the feasibility of the City purchasing the old cement plant property east of Morris Street and prioritize the establishment of a park and open space area for this site. The City should explore partnerships with private entities and other creative funding approaches that would facilitate this acquisition.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2s:</u> Establish a permitting mechanism to allow private entities to create parklets on City-owned street parking spaces adjacent to pedestrian walkways. Include standards and provisions for design, maintenance, duration of operation, and removal.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 2t:</u> Explore opportunities to acquire vacant residential parcels in areas of the City that would benefit from the addition of small pocket parks.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 3a:</u> Work with the County Permit and Resource Management Department, the Public Health Officer and Agricultural Commissioner to identify the impacts of agricultural operations and the use of herbicides, pesticides and fertilizers on the City's domestic water supply if issues are identified.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 3b:</u> Continue to regularly monitor Sebastopol’s potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Public Health Officer, City Council and the public if water quality hazards are identified.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3c:</u> Coordinate water supply and conservation planning efforts with the Santa Rosa Plain Groundwater Management Plan to ensure sustainable and reliable groundwater use practices.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3d:</u> Regularly review and update the City’s water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, and the California Urban Water Conservation Council.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3e:</u> Explore opportunities to develop mechanisms and infrastructure to deliver recycled water to city water users from the Santa Rosa Subregional Treatment and Reclamation System.	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3f:</u> Develop a public outreach and incentive program to expand and promote the use of recycled water if delivery infrastructure becomes available.	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3g:</u> Update the City’s water waste and conservation strategy established in Chapter 13.06 of the Municipal Code to be consistent with the most current BMPs for water conservation.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3h:</u> Utilize standards for minimum water volume and flow established by Title 24 of the California Building Standards Code.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3i:</u> Maintain and update the City’s Capital Improvement Plan (CIP) to clearly identify and prioritize water delivery improvements.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3j:</u> Commission the preparation of a study that accurately establishes the groundwater recharge area for Sebastopol.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
			<i>Comments:</i>
<u>Action CSF 4a:</u> Work with the Santa Rosa Subregional Wastewater System to assist in the maintenance of an adequate sewage treatment and disposal system.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4b:</u> Coordinate with neighboring municipalities to bring about efficient and effective solutions for wastewater issues that affect the region.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4c:</u> Develop programs and incentives to reduce sewer usage whenever possible. Continue to implement programs such as the low flow toilet retrofit program.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4d:</u> Continue to participate in the Santa Rosa Subregional Sewage System efforts to expand capacity and locate appropriate uses for the treated wastewater.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4e:</u> The City Engineer shall continue to monitor on a regular basis Sebastopol's sewer capacity. The City Engineer will review all development project proposals to ensure adequate sewer capacity is available to serve existing and planning development.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4f:</u> Continue to monitor wastewater flow generation rates within the City's service area and apply to the subregional partners for an incremental increase in wastewater flow allocation to meet projected demand prior to any exceedance of the City's wastewater flow allocation under the Subregional Partnership.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4g:</u> Perform regular cleaning and inspection to help eliminate sanitary sewer backups and overflows.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4h:</u> Maintain and update the City's Capital Improvement Plan (CIP) to clearly identify and prioritize sewer system improvements.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 5a:</u> Continue to participate in mutual aid agreements with the State and County firefighting agencies.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5b:</u> Periodically assess the Fire Department’s staff and equipment to assure adequate levels are provided to maintain a nine-minute response time and assemble at least 15 firefighters on the scene of a structure fire for 90 percent of calls.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5c:</u> Consider creating a public safety impact fee to ensure that new development addresses its public safety effects. Periodically review and revise the fee structure for the Fire Protection Fund as necessary.	Planning Department and Fire Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5d:</u> Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5e:</u> As part of the development review process for new projects, the City will continue to refer applications to the Sebastopol Fire Department for determination of the project’s potential impacts on fire protection services.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5f:</u> Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5g:</u> Continue to support and implement community education and training regarding fire prevention and emergency preparedness, including outreach to local schools and maintenance of the CERT program.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5h:</u> Develop new funding sources, and pursue grant opportunities that support the volunteer Fire Department.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 5i:</u> As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police response time and public safety and that the project addresses its impacts on police services through the incorporate of Crime Prevention through Environmental Design (CPTED) measures.	Planning Department Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5j:</u> Periodically assess the Police Department's staff and equipment to assure adequate levels are provided to maintain a three-minute response time for 70 percent of emergency calls.	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5k:</u> Support policies, projects, programs, and regulations that strengthen partnerships and community-based efforts to reduce crime through prevention, education and enforcement, and encourage neighborhoods to develop cooperative relationships to prevent crime, develop social ties, and solve common problems.	Planning Department Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5l:</u> Continue and expand police outreach to the public through participation at community events and distribution of crime prevention information through City publications, news media, and community organizations.	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5m:</u> Develop information on Neighborhood Watch Programs and actively promote such programs.	Police Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 6a:</u> As part of the development review process, ensure that local school districts are provided an opportunity to evaluate the impact of new development to public school facilities.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 6b:</u> Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 6c:</u> Work collaboratively with the County library system and community volunteers to identify opportunities to expand and provide library services that meet the educational and social needs of all residents, including possible replacement or expansion of the Sebastopol branch library.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CSF 6d:</u> Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6e:</u> Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.	Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6f:</u> Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend educational, recreational, library, and other public services to populations that may otherwise not be served.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6g:</u> Seek creative adaptive re-use of public buildings if they are vacated, and strive to enhance the community benefit potential of all public buildings.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6h:</u> Seek opportunities and funding sources to provide a new, or expanded, Community Cultural Center to address flood concerns and improve facilities and services.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6i:</u> As funding permits, conduct a needs assessment of City facilities and services to determine if consolidation of selected functions at a central location is feasible and would improve community services; consider opportunities for partnerships or shared use with other community organizations and facilities.	City Manager	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6j:</u> After conducting comprehensive needs assessments, establish priorities and funding mechanisms for projects and improvements to public and community facilities and buildings. The priority-setting process should include an extensive public outreach and participation program, and should assess needs and opportunities associated with the following types of buildings and facilities: Library, Community Cultural Center, City Hall/City offices, and other community buildings/needs identified by the public and the City Council.	City Manager	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 6k:</u> Establish partnerships with local schools, community groups, local sports leagues, and other community service providers that serve the local youth and teen population to increase participation in City government and planning efforts.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action CSF 6l:</u> Endeavor to hold at least one joint public hearing between the City Council and Planning Commission annually to discuss key issues, challenges, and priorities facing the City.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 1a:</u> Implement the policies and actions in the Conservation and Open Space Element, and all other relevant and applicable policies and actions throughout the General Plan, to provide for progressive, effective, and forward-thinking strategies to protect the natural environment and promote sustainability to the greatest extent feasible.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 1b:</u> Consider the establishment and adoption of a Rights of Nature Ordinance. Consideration should include legal, economic, and human implications of such an ordinance, a timeline for implementation, and standards to provide for robust environmental protection measures, while balancing the other social, economic, and community priorities established by the General Plan.</p>	<p>Planning Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 2a:</u> Maintain Zoning Ordinance provisions to require development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to submit a resources analysis as part of the project application which determines whether significant adverse impacts will occur. Evaluations shall be carried out by a qualified professional biologist approved by the Sebastopol Planning Department, and shall be funded by the project applicant. Generally, the resources analysis shall identify, describe, and locate, the following:</p> <ul style="list-style-type: none"> <li>• The type and location of all special-status plant and animal species;</li> <li>• Riparian vegetation within at least 50 feet of the subject property;</li> <li>• The location, type, functionality, and offsite connectivity of wetlands, if applicable;</li> <li>• The location of protected native trees onsite (as defined by the Sebastopol Municipal Code);</li> <li>• Potential archaeological, cultural, and historical resources, if applicable; and</li> <li>• Flood hazard areas, as defined by the Federal Emergency Management Agency (FEMA) and/or the Department of Water Resources (DWR).</li> </ul> <p>The resources analysis shall determine, as applicable, the area and location of undeveloped land required to protect and enhance the continued viability of biotic resources, wetlands, and sensitive areas. The resources analysis shall identify land</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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Implementation Program	Responsible Department	Priority / Timing	Status
<p>that is functionally a part of the nearby wetlands ecosystem, which should be preserved in a natural state.</p> <p>Projects shall be designed to avoid impacts to sensitive resources; and in cases where impacts cannot be fully avoided, impacts shall be reduced. Where adverse impacts cannot be feasibly reduced or avoided through project design, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) that may include, but are not limited to, the following strategies:</p> <ul style="list-style-type: none"> <li>• Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs.</li> <li>• Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.</li> <li>• Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.</li> <li>• Protection for habitat and the known locations of special-status species through adequate buffering or other means to protect habitat functions.</li> <li>• Provision of replacement habitat of like quantity and quality on- or off-site for special-status species. Preference shall be given to the preservation of habitat on-site or as close to the area of impact as feasible, so long as that habitat is of comparable quality.</li> <li>• Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.</li> <li>• Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities.</li> <li>• Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.</li> </ul>			

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Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species.</li> </ul>			
<p><b>Action COS 2b:</b> Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;</li> <li>Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection, and to reduce potential soil compaction in sensitive areas; and</li> <li>Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat</li> </ul>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 2c:</b> During the development review process, require project applicants to incorporate specific measures into project plans and specifications that are intended to prevent invasive and noxious weeds and vegetation from establishing on the project site.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 2d:</b> Through coordination with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and Sonoma County, continue to maintain and periodically update, a map of sensitive biological communities and habitat within the Sebastopol Planning Area. Ensure that this map and associated information is readily available to potential developers and the public.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 3a:</b> Continue to implement the Storm Water mitigation requirements in the Sebastopol Municipal Code in order to protect and enhance the water quality of watercourses and water bodies by reducing pollutants in storm water discharges to the maximum extent practicable, by prohibiting non-storm water discharges to the storm drain system, and by improving water quality in “first flush” storm water flows.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 3b:</b> Continue to implement the Wetlands District protection requirements in the Sebastopol Municipal Code in order to preserve and protect environmentally sensitive waterways and/or wetland areas. Review all development applications for consistency with the requirements of this Chapter, including use restrictions and development criteria established to protect surface water quality.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action COS 3c:</u> Continue to implement Creek Setback requirements of the Sebastopol Municipal Code in order to protect water quality, riparian habitat, and bank stability for all projects adjacent to creeks within the City.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3d:</u> Continue to require new development projects to construct and implement all applicable storm water retention and water quality requirement standards and improvements contained in the Santa Rosa LID Manual, or equivalent document that implements the City’s storm water permit.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3e:</u> During updates to the City’s Storm Drain System Utility Master Plan, identify opportunities to restore any channelized and culverted drainage systems to a naturalized condition, without compromising the conveyance effectiveness of the system, and identify standards and opportunities to construct new storm water drainage infrastructure utilizing natural drainage features and effective best management practices to remove pollutants from storm water runoff, while maintaining a system that effectively protects residents and businesses from flooding.</p>	<p>Public Works Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3f:</u> Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance, the design review process, and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3g:</u> Coordinate with the California Department of Fish and Wildlife, Sonoma County, and local watershed protection groups to identify potentially impacted aquatic habitat within Sebastopol’s Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways. Efforts should be coordinated with the Laguna Wetlands Preserve Restoration and Management Plan.</p>	<p>Planning Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3h:</u> Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 3i:</u> Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies (i.e., California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Regional Water Quality Control Board, etc.) and provides information regarding local and regional conservation and environmental groups and programs, including the Atascadero Watershed Council and the Laguna de Santa Rosa Foundation, to the extent that the</p>	<p>Planning Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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Implementation Program	Responsible Department	Priority / Timing	Status
City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.			
<u>Action COS 3j:</u> Continue to identify which stormwater and drainage facilities are in need of repair and address these needs through the CIP process.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3k:</u> As part of the CIP process, identify channelized and buried creeks that may be suitable for naturalization and rehabilitation.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3l:</u> Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3m:</u> Periodically provide the Planning Commission and City Council with information regarding actions of the North Coast Regional Water Quality Control Board, the City of Santa Rosa, the Sonoma County Water Agency and other agencies within the Referral Area related to water quality protection efforts and activities.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3n:</u> Coordinate and collaborate with outside agencies, including but not limited to the North Coast Regional Water Quality Control Board, the City of Santa Rosa, and the Sonoma County Water Agency to implement regional water quality protection and improvement programs.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3o:</u> Develop maintenance guidelines for creeks and wetlands areas to reduce flooding, sedimentation and erosion while maintaining and/or enhancing the riparian vegetation and wildlife.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 3p:</u> Label each stormwater inlet in the City to identify receiving waters. Signs should indicate the receiving watercourse and state that no dumping is permitted.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 4a:</u> Implement the Laguna Wetlands Preserve Restoration and Management Plan as the primary tool to achieve the community's objectives for habitat protection, restoration, and public access in the Laguna.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 4b:</u> Continue to work collaboratively with the Sonoma County Agricultural Preservation and Open Space District to secure funding for the protection and restoration of the Laguna, consistent with the guidance provided by the Laguna Wetlands Preserve Restoration and Management Plan.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4c:</u> Maintain and expand partnerships with federal, state, and local agencies to expand efforts to implement restoration and preservation goals in the Laguna.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4d:</u> Work with local non-profit and community groups to further the goals for the Laguna through community-based efforts.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4e:</u> Explore opportunities to expand the City’s regulatory control over the management and preservation of the Laguna.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4f:</u> During the development review process, review all development applications for consistency with the Laguna Wetlands Preserve Restoration and Management Plan, and ensure that new development does not adversely impact habitat within the Laguna, or interfere with efforts to implement restoration and preservation efforts within the Laguna.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4g:</u> Seek expanded opportunities to utilize the storage ponds adjacent to the Laguna for groundwater recharge and surface water storage.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4h:</u> Establish and prioritize a list of parcels and areas around the Laguna for future acquisition and preservation.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 5a:</u> Participate in regional efforts with the Sonoma County Water Agency and other local agencies to develop and implement a Groundwater Sustainability Plan for the Santa Rosa Plain Basin that meets the requirements set forth in the 2014 Sustainable Groundwater Management Act (SGMA).	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 5b:</u> Coordinate with the Santa Rosa Plain Basin Advisory Panel to help implement the goals and objectives identified in the Santa Rosa Plain Watershed Groundwater Management Plan.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5c:</u> Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies, including the California Department of Water Resources (DWR), SCWA, and Sonoma County, and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5d:</u> Continue to implement measures to reduce known contaminants in City water supplies through the installation and use of treatment systems at City wells, or by other methods recommended by qualified professionals contracted by the City.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5e:</u> Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5f:</u> Explore the feasibility of using GIS technology, aerial photographs, lidar, and other data sources to track and monitor the volume (area) of impervious surfaces within the City. Utilize the data to track trends and rates of increase of impervious surfaces in Sebastopol. Consider establishing targets and incentives for decreases in areas of impervious surfaces.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5g:</u> Continue to initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Continue to make these resources available to the public through the City's website.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 5h:</u> In cooperation with Sonoma County Water Agency (SCWA), DWR, and other public agencies and well owners, support the establishment and maintenance of a system of voluntary monitoring of wells throughout the region, utilizing public water system wells and private wells where available. Encourage local private well owners to participate in voluntary monitoring programs.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p><b>Action COS 5i:</b> In cooperation with SCWA, DWR and other public agencies, support the ongoing maintenance of a groundwater database from available application data, well tests, monitoring results, study reports and other sources. Encourage SCWA and Sonoma County to use the data, along with other available information, to continue to refine the mapping of groundwater availability classifications and develop refined strategies for groundwater conservation and management.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 5j:</b> When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the site.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 5k:</b> Continue to implement and strengthen programs aimed at reducing the illegal and harmful disposal of pharmaceutical products into the wastewater system. Programs may include buy-back programs, safe drop-off locations, and other available measures.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 6a:</b> Make available a list of plants and trees native to the region that are suitable for use in landscaping. The plant and tree species should be drought tolerant, available from local sources, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects. The list should be provided online in a user-friendly format, and staff should direct project applicants to the list during site design review and approval.</p>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 6b:</b> Continue to implement the Tree Protection Ordinance, which protects substantial trees, provides for removals in specified circumstances, and which requires a Tree Protection Plan (TPP) prepared by a certified arborist for projects that may affect protected trees.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><b>Action COS 6c:</b> Review and possibly revise the Tree Protection Ordinance in order to strengthen monitoring provisions for re-planting efforts, in order to ensure the long-term health and viability of re-planted trees. Revisions should also address the current fee structure for violations of the TPP to ensure that violations are more costly than compliance with the TPP requirements.</p>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 6d:</u> Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers. The program shall ensure that trees provide adequate shade and are integrated into parking lots and community spaces in such a manner that tree health is maintained in the long term.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 6e:</u> Continue requiring the planting of trees in parking lots to provide shade and visual screening.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 7a:</u> Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 7b:</u> Refer development, infrastructure, and planning projects to the Bay Area Air Quality Management District (BAAQMD) for review. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of: <ul style="list-style-type: none"> <li>• Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</li> <li>• Potential exposure of sensitive receptors to toxic air contaminants.</li> <li>• Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</li> <li>• Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</li> </ul>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 7c:</u> Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 7d:</u> Continue to implement a Trip Reduction Ordinance in order to reduce vehicle trips generated by large employers.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 7e:</u> Consider carbon monoxide levels at intersections when evaluating the need for intersection improvements.	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 7f:</u> Include the Fire Department in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzene; asbestos; beryllium; and all fuels.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 7g:</u> Continue to require and enforce a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 7h:</u> Work with Sonoma County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 7i:</u> During preparation of the City’s long-range capital expenditure plans, explore the feasibility of replacing and improving the efficiency of the City’s existing vehicle fleet.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 8a:</u> Continue to participate in regional climate action planning efforts led by the Regional Climate Protection Authority (RCPA) towards development and implementation of the Climate Action Plan 2020.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 8b:</u> Review new development, significant remodels, and infrastructure projects for consistency with the RCPA Climate Action Plan.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 8c:</u> Periodically review and update the City’s greenhouse gas reduction goals for municipal operations, and establish aggressive goals that demonstrate the City’s firm and ongoing commitment to climate action planning.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 8d:</u> Continue to provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change, and provide the public and businesses with information that will assist in private efforts to reduce GHG emissions and assist the City in meeting established greenhouse gas reduction targets.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 8e:</u> Consider adopting GHG reduction goals that meet or exceed the RCPA Climate Action Plan goals.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9a:</u> Revise the Municipal Code to adopt the most current version of the Title 24 CALGreen Tier 1, or successor program, standards for energy efficiency in new construction and significant remodels.	Building Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9b:</u> Explore the feasibility of providing incentives for projects that implement CALGreen Tier 2, or successor program, standards into new construction and significant remodels.	Planning Department, Building Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9c:</u> Encourage retrofitting of energy-saving features in existing dwellings as a part of the City's Housing Rehabilitation Program by providing information, technical assistance, and other incentives.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9d:</u> Continue to implement the requirements of the Mandatory Solar Photovoltaic Requirements Ordinance, as detailed in the Municipal Code.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9e:</u> Provide educational materials and resources to the public and local businesses that emphasize the benefits of energy efficiency construction measures and how such measures can offset increased construction costs and building operational costs.	Building and Safety Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 9f:</u> Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.	Building and Safety Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action COS 9g:</u> Explore the feasibility of implementing a rainwater catchment system demonstration project at a City-owned site, and encourage the installation and use of rainwater catchment systems on new public buildings. The City should partner with local groups and outside resources to provide residents with toolkits and education materials to promote and encourage the installation of these systems on private lands.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9h:</u> Explore opportunities to work with waste haulers and waste disposers to re-use and recycle discarded hazardous materials.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9i:</u> Promote and support community hazardous materials collection events.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9j:</u> Encourage waste haulers to increase recycling efforts.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9k:</u> Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9l:</u> Continue to implement the Water Efficient Landscape Program, as detailed in the Municipal Code.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9m:</u> Continue to monitor local water conservation efforts and periodically review and revise the range of local programs and resources available to reduce water consumption.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action COS 9n:</u> Continue to require grading permits for new construction and maintain rigorous storm water mitigation requirements.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 9o:</u> Continue to maintain policies that minimize City use of pesticides, herbicides and fertilizers, and encourage residents and businesses to also minimize use of these substances.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10a:</u> Work with the Federated Indians of the Graton Rancheria to prepare a narrative description of the Native American background of the Sebastopol area and request the Federated Indians of the Graton Rancheria provide pictorial examples of the types of Native American resources present in the vicinity. Place this description on the City’s website as a link under the History of Sebastopol section.</p>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10b:</u> Require a cultural and archaeological survey prior to approval of any development project where a potential or known historical, archaeological, or other cultural resource is located or which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, the project shall be required to implement appropriate measures, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource to a less than significant level.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10c:</u> Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:</p> <ul style="list-style-type: none"> <li>• If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Department.</li> <li>• If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Department and the County Coroner have been contacted; if the human remains are determined to be of Native</li> </ul>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<p>American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.</p>			
<p><u>Action COS 10d:</u> Continue to invite the Federated Indians of the Graton Rancheria, as well as other recognized tribes that express interest, to comment on City projects as part of the environmental review process.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 10e:</u> Develop a Historic Sebastopol program to identify and protect historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:</p> <ul style="list-style-type: none"> <li>• Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.</li> <li>• Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.</li> <li>• Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources.</li> <li>• Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: Interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.</li> </ul>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action COS 10f:</u> Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:</p>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>



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Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>• Design styles, age of home, and other criteria to determine applicability of the guidelines;</li> <li>• Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes);</li> <li>• Standards for modifications and renovation, including the extent of changes that can occur; and</li> <li>• Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.</li> </ul>			
<p><u>Action COS 10g:</u> Encourage and support local and non-profit efforts to publicize and educate regarding local history and culture. Key historical resources, groups, and time periods to emphasize may include, but are certainly not limited to: the railroad culture and history; the redwood logging industry; the Pomo Indians and other Native American groups; Mexican and other Latin American immigrants: the Californios; the region's apple farming and processing history; the history and origin of Sebastopol's name; historic Chinatown; and local Japanese-American history.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10h:</u> Continue to implement the Cultural Heritage Chapter of the Sebastopol Municipal Code encourage the protection, restoration, and enhancement of the City's aesthetic and historic attractions and resources.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10i:</u> Continue to refer projects to Sonoma State University's Archaeological Resource Center and Western Sonoma County Historical Society.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 10j:</u> Seek funding for the restoration and preservation of archaeological and historical resources.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action COS 11a:</u> Assess public views and ridgelines as part of the project review process to assure that projects protect natural resources through proper site planning, building design, and landscaping.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 11b:</u> Utilize the Scenic Resource Areas Map (Figure 5.5-1 in the Existing Conditions Report) as a guide to protecting and enhancing scenic views in the development review process.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 11c:</u> Analyze proposed structures proximate to the Laguna de Santa Rosa for their effect on the views of and from the Laguna de Santa Rosa.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 11d:</u> Analyze proposed structures proximate to the Laguna de Santa Rosa for their potential effect on the Laguna skyline. Do not permit massive, uninterrupted penetrations of the tree line by roofs or other building structures.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 11e:</u> Continue to require developers to underground utility lines.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 11f:</u> Continue to implement the Hillside Development standards contained in the Municipal Code, which prohibits development of any lot with an average cross-slope greater than 10% for any use other than single family detached residences without first obtaining a Hillside Development Use Permit.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 11g:</u> Review, and consider strengthening, the exterior lighting standards contained in the Design Review Guidelines. The lighting standards in the Design Review Guidelines should incorporate principals and best practices endorsed by the International Dark Sky Association. The updated standards should address: <ul style="list-style-type: none"> <li>• Nuisance prevention</li> <li>• Shielding requirements</li> <li>• Level of illumination</li> <li>• Energy efficiency requirements</li> <li>• Accent lighting</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12a:</u> Provide information to property owners about available funding sources and tax benefits to maintain open space in perpetuity.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 12b:</u> Continue to implement relevant sections of the Zoning Ordinance to require that on-site open space be provided in multi-family and mixed-use developments.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12c:</u> Review all development proposals involving unincorporated land within the jurisdiction of Sonoma County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12d:</u> Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12e:</u> Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12f:</u> Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12g:</u> Work with Sonoma County to establish and implement consistent policies for agricultural lands surrounding Sebastopol that prioritize the preservation of agricultural lands, support ongoing agricultural activities, and maintain community separators.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12h:</u> Work with the Sonoma County Permit and Resource Management Department to ensure that Open Space/Parks, Agricultural, and Rural Residential lands surrounding the City are zoned appropriately as rural residential, agricultural, parks, and other limited development or recreational uses in order to limit growth-inducement and development.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 12i:</u> Work with Sonoma County to protect and enhance Ragle Park as an open space resource in and around Sebastopol, and explore opportunities to expand open space areas along the Laguna de Santa Rosa and Atascadero Creek.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 12j:</u> Work with property owners willing to set up land trusts within the City limits in order to protect open space resources.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 12k:</u> Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting consistent, with the requirements of the Municipal Code.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 12l:</u> Revise the Design Review Guidelines to require clustering or other measures to preserve a sense of openness in new developments that are adjacent to open space or scenic resource areas.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 12m:</u> Work with Sonoma County and the City of Santa Rosa to protect and enhance the Laguna de Santa Rosa Wetlands and Laguna Uplands Preserves as open space resources in and around Sebastopol and to explore opportunities to expand open space areas along the Laguna de Santa Rosa.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action N-1a:</u> Update Chapter 8.25 and Title 17 of the Sebastopol Municipal Code to: <ul style="list-style-type: none"> <li>• Ensure that the noise standards are consistent with this element, including Tables N-1 and N-2;</li> <li>• Require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques;</li> <li>• Include regulations to reduce exposure to exterior periodic nuisance noise, including trash collection, street sweeping, and other noise-generating activities.</li> <li>• Establish maximum interior noise levels for activities held at public and community buildings.</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action N-1b:</u> Continue to implement and enforce the requirements of Chapter 8.25 of the Sebastopol Municipal Code in order to reduce nuisance noise from stationary sources near residential areas. During future updates to Chapter 8.25 of the Municipal Code, the City should develop standards and procedures to verify ongoing compliance with applicable noise standards by stationary sources, and develop more	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p>rigorous enforcement procedures to respond to and correct verified noise violations.</p>			
<p><u>Action N-1c:</u> Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action N-1d:</u> Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Sebastopol Municipal Code.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action N-1e:</u> Coordinate with Caltrans and Sonoma County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting the noise environment in Sebastopol.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action N-1f:</u> Require construction projects that may generate excessive noise impacts to implement the following types of standard best practices, as applicable, to reduce construction noise impacts to the extent feasible:</p> <ul style="list-style-type: none"> <li>• Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited as specified in the Noise Ordinance.</li> <li>• All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>• The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>• At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</li> <li>• Unnecessary idling of internal combustion engines shall be prohibited.</li> <li>• Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</li> </ul>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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Implementation Program	Responsible Department	Priority / Timing	Status
<ul style="list-style-type: none"> <li>Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</li> <li>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</li> </ul>			
<p><u>Action N-2a:</u> Review and consider updates to the Municipal Code that would allow businesses within the Downtown to apply for a special use permit that allows for periodic exceedances of the exterior noise standards contained in Table N-1. The Municipal Code updates should consider the following:</p> <ul style="list-style-type: none"> <li>Establishment of a special use permit process and standards for periodic noise level exceedances;</li> <li>Limitations on the days of the week and hours of the day when elevated noise generating activities may be permissible;</li> <li>Requirements for verifiable self-monitoring and reporting of noise levels generated by special use permit holders;</li> <li>Procedures for processing and responding to noise complaints received against a special use permit holder; and</li> <li>Criteria for the revocation of a special use permit in the event that violations of the permissible noise levels occur.</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action N-2b:</u> Review Chapter 8.25 of the Municipal Code to ensure that maintenance activities in the Downtown area, such as street sweeping, sidewalk blowing, trash collection, etc., occur during times that minimize noise impacts.</p>	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action CD 1a:</u> Continue to maintain the Design Review Board.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p><u>Action CD 1b:</u> Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the</p>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.			<i>Comments:</i>
<u>Action CD 1c:</u> Provide design and development guidelines for gateways to the city to encourage special features and to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses and minimize sidewalk driveway cuts to the maximum extent possible.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1d:</u> Implement the policies and actions in the Circulation Element to address key aspects of connectivity, complete streets, and programs that support pedestrian oriented environments.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1e:</u> Implement the policies and actions in the Conservation and Open Space Element to promote and expand key linkages between the natural and built environment, including the protection of viewsheds, and natural resources that enhance Sebastopol’s community identity.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1f:</u> Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect aesthetic quality and sensitive landscapes.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1g:</u> Implement the policies and actions in the Land Use Element that support a compact urban form including: mixed-uses, and housing opportunities within new commercial developments.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1h:</u> Provide pedestrian amenities such as public street furniture in commercial and retail hubs to encourage socialization areas for residents and visitors.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CD 1i:</u> Identify priority street improvements that would make a substantial contribution to the character and connectivity of centers and commercial hubs, including widening sidewalks, narrowing travel lanes, creating attractive medians,	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
landscaping, standards for parklets, and the establishment of “green corridors” and passageways that provide connectivity for non-vehicular travelers.			
<u>Action CD 1j</u> : Review and update the Zoning Ordinance to strengthen/establish standards that prohibit the development of auto-centric strip commercial design in new development projects. Standards may include, but are not limited to, requiring shared use of parking lots, locating parking lots to the rear of buildings, consolidating access points, clustering retail uses, incorporating landscaping and lighting standards, and providing for enhanced pedestrian and bicycle access.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD 1k</u> : Periodically review, and update as necessary, the City’s Sign Ordinance to enhance community character and prohibit signage that detracts from the visual quality of Sebastopol.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD 1l</u> : Regularly monitor the status and condition of all City-owned signs and conduct maintenance activities and periodic upgrades to City signs in order to improve the visual appearance of the city.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD 1m</u> : Continue to implement the Universal Design requirements established in Chapter 15.80 of the Sebastopol Municipal Code.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD 2a</u> : Maintain and update the Downtown Plan as necessary to reflect the urban design goals. Updates to the Downtown Plan should: <ul style="list-style-type: none"> <li>• Include provisions for quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown;</li> <li>• Provide standards for the appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities;</li> <li>• Recognize Downtown’s unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and</li> <li>• Respect and respond to on-site and surrounding historic character in proposals for development.</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:



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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CD 2b</u> : Develop and place distinctive street signs within the Downtown.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD 2c</u> : Consider the collection of in-lieu parking fees to fund the construction of a Downtown parking garage.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2d</u> : Implement the policies and actions in the Circulation Element that establish flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2e</u> : Develop a streetscape improvement plan that prioritizes upgrades to physical connections and aesthetic continuity throughout the Downtown. Establish incentives for businesses in the Downtown to participate in beautification and public space enhancement efforts.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2f</u> : Consider revising the Downtown planning boundary or revising zoning designations to include areas such as South Main Street and the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2g</u> : Support streetscape and other improvement measures to achieve a walkable, pedestrian-oriented atmosphere in the Downtown. Encourage the use of traffic calming measures, and other streetscape improvements including: gathering points, street furniture, street trees, parklettes, landscaping, and lighting that provide for a vibrant pedestrian-oriented environment that encourages public gathering near commercial uses.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2h</u> : Develop and implement a City-wide wayfinding sign program for City and community facilities. Encourage local schools to implement signage programs that identify Sebastopol.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-2i</u> : Develop and implement a sign program to identify City parks.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action CD-2j</u>: Continue to seek opportunities to enhance the Town Plaza in order to provide for a centralized gathering place in the Downtown. Enhancements may include better orientation between the adjacent businesses and the Plaza; the exploration of possible relocation of all or portions of the existing parking spots on Weeks Way to accommodate additional pedestrian-oriented community space and an enlarged plaza; and traffic calming measures to improve the pedestrian experience.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3a</u>: Work with federal, state, and local agencies, nonprofit organizations, educational institutions, and interested citizens to obtain funding and increase community involvement to enhance and preserve historical sites and structures.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3b</u>: Inventory historical and cultural resources and prepare a comprehensive survey of sites and structures including those of architectural significance.</p>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3c</u>: Develop and distribute educational guides of places with cultural and historical significance. Educational guides should be accessible for viewing at City Hall, on the City website, or available at the local library whenever possible.</p>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3d</u>: Support cultural events that promote the City’s cultural history and diversity.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3e</u>: Develop a priority list for the restoration and preservation of significant structures in the City.</p>	<p>Planning Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3f</u>: Encourage and assist property owners’ restoration efforts whenever feasible. This includes providing preservation guidance for design elements, and assisting in the placement of structures on the National Register of Historic Places.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CD-3g</u>: Develop and maintain standard conditions of approval and require, as necessary, CEQA review of development projects to ensure the preservation of historical and cultural resources.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CD-3h:</u> Seek funding strategies such as grants and tax incentives (i.e. Mills Act) for historic building rehabilitation, and to promote historic preservation throughout the community.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-3i:</u> Utilize the City's Cultural Heritage ordinance to recognize historically or culturally significant structures.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4a:</u> Develop and adopt a public arts program to provide a cost effective way to expand local opportunities to increase public art in Sebastopol.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4b:</u> Coordinate with the Sebastopol Center for the Arts to promote the exhibition of public art and promote arts programs throughout the community.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4c:</u> Explore sculpture and art exhibit opportunities in the Downtown area that foster community participation.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4d:</u> Identify and pursue a variety of state and federal grant opportunities to expand arts and culture revenues such as: <ul style="list-style-type: none"> <li>• California Arts Council</li> <li>• National Endowment for the Arts</li> <li>• Americans for the Arts</li> <li>• National Endowment for the Humanities</li> <li>• State Department of Education</li> </ul>	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4e:</u> Inventory and document significant public art and ensure timely and appropriate removal of temporary installations.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4f:</u> Coordinate with Sonoma County for regional arts programming opportunities and events.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority / Timing	Status
			Comments:
<u>Action CD-4g:</u> Create a website posting and/or publication to provide public art viewing locations and to promote arts programming throughout the community.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CD-4h:</u> Involve local artists and designers in the design process to incorporate public art into the design of public spaces.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 1a:</u> Review all development projects to ensure conformance with applicable state and City building standards related to geologic and seismic safety.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 1b:</u> Continue to require geotechnical reports by a state-registered geologist for development proposals and for all critical structures. These reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, landslides, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 1c:</u> Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 1d:</u> Continue to require, as conditions of approval, measures to mitigate potential seismic and geologic safety hazards for structures, where necessary.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 1e:</u> Require an erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, to be submitted as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation, and shall comply with the design	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
standards and construction site control measures contained in Title 15 of the Municipal Code.			
<u>Action SA If:</u> Evaluate slopes over 15 percent and areas susceptible to liquefaction, settlement, instability, and expansive soils for safety hazards prior to issuance of any discretionary approvals and require mitigation measures or conditions of approval to address identified hazards.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Ig:</u> All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Building Department prior to approval for occupancy.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Ih:</u> Continue to require professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Ii:</u> Continue to monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Ij:</u> Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.	Building Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Ik:</u> Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, soil and geologic hazards, floodplains, and projected dam failure inundation areas.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA II:</u> Encourage Caltrans and the County of Sonoma to seismically reinforce bridges in the Sebastopol Planning Area.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA Im:</u> Review all projects in relation to available hazards information contained in Figure 8.1 and other similar documents available in the Planning Department.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action SA In:</u> If active or potentially active faults are identified in the vicinity of the City or Planning Area, establish setbacks from active or potentially active fault traces for structures intended for human occupancy.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA Io:</u> In order to limit the City’s liability and financial risk, require financial protection, such as bonds or other security, as a condition of development approval where geological conditions indicate a potential for high maintenance costs.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA Ip:</u> Consider implementing a program to grade public buildings based on seismic safety. The program would include publicly posting building grades and providing information at City Hall and on the City’s website explaining the grading process and meaning of each grade.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA Iq:</u> Consider developing a program to encourage owners of ‘soft-story’ buildings to improve earthquake resistance of the structures.	Building and Safety Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2a:</u> If critical public facilities, new development, and/or infrastructure are proposed in a flood hazard zone, evaluate whether the use is appropriate for the flood hazard zone. Any new development and infrastructure in the 100-year flood zone or other special flood hazard area as identified by the Federal Emergency Management Agency shall be subject to the City’s Flood Damage Prevention Ordinance and built in accordance with best practices and shall be flood-resistant or shall incorporate methods to minimize flood damage, such as being adequately anchored to prevent flotation or collapse, constructed with flood resistant materials below the base flood elevation, and designed or located such that floodwater is prevented from entering or accumulating in the components that are not flood resistant.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2b:</u> Continue to require new development to prepare hydraulic storm drainage studies defining the net increase in storm water run-off resulting from construction and require mitigation of those impacts.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2c:</u> Require developers to cover the costs of drainage facilities needed for surface runoff generated as a result of new development.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action SA 2d:</u> Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2e:</u> Require, where necessary, construction of siltation/retention ponds to be incorporated into the design of development projects.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2f:</u> Continue to participate in the National Flood Insurance program.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2g:</u> Continue to work with the Sonoma County Water Agency in the project review process to ensure that adequate measures are implemented to prevent flooding, to establish and maintain effective storm drainage systems, and collect the required mitigation fees.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2h:</u> Request that the County refer all development proposals located in the Sebastopol Planning Area to the City of Sebastopol for review of potential flooding impacts.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2i:</u> Work with other jurisdictions to reduce the volume of wastewater discharge into the Laguna de Santa Rosa.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2j:</u> Collaborate with other agencies to monitor the volume of wastewater discharge and water quality in the Laguna de Santa Rosa.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2k:</u> Prepare inundation maps and drainage plans for existing and new water storage tanks constructed within the city.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2l:</u> Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
removed. Work with property owners to reduce the potential for pollutants and other toxins to enter local drainage systems.			<i>Comments:</i>
<u>Action SA 2m:</u> As part of the regular update of the Capital Improvement Program, review and identify needed improvements to the storm drainage system, such as routine maintenance of existing facilities and new facilities needed to provide increased system capacity and retention.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2n:</u> Maintain and restore creeks and tributaries within the City in the most naturalized condition possible, while still retaining adequate flood conveyance functions.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2o:</u> Continue to implement the City’s Flood Prevention Ordinance and Storm Drain Master Plan.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 2p:</u> <u>Encourage use of permaculture and site design techniques to increase groundwater recharge in development, including in residential yards.</u>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 3a:</u> Regularly review and update the City’s Multihazard Emergency Plan to ensure consistency with the County’s plan and regional plans and to address changing conditions.	Fire Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 3b:</u> Ensure that the City’s Multihazard Emergency Plan or other disaster planning and emergency response plan: 1) identifies specific facilities and lifelines critical to effective emergency/disaster response and evaluate their abilities to survive and operate efficiently immediately after a disaster, 2) designates alternative facilities for post-disaster assistance in the event that the primary facilities have become unusable, and 3) identifies evacuation routes.	Fire Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 3c:</u> Continue to publicize and regularly update information at City Hall, other public locations, and via the City website related to emergency and disaster preparedness including evacuation routes and specific steps to take in the event of a flood, fire, earthquake, or other emergency. Improve the visibility and accessibility of emergency and disaster preparedness information on the City’s website by making information more prominent, more detailed, and by providing critical information in Spanish.	Fire Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Implementation Program	Responsible Department	Priority / Timing	Status
<b>Action SA 3d:</b> Encourage schools, neighborhood associations, senior organizations, mobile home park associations, business associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness. Update the City's website to provide additional information and links to these programs and services.	Police Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 3e:</b> Adopt an emergency evacuation system and periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 3f:</b> Review new development proposals and critical facilities and infrastructure to ensure that California Building Standards Code requirements are met and that there are minimum road widths for emergency access and adequate clearance around structures, as those items address potential fire, flooding, seismic, and geologic hazards.	Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 4a:</b> The Sebastopol Fire Department shall review all development proposals for conformance with adopted California Building Standards Code – California Fire Code requirements and identify measures, such as adequate emergency access, defensible space around structures, fire detectors, and, where appropriate, fire sprinklers, to reduce fire risk to structures and infrastructure.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 4b:</b> Continue to update and enforce the City's Building Code and Fire Code provisions.	Fire Department and Building and Safety Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 4c:</b> Continue to enforce the Municipal Code provisions requiring sprinkler systems for certain structures.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Action SA 4d:</b> Require adequate fire resistance in roof coverings and exterior building materials for structures within or adjacent to hazardous areas (requirement may exceed building code requirements where necessary to ensure public safety), as determined by the Fire Chief.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<b>Action SA 4e:</b> Require the use of non-combustible roofing materials as specified by the Fire Chief.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4f:</b> Continue to require that all new developments be provided with sufficient fire flow facilities at the time of permit issuance.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4g:</b> To the extent feasible and appropriate, locate new critical facilities – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of areas with significant fire risk. Continue to require all public facility development projects to meet or exceed the minimum California Building Standards Code requirements, as adopted by the City, established to address fire hazards.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4h:</b> Discourage development beyond a nine-minute response time of a fire station, unless it is determined that adequate response can be provided or acceptable mitigation measures are provided.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4i:</b> Consider creating a Fire Protection Impact Fee and/or Assessment Area to ensure that the City has and will continue to have adequate staffing, equipment, and infrastructure for fire protection services.	Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4j:</b> Provide incentives to ensure an adequate number of staff and volunteer firefighters who are certified Emergency Medical Technicians.	Fire Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4k:</b> Obtain the equipment and trained personnel to provide emergency medical defibrillation for people suffering from cardiac arrest and identify community facilities where automatic electronic defibrillators are needed and ensure automatic electronic defibrillators are funded and installed in these locations.	Fire Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Action SA 4l:</b> Strive to maintain adequate water supplies to provide reasonable protection of City assets from fire hazards without disruption to community water supplies.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action SA 4m:</u> Work with the California Department of Fish and Wildlife and other affected property owners to implement good forest management practices to reduce fire hazards in the eucalyptus groves in the Laguna de Santa Rosa and on Lynch Road.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 4n:</u> Continue to use or recommend the following methods of weed abatement wherever possible: use of mechanical rather than chemical removal of weeds; reseeding with native bunchgrass varieties in sloping disturbed soils; and limiting weed abatement activities in areas with known endangered plant and animal species.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 5a:</u> Provide development proposals to the Police Department for review and identification of appropriate measures to ensure public safety. Consider the impacts on level of police services of large development projects in the environmental review and planning process. As necessary, mitigation measures shall be implemented that address such impacts.	Planning Department and Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 5b:</u> Continue community-based police outreach services and programs for all segments of the community, including but not limited to, minorities, neighborhood watch, volunteers in police service, and crime and safety needs of seniors, and continue Police Department training and policies to address emergencies, including mental health issues, and to de-escalate potentially violent situations.	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 5c:</u> Continue to have the City's Police Department act as liaison to social service agencies.	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 5d:</u> Ensure that the Planning and Public Works Departments coordinate with the Fire and Police Departments in updating the Multihazard Emergency Plan.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 6a:</u> Continue to ensure that land use and transportation decisions and other programs are in accordance with the County's Hazardous Waste Management Plan.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 6b:</u> Continue to support the existing Sonoma County Waste Management Agency (SCWMA) or any successor agency's hazardous waste disposal	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority / Timing	Status
program and encourage SCWMA or any successor agency to provide locally convenient opportunities for hazardous waste disposal, such as the Community Toxics Collections and Toxics Rover Pick-up Services.			<i>Comments:</i>
<u>Action SA 6c:</u> Consider adoption of a Hazardous Materials and Waste Ordinance that defines hazardous waste and hazardous materials and facilitates implementation of State and County hazardous materials and hazardous waste regulations and management programs.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 6d:</u> As part of the development review process, identify whether a project would result in a low, medium, or high risk as described by the City's Multihazard Emergency Plan. Projects that would result in a medium or high risk shall be required, as a condition of approval, to include measures to address unacceptable risks and reduce the risks to an acceptable level.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 6e:</u> Require as a condition of approval for development projects, that the Fire Department be notified of any hazardous substances that are transported, stored, treated, or could be released accidentally into the environment.	Planning Department and Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 6f:</u> Request that the environmental review pursuant to CEQA and/or NEPA of proposed hazardous waste TSD facilities outside of the City's jurisdiction but within the County shall address the following risk assessment components: <ul style="list-style-type: none"> <li>• A worst case description estimating the number, type, scale, scope, location, and operating characteristics of proposed TSD facility(ies) based on the projected volumes and types of hazardous waste;</li> <li>• An assessment of risk resulting from the accidental release, fire, and explosion of hazardous waste. This assessment should take into account all phases of operation including transport, storage, and treatment. The assessment of risk should include the probability of occurrence of an adverse event and magnitude of impact;</li> <li>• Quantitative estimates of toxic air emissions, by applying emissions rates of existing facilities to the future volumes of hazardous waste, and identifying emissions for incinerator facilities under worse case circumstances;</li> <li>• An assessment of non-incineration alternatives for hazardous waste treatment such as chemical dechlorination for the detoxification of PCB's, dioxins, solvents and pesticides; photolysis; and biological treatment; and</li> <li>• Review of the operating characteristics of proposed TSD facilities, taking into account maintenance and operating procedures, emissions monitoring, and</li> </ul>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
safety devices to assure the ongoing enforceability of the mitigating measures that are required.			
<u>Action SA 6g:</u> Strictly regulate and enforce the storage of hazardous materials under California Administrative Code Title 19 requirements.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 6h:</u> Continue to restrict the application of pesticides and other toxic chemicals, including glyphosate, on City owned property, and discourage their use on private property, and County-owned land, waterways, and public parks in the vicinity of the City, consistent with the policies established by City Resolution 5108. Coordinate with other local agencies, including Sonoma County and Caltrans, to halt the use of pesticides and other toxic chemicals within a two-mile radius of Sebastopol.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 6i:</u> Encourage use of the County and local medication drop-off programs to ensure safe disposal of prescription and other medications.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 1a:</u> Maintain and improve promotional efforts, including marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Sebastopol, local and regional demographics, market research, business sites available for lease or sale, business lands available for development, and information on the City's permitting process.	Finance Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 1b:</u> Require large-scale development projects to submit a report that analyzes the economic and fiscal costs and benefits of the proposed project.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 1c:</u> Continue to support the Chamber of Commerce, Cittaslow Sebastopol, and the Downtown Association in their efforts to promote and market Sebastopol as a location for business development and local and destination recreation that is consistent with the goals of the General Plan.	City Manager	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 1d:</u> Review the development application, permit review, and approval processes for businesses and revise as needed in order to allow streamlined, efficient review of entitlements and permits for expansions and new business.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action EV 1e:</u> Consider expanding the City’s existing living wage (increased minimum wage) ordinance to apply to non-City employees and contractors.	City Manager	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 1f:</u> Consider annexations in the Southern Gateway that would accommodate appropriately-scaled high-quality job-generating uses and other development that is consistent with the City’s economic goals and vision.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 1g:</u> In coordination with Action EV 2a, consider hiring an economic development specialist to conduct business outreach and coordination.	City Manager	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 1h:</u> Work with telecommunications service providers to ensure the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community and work with property owners and landlords to identify the highest and best use for properties.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 1i:</u> Update the Zoning Code to identify appropriate areas for ground-floor residential in zoning districts that are primarily non-residential or allow a mix of uses and to identify areas where ground-floor residential uses are prohibited, such as fronting the primary streets in the City’s business districts.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 2a:</u> Prepare an updated comprehensive Economic Development Strategy that identifies the City’s goals and vision for its economy, identifies desired industry and business sectors, and identifies specific actions for the City to take to encourage desired industries and sectors to do business in Sebastopol, and to promote the branding and marketing of the town. The strategy should be developed through a collaborative process with business organizations and the community generally, and shall provide for regular review for effectiveness and to update targeted industries as appropriate.	City Manager, Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 2b:</u> Continue coordination with local business organizations in order to encourage and leverage on-going efforts to attract new business and support existing businesses.	City Manager	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 2c:</u> Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit	City Manager	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority / Timing	Status
and bring a diverse range of companies to Sebastopol. Potential target industries include health care, medical device design and manufacturing, solar, energy-based, and green/clean-tech industries, electric vehicle dealerships, agricultural enterprises, art and music, retail, professional and business services, educational services, and machinery and short-run manufacturing.			<i>Comments:</i>
<u>Action EV 2d:</u> Review and update the City's existing Formula Business Ordinance to consider prohibiting formula businesses in the Downtown, and establishing limits on the number of formula businesses that may be permitted in other areas of the City in order to avoid an over-concentration of such businesses in any given area of the City.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 2e:</u> Consider whether the Zoning Code should be revised to address concentration and limitation of certain types of uses, including alcohol sales and wine-tasting rooms.	Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 3a:</u> Periodically review and update, as necessary, the Sebastopol Downtown Plan to ensure that its implementation is meeting the City's goals for Downtown, that it ensures the desired unique characteristics of Downtown, and that it includes all areas shown on Figure 9-1.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 3b:</u> Develop a vision statement and general land use/design criteria for the North Gateway and South Gateway areas.	Planning Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 3c:</u> Explore the feasibility of establishing business improvement districts in the north and south parts of town, as well as the concept of a single district encompassing the City's main economic sectors, and the Downtown.	City Manager, Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 3d:</u> Encourage neighboring businesses in unincorporated Sebastopol to participate in City business development decisions.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 3e:</u> Maintain Zoning Ordinance provisions allowing conversion of existing homes to permitted office, commercial, and mixed use uses along South Main Street and Petaluma Avenue in the Commercial Office and Office districts in order to encourage economic development consistent with the General Plan.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action EV 3f:</u> Consider expanding the Downtown Association to include the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.	City Manager	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 4a:</u> Maintain and expand partnerships with the county and regional and local organizations to promote Sebastopol destinations, including festivals, Farmers' Markets, and natural resources (the Laguna de Santa Rosa Trail, the Laguna Wetlands Preserve, regional open space, and creeks) as a marketing and branding strategy that is aimed at increasing visitors.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 4b:</u> As part of preparation of the comprehensive Economic Development Strategy (Action EV 2a), identify businesses that are needed in Sebastopol to meet the needs of West County residents.	City Manager, Finance Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 4c:</u> Encourage festivals and community events that promote an enhanced arts and culture environment.	City Manager, Planning Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 5a:</u> Consider developing an adaptive reuse grant and loan program to rehabilitate and retrofit existing business structures to meet contemporary market needs, and promote the use of the City's existing Façade Improvement Program.	Finance Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 5b:</u> Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns.	Finance Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 5c:</u> Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action EV 5d:</u> Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action EV 5e:</u> Through the City's Budget and Capital Improvement Program, ensure that essential services and infrastructure are maintained.	Engineering Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 7a:</u> As part of the development of the City budget and annual financial audits, ensure that information is readily available to the public, presented in a user-friendly manner, including text and graphics to describe budget information and multi-year spending trends and forecasts, and encourage the public to review and comment on the City budget and annual audit.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 7b:</u> Conduct thorough annual review of City fiscal policy in order to maintain balanced tax and fee structures and to respond to changing fiscal policies at broader governmental levels.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV 7c:</u> Consider the creation of an Economic Development Corporation as a means to acquire property and issue use rights for the purpose of encouraging business development that is consistent with the City's vision and goals and generating revenue streams to the City's General Fund to support desired services and development projects.	City Manager	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV7d:</u> Monitor State legislation regarding economic development and redevelopment, and consider implementation of new local programs or other mechanisms that may promote appropriate local economic development.	Finance Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action EV7e:</u> Consider open government programs that encourage open and transparent City operations.	City Manager, Finance Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 1a:</u> Implement the policies and actions in the Land Use Element to ensure a mix of land uses, density and intensity of land uses, and compatibility between land uses that promote a safe, pleasant, and walkable environment.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 1b:</u> Implement the policies and actions in the Circulation Element to provide for a multi-modal transportation system that promotes walkability, bicycle use, bus and public transit use, and alternatives to single-passenger vehicle use.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CHW 1c:</u> Implement the policies and actions in the Open Space Element regarding the amount of, access to, and quality of parks and open spaces in and around Sebastopol.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1d:</u> Implement the policies and actions in the Conservation Element to address key aspects of environmental health, including clean water, clean air, and the protection of natural resources.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1e:</u> Implement the policies and actions in the Housing Element to ensure a range of safe and secure housing types accessible to low income families, workforce families, elders, and people with disabilities.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1f:</u> Implement the policies and actions in the Safety Element to address geologic and seismic hazards, flooding, hazardous materials, and emergency services, including fire and police.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1g:</u> Implement the policies and actions in the Noise Element to reduce community exposure to the harmful and annoying effects of excessive noise.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1h:</u> Implement the policies and actions in the Economic Vitality Element to strengthen the local economy and provide for a stronger job base with increased quality employment opportunities.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 1i:</u> Implement the policies and actions in the Community Services and Facilities Element to support local schools and improve educational opportunities for Sebastopol's youth.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 2a:</u> Provide resources at City Hall and on the City website regarding the location and contact information of health care providers serving the City, including emergency or urgent care facilities, mental health and substance abuse programs, oral health services, mobile services, access to such providers, available free and low-cost health care programs. Information on the website may include a community health or similar page that provides links to the Sonoma County 211, Healthy Sonoma, Health Action, and other community health resources.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CHW 2b:</u> Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve Sebastopol residents and businesses.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 2c:</u> Support efforts by local community health agencies and organizations to provide annual training to Sebastopol residents and City staff for basic first aid and cardiopulmonary resuscitation skills.	Fire Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 2d:</u> Support public health outreach campaigns to inform and educate residents about the public and individual health benefits of immunization.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 2e:</u> Encourage and facilitate the expansion and retention of alternative, homeopathic, Eastern, and similar non-traditional medical service providers, including not-for-profit medical providers and clinics.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 3a:</u> Explore opportunities to expand community gardens and increase community participation in existing community gardens.	Planning Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 3b:</u> Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 3c:</u> Encourage the Sonoma County Human Services Department to continue its efforts working with stores to increase acceptance of food assistance programs such as CalFresh EBT cards and WIC (Women, Infants and Children) in order to increase food security for all Sebastopol residents.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 3d:</u> Encourage the Sonoma County Department of Human Services and Health Services, the Sonoma County Food System Alliance, and community-based organizations to provide information and educational outreach to Sebastopol residents about healthy food choices, including the Sonoma County CalFresh program and other food programs, to ensure that all City residents have information and access to resources on healthier eating and access to nutritious foods.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<p><u>Action CHW 3e:</u> In collaboration with the Sonoma County Department of Health Services and community organizations, develop and implement a program to encourage convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance programs, help create a safe and inviting environment around their stores, and, when possible, secure and promote “local” food produced in Sonoma County.</p>	<p>Planning Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CHW 3f:</u> Work with the Sonoma County Food System Alliance, Health Action, non-profits, community groups and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, and orchards. The work effort should explore the feasibility of implementing the following strategies:</p> <ul style="list-style-type: none"> <li>• Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;</li> <li>• Supporting the development of appropriate agriculture in residential, industrial, business, and open space zones;</li> <li>• Support farm to institution (such as schools, hospitals, nursing homes, daycare centers) and businesses (such as restaurants and food outlets), while creating economic opportunities for urban growers and related industries;</li> <li>• Support efforts of local gardening organizations to promote the development and expansion of family and community gardens as well as edible landscaping;</li> <li>• Encourage and promote local garden food exchanges and local food cooperatives; and</li> <li>• Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.</li> </ul>	<p>Planning Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CHW 3g:</u> Encourage schools that serve the City to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><u>Action CHW 3h:</u> Explore opportunities to reduce farm-to-cafeteria barriers so local students have increased access to more locally grown healthy foods.</p>	<p>Planning Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CHW 3i</u> : Increase public awareness that the local farmer's market accepts CalFresh (formerly Supplemental Nutrition Assistance Program, or SNAP) payments for qualified food purchases.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4a</u> : Explore programs and legal remedies available to the City in order to reduce unsafe EMF exposure to the greatest extent allowed by State and federal law.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4b</u> : Continue to implement, and periodically update as necessary, the City's Telecommunications Ordinance in order to reduce EMF levels within Sebastopol, while maintaining consistency with state and federal law.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4c</u> : Review siting opportunities for substantial EMF facilities that will reduce or eliminate community exposure to unsafe EMF to the greatest extent feasible.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4d</u> : Advocate that all new major electrical transmission projects and telecommunications facilities evaluate EMF as part of the project's environmental review pursuant to CEQA.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4e</u> : Request from PG&E and wireless telecommunications facilities providers, public disclosure of existing and proposed electrical transmission and wireless telecommunications facilities projects in the vicinity of Sebastopol and their anticipated EMF levels in the Sebastopol Planning Area.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4f</u> : Continue to monitor best practices and approaches taken by other communities to limit unsafe exposure to EMF.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 4g</u> : Maintain data regarding the location, size, strength, and EMF levels of major cell and radio towers, public power facilities, including transmission and distribution lines, and other substantial public or community EMF sources in the Sebastopol Planning Area, to the extent that data and information is available.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 5a</u> : Review all City policies and programs and proposed new policies and programs to ensure that they support equal opportunities and equal access.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
			<i>Comments:</i>
<u>Action CHW 5b:</u> Continue to support and enforce non-discrimination laws and the City's Fair Housing Program.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5c:</u> Practice an open-door policy in City programs, and actively engage and encourage participation from all individuals regardless of ethnicity, race, religion, class, disability, sexual orientation, and gender.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5d:</u> Develop City programs that use education, outreach, and training to assist historically under-represented groups in obtaining access to City programs and employment opportunities.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5e:</u> Add additional information to the City's website that informs the public about and celebrates the City's cultural heritage, including Sebastopol's First Peoples.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5f:</u> Continue to support national efforts to pass immigration reform and consider the adoption of local regulations supporting immigration reform.	City Manager	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5g:</u> Actively seek funding and resources to assist the City in providing interpretation services for City meetings and events, and to translate City documents and meeting minutes into Spanish.	City Clerk	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5h:</u> Consider the implications of new City policies and programs on immigrant and disadvantaged populations.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CHW 5i:</u> Coordinate with the Sonoma County Community Development Commission to support local and regional efforts to combat homelessness, including implementation of the recommendations and programs contained in the County's "Policy Makers Toolbox for Ending Homelessness" to the greatest extent feasible.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action CHW 6a:</u> Continue to implement Chapter 8.04 of the Sebastopol Municipal Code (Use of Tobacco in Public Places) to reduce the harmful effects of exposure to second- and third-hand tobacco smoke.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 6b:</u> Review and revise, as necessary, the Sebastopol Municipal Code to regulate the sale and distribution of “e-cigarettes” in the same manner as traditional cigarettes and other tobacco products.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 6c:</u> Continue to require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales and service to minors and sales and service to obviously intoxicated persons.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 6d:</u> Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco use prevention.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 6e:</u> Continue to require bars to serve food in order to help counter the effects of alcohol consumption.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CHW 6f:</u> Develop and implement responsible beverage consumption practices by local businesses.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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