

## 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.

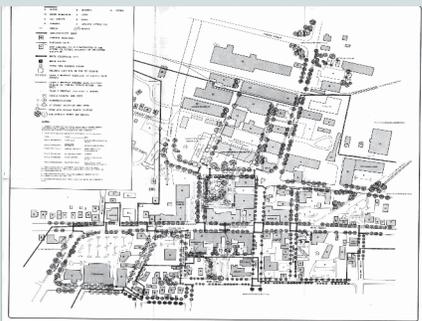
Action EV 2b: Continue coordination with local business organizations in order to encourage and leverage on-going efforts to attract new business and support existing businesses.

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.

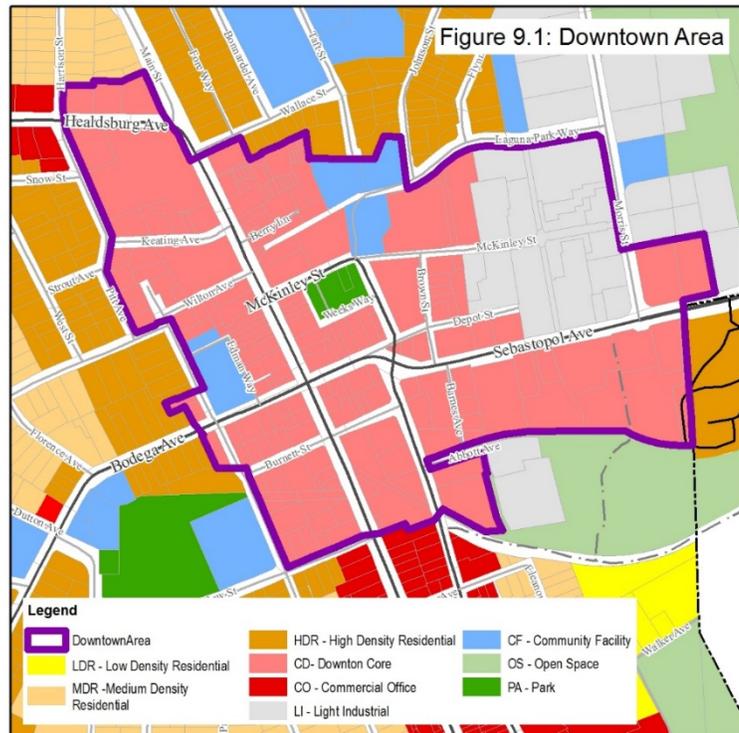
Action EV 3b: Develop a vision statement and general land use/design criteria for the North Gateway and South Gateway areas.

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.

<b>TABLE VI.1: QUANTIFIED OBJECTIVES: 2015-2023</b>			
<b>Income Levels</b>	<b>Construction</b>	<b>Rehabilitation</b>	<b>Preservation</b>
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.

<b>TABLE VII.2: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM</b>			
<b>Program</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>
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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:

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

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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:

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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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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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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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:

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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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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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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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>

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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>

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Implementation Program	Responsible Department	Priority / Timing	Status
<u>Action COS 9n:</u> Continue to require grading permits for new construction and maintain rigorous storm water mitigation requirements.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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: <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>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>

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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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>
<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 <i>Comments:</i>

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
rigorous enforcement procedures to respond to and correct verified noise violations.			
<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.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<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>	Planning 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>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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:
<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 Comments:

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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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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:

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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>

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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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