



# City of Sebastopol

Meeting Date: Meeting of February 23, 2016  
To: Planning Commission  
From: Kenyon Webster, Planning Director  
Subject: Preliminary Annexation and General Plan Amendment Review, Tomodachi Park/Village Park Property  
Recommendation: Provide Comments

Introduction: This is a Preliminary Annexation and General Plan amendment review for the Tomodachi Park/Village Park property. The Commission and Council conducted a similar review in 2009, but given that was a number of years ago; the concept is being re-presented to both bodies before proceeding with the formal annexation process.

Project Background and Description: This Preliminary Annexation Review request is for review and comment on the proposed annexation of the Tomodachi Park/Village Park property. The City purchased the 12.44-acre property in 2007 for park purposes. The City subsequently constructed the City's newest park, Tomodachi Park, on the majority of the property. Tomodachi Park was completed in 2013 and comprises 8.71 acres.

The entire property is within the 100-year floodplain and is subject to substantial flood risk, with the lower (Tomodachi Park) area typically flooding every year, and the mobile home area subject to flooding in a major event.

An undeveloped sliver of the property on the western edge is within the City limits. Otherwise, the property is located within the County of Sonoma's jurisdiction.

Caltrans is currently constructing a new highway bridge adjoining the property. This project will include a new sidewalk along the Village Park frontage, and a replacement bus shelter.

Due to past issues regarding wastewater and water supply, the property is connected to City sewer and water. Part of the property (3.73 acres) is being utilized as the Village Mobile Home Park. In addition, the City Council authorized the temporary use of a portion of the Mobile Home grounds for the Global Student Embassy Garden Project, a community garden project that is operated by the Global Student Embassy.

The property, which was purchased in part with Open Space grant funds, is located at the eastern entrance to town on Sebastopol Avenue. The property is contiguous with the City and visually and culturally appears to be part of the City. The site includes substantial open space resources, with direct access to the Laguna channel. For these reasons, and because the City was already providing City sewer, water, and initial emergency response services to the park, the City decided to purchase the property and eventually formally annex it, with the long-term objective of improving the property with open space and park improvements. With review by both the Planning Commission and City Council, the City developed a conceptual plan for eventual conversion of the entire property to a low-intensity public park (see attached conceptual diagram from the Village Park Feasibility and Planning Study), however the mobile home use is expected to continue for the foreseeable future.

While owned by the City of Sebastopol, the property is in the jurisdiction of the County of Sonoma. The County authorized the City to permit Tomodachi Park construction, but the County retains jurisdiction over other typical permitting.

The property is outside of the City's Urban Growth Boundary and Sphere of Influence, although LAFCO has amended its Sebastopol Sphere to include the property in anticipation of eventual annexation. The draft General Plan proposes that the property be within the City's Sphere and UGB.

*Annexation of the property is consistent with the UGB policy, which is permitted because most of the property is a public park. The current UGB is expiring; a draft UGB measure presented to the City Council would encompass the property.*

P.12 Annexation Guidelines: Do not allow annexation and development to leapfrog over vacant and undeveloped land. Require proposed annexations to meet the following guidelines:

- a. Urban development shall be contained within the UGB.

*Urban development is not proposed on the property in that most of the property is a park.*

- b. Annexation shall not occur outside of the UGB, except for public parks and schools.

*In that a substantial park has been developed on the property, annexation and amendment of the UGB is consistent with this policy.*

- c. Area to be annexed must be able to be served by existing City facilities, or by environmentally or economically feasible extensions to City facilities, to be paid for by the proposed developments.

*The property is currently being served by City sewer and water via an Out of Area Service Agreement.*

- d. Utilities will not be extended outside the UGB, except public parks and public schools.

*The property is already being served by City sewer and water via an Out of Area Service Agreement.*

- e. Proposed annexations must be contiguous to existing developed areas.

*The property is contiguous with developed City property.*

- f. Annexation of an area must not have either short-term or long-term negative impacts on the City's fiscal condition. The fiscal effects of the annexation must be documented at the applicant's cost.

*Staff does not anticipate changes from current conditions in terms of long-term impact on the City's fiscal condition. The City is already incurring maintenance costs associated with Tomodachi Park. When operated by the previous owner with a campground, the overall uses appeared to generate net positive income. The City terminated the campground use when it purchased the property, which reduced income, and subsequently had to address a number of significant deferred maintenance issues. There are additional maintenance needs, including paving and building repairs and painting. In addition, there are likely unidentified code issues with the privately-owned mobile homes that may require action by the Building Department over time if the property is annexed.*

*The Village Mobile Home Park currently operates with a negative cash flow, with expenses exceeding income, however this situation would not change with annexation. The Council has discussed ways of addressing this situation.*

- g. A specific development plan must be proposed for the annexation, showing how the proposed development contributes to an area-wide jobs-to-housing balance.

*This guideline does not apply due to the fact that there is no development proposed in conjunction with annexation of the property.*

- h. The proposed development must be within the proper Land Use Designation and meet all the other requirements of this General Plan.

*Due to the fact that the property is outside of the City's UGB and Sphere of Influence, it does not currently have a General Plan designation. The draft General Plan suggests that the mobile home area have a General Plan designation as High Density Residential, and that the Tomodachi Park portion of the property be designated Open Space, which is the same as the adjoining Railroad Forest property and other Laguna Preserve lands... In terms of zoning, designations of High Density Residential and Open*

- Whether annexation appears appropriate
- Proposed land use and zoning designations
- Aspects where additional information may be needed

Attachments

Aerial Photograph with use/vegetation information  
Map showing Open Space easement area  
Draft General Plan Map section  
Conceptual park plan

Vegetation classifications on Property based on field observations and aerial imagery using California Wildlife Habitat Relations System.  
Vegetation classifications beyond Property use CalVeg data (CDF).



**CRP = Cropland**  
**MRI = Montane Riparian**  
**OWL = Oak Woodland**  
**PGS = Perennial Grassland**  
**URB = Urban**

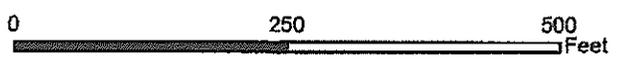
**Laguna de Santa Rosa  
Acquisition and Improvement Project  
Conservation Easement Baseline Document**

**Exhibit 4  
Vegetation Map**



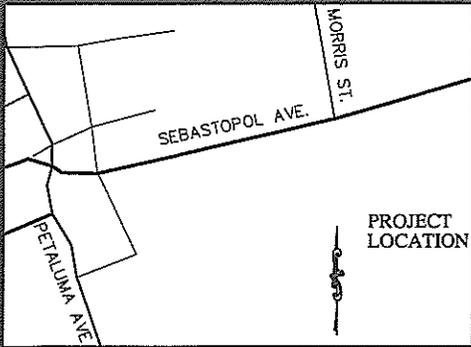
Sonoma Ecology Center  
Research and Information Services  
[www.sonomaecologycenter.org](http://www.sonomaecologycenter.org)  
(707) 998 0712

-  Easement Boundary
-  Highway 12
-  Vegetation Type



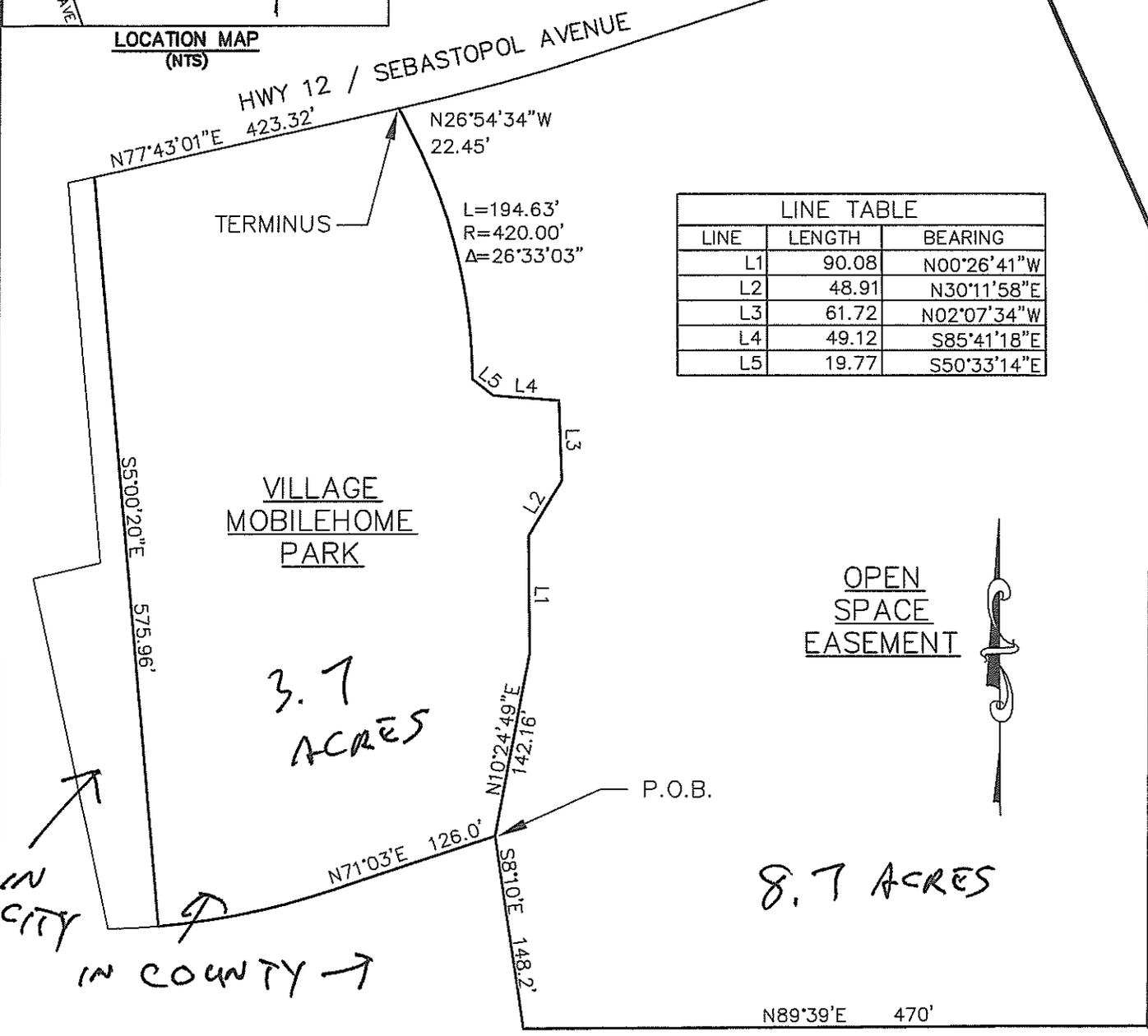
**SONOMA COUNTY**  
**AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT**

Data Sources: County of Sonoma, SCAPOSD, SEC GIS Map Date: August 2008 Disclaimer: This map is for illustrative purposes only and is not intended to be a definitive property description.



**BASIS OF BEARINGS:**  
 The easterly line of Parcel 1 as shown on Parcel Map No. 15 recorded October 1, 1971 in Book 161 of Maps at Page 43, Sonoma County Records

**LOCATION MAP (NTS)**



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



<b>OWNER AND MAILING ADDRESS</b>	<b>PROPERTY AREAS</b>	<b>CITY OF SEBASTOPOL</b>	
City of Sebastopol 714 Johnson Street Sebastopol, CA 95472	TOTAL LOT: <u>541,955 S.F.</u> EASEMENT: <u>379,469 S.F.</u>	VILLAGE MOBILE HOME PARK OPEN SPACE EASEMENT CITY of SEBASTOPOL	
A.P. No. <u>060-060-001</u>	CITY ACQUISITION DEED	SCALE: 1" = 120'	DATE: March 19, 2009
O.R. No. <u>2007-105775</u>	O.R. No. _____	DWN. RT CHK. JG	APPROVED R-



# VILLAGE PARK FEASIBILITY CONCEPT PASSIVE RECREATION MEADOW AND EVENT AREA

## CONCEPT

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

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

## SITE ELEMENTS - Open Space Area

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

## SITE ELEMENTS - Village Park Area

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



**VILLAGE PARK MASTER PLAN**  
CITY OF SEBASTOPOL  
CALIFORNIA

**FEASIBILITY CONCEPT PLAN**

Project No. 2010102  
Date AS SHOWN  
Scale 1" = 100'

**QUESTA**  
ENGINEERING CORP.  
1525 Boulevard Court West, Point Richmond, CA 94957

City Engineer: JAMES J. JORDAN  
City Planner: JAMES J. JORDAN  
City Clerk: JAMES J. JORDAN