



City of Sebastopol Climate Action Committee Staff Report

Meeting Date: June 23, 2021
Agenda Item: 6A
To: Climate Action Committee
From: Kari Svanstrom, Planning Director
Subject: General Plan Overview

Background:

State planning law requires that each city and county in California have a General Plan consisting of seven "elements" which include the Land Use, Circulation, Housing, Conservation, Noise, Open Space and Safety elements. Sebastopol's current General Plan was adopted in 2016, so is quite recent compared to many communities.

The general plan is intended to serve as a "constitution" for all future development within the city. The general plan sets broad policies; city ordinances and administrative procedures are the vehicles for the implementation of the general plan. In terms of city planning requirements, the primary implementation mechanism of general plan policies is the Zoning Ordinance, which translates the generalized nature of the Land Use, Housing, Circulation, and other elements' policies into highly specific development standards. The full adopted plan can be found on the Planning Department's website: [Adopted General Plan](#)

The general plan includes a series of goals, policies, and actions for each element of the plan:

Goal: A description of the general desired result that the community seeks to create.

Policy: A specific statement that guides decision-making as the City works to achieve the various goals and objectives. Once adopted, policies represent statements of City regulations.

Action: An implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

Projects, policies, and other initiatives undertaken by the City generally are in support of the Goals/policies of the general plan, or specific actions outlined in the plan. If something is proposed (but not in the Plan), it still needs to be consistent with the general plan. Of note, a project/policy/etc. can be consistent with some general plan policies, but not others. It is the job of the discretionary body (generally Planning Commission or City Council for there can be conflicting policies, it is the duty of the decision-making body to determine consistency. I will give a recent example and answer questions at the meeting to address this important point.

Attachments:

General Plan Goals and Policies summary

Conservation and Open Space Element and Implementation plan excerpt

Category	Goal	Policy	Description
Land Use	LU-1		Maintain Sebastopol as a Unique, Charming, and Environmentally Sensitive Small Town that Provides Residents, Businesses, and Visitors with Opportunities to Enjoy a High Quality of Life
		LU 1-1	Through appropriate land use practices, maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.
		LU 1-2	Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.
		LU 1-3	Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (see Figure 2.1), and be subject to the ability to provide urban services, including paying for any needed extension of services.
		LU 1-4	Assign the following range of land use designations throughout the City and to parcels within the UGB, as shown in the Land Use Map (Figure 2.1):
		LU 1-5	The Land Use Map shall be amended from time to time to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other lands to serve the City's needs.
		LU 1-6	Where appropriate, encourage clustered development and the clustering of housing so that larger areas of open space may be permanently preserved. Clustered development may provide flexibility in site design and layout to allow for smaller lot sizes, but shall not allow a project to exceed the gross density ranges established under Policy LU 1-4.
		LU 1-7	Encourage new development to be contiguous to existing development, whenever possible.
		LU 1-8	Do not allow development in areas not served by municipal utilities.
		LU 1-9	Work collaboratively with Sonoma County and other public agencies in the region to preserve and maintain greenbelts and areas of open space surrounding the City's SOI.
		LU 1-10	Encourage development and planning that is consistent with this General Plan and furthers the implementation of the Sebastopol Priority Development Area (see Figure 2.3).
Land Use	LU-2		Maintain an Urban Growth Boundary in Order to Promote Orderly Growth, Ensure Adequate Provision of Public Services, and to Protect the Natural Environment
		LU 2-1	The Sebastopol UGB Ordinance adopts, until December 31, 2041, the UGB designated on Figure 2-1.
		LU 2-2	The UGB is a line beyond which amendment of the SOI, annexation, or City-approved development will not be allowed, except as may be specifically permitted by this initiative.
		LU 2-3	Extensions of wastewater, water, and other City services to development outside the UGB are prohibited, except as allowed under extraordinary circumstances pursuant to this section, or as may be otherwise allowed by this initiative, or required by state law. Extraordinary circumstances justifying extension of City services outside of the UGB shall be deemed to exist only if the City Council makes all of the following findings: (see document 2).
		LU 2-4	UGB Administration. Until December 31, 2041, the policies set forth in this initiative and the UGB designated on Exhibit A to this initiative shall be amended only by a vote of the people or pursuant to one of the procedures set forth in paragraphs (a) through (d), below. (see document 2)
Land Use	LU 3		Phase Future Growth so that City Resources are Not Exceeded
		LU 3-1	Manage growth and infrastructure capacity so that the quantity and capacity of City services and infrastructure will not drop below acceptable Levels of Service as a result of new development.
		LU 3-2	Continue to maintain and implement the Growth Management Ordinance.
		LU 3-3	Encourage the County to focus growth in urban areas and along the central Highway 101 corridor and discourage densification and intensification in areas in the vicinity of Sebastopol that would exceed City and local resources, including transportation, water supply, sewer, groundwater recharge, and public services.
Land Use	LU 4		Ensure that Development Within and Adjacent to the Sphere Of Influence is Compatible With the Goals and Policies of Sebastopol's General Plan
		LU 4-1	Review public and private development proposals and land use changes within the SOI, UGB, and Referral Area. Note: The Referral Area is an area outside the SOI and UGB where County development decisions may impact and affect the City.
		LU 4-2	Support and maintain community separators and encourage expansion of community separators in the north, west, and south areas surrounding Sebastopol.
Land Use	LU 5		Preserve the Unique Character and Ambiance of Residential Areas and Maintain Residential Neighborhoods as Safe and Attractive Places to Live With Convenient Access to Services, Recreation, and Employment
		LU 5-1	Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.
		LU 5-2	Encourage the preservation and conservation of older existing homes.

		LU 5-3	Commercial, industrial, and other non-residential development that interfaces with residential land use designations and existing residential neighborhoods shall be designed to ensure compatibility between the uses and to reduce any potential negative impacts associated with aesthetics, noise, safety, odor, and lighting.
		LU 5-4	Require the design of new residential development to be consistent with the City's design guidelines, to ensure harmony with Sebastopol's unique, small-town character and compatibility with existing land uses.
		LU 5-5	Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
		LU 5-6	Permit churches, schools, and compatible utilities facilities in all residential land use designations.
Land Use	LU 6		Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area
		LU 6-1	Promote increased residential densities.
		LU 6-2	Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.
		LU 6-3	Encourage and support the construction and occupation of very small houses and micro apartments.
		LU 6-4	Provide for a variety of residential products, through the General Plan and Zoning Code, to accommodate the housing needs of all segments of the City's population.
		LU 6-5	Support the construction and operation of congregate housing facilities within the community.
Land Use	LU 7		Emphasize and Advance Sebastopol's Role as a Market and Service Center for the West County by Providing for a Vibrant Downtown, Diversified Uses, and Community Services and Facilities
		LU 7-1	Maintain an inventory of developable and appropriately zoned office, commercial, industrial, and mixed-use land sufficient to attract and provide regional services.
		LU 7-2	Maintain the Downtown as a focal point for West County- serving commercial, civic, and cultural uses.
		LU 7-3	Provide and maintain opportunities for community gathering and social interaction through cultural and art centers, park facilities, the Laguna, and community centers.
		LU 7-4	Encourage new development to contribute to a jobs-to-housing balance in Sebastopol and its environs.
		LU 7-5	Actively promote implementation of the Downtown Specific Plan and the Sebastopol Downtown Portfolio, and Downtown Design Standards and periodically update these long-range planning documents as necessary.
		LU 7-6	Encourage mixed-use developments throughout the city.
		LU 7-7	In mixed use, commercial, office, and other non-residential developments, encourage non-residential uses on the ground floor while allowing residential uses on the ground floor where appropriate.
		LU 7-8	Maintain a sufficient supply of land in the Commercial and Central Core Designations to meet the economic development goals set forth in the Economic Vitality Element and Community Character Element.
		LU 7-9	Encourage local-serving neighborhood retail uses readily accessible to residential areas.
		LU 7-10	Maintain Zoning Ordinance controls on formula businesses that strengthen the City's unique character, support the local economy, and ensure the provision of needed goods and services.
Land Use	LU 8		Increase Job Opportunities in the Office and Professional Sectors of the Economy
		LU 8-1	Encourage a vibrant mixture of office, retail, and service uses in the Downtown and along major arterials at the north and south ends of town.
		LU 8-2	Maintain a sufficient supply of land in the Office, Central Core, and Office/Light Industrial designations to meet future needs.
		LU 8-3	Encourage office uses above the ground floor in commercial and mixed-use areas.
		LU 8-4	Support the continued development and intensification of office and professional employment centers throughout all non-residential areas.
		LU 8-5	Maintain and implement Zoning Code provisions that accommodate and facilitate home-based and locally-owned businesses throughout the City.
Land Use	LU 9		Increase Industrial Employment in Sebastopol While Maintaining the Quality of the Environment
		LU 9-1	Designate sufficient land for a broad range of industrial uses, with an emphasis on uses that support the regional economy or are sustainable, green industries.
		LU 9-2	Resolve infrastructure constraints to industrial development.
		LU 9-3	Ensure that industrial development does not overburden infrastructure.
		LU 9-4	Encourage new industrial development in attractive industrial park settings that include open space, mixed uses, and are designed to reflect Sebastopol's unique character.
Circulation	CIR 1		Provide a Transportation System that Promotes the Use of Alternatives to the Single-Occupant Vehicle and Facilitates the Efficient and Environmentally Responsible Movement of People and Goods Within and Through the City of Sebastopol
		CIR 1-1	Ensure that the City's circulation network is maintained and improved over time to support buildout of the General Plan in a manner that is consistent with the General Plan Circulation Map. (Figure 3.1)
		CIR 1-2	Ensure that the City's circulation network is a well-connected system of streets, roads, sidewalks, multi-use trails, routes, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

		CIR 1-3	Regard the quality of life in Sebastopol, maintaining its special small-town character, and providing a safety network of pedestrian and bicycle facilities as more important than accommodating vehicle circulation.
		CIR 1-4	Promote public education and participation in transportation issues and decision-making.
		CIR 1-5	When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered preeminent to automobile drivers.
		CIR 1-6	In evaluating circulation improvement needs, and in reviewing major development proposals, consider impacts for all modes of transportation, including pedestrians, bicyclists, transit, and vehicles.
		CIR 1-7	Projects that would substantially impact circulation conditions shall provide a circulation impact report. This report will serve as a decision-making tool for the City, recognizing that maintaining and improving the community's social fabric and economic vitality includes consideration of a project's effects on pedestrians, bicyclists, and transit as well as the overall effect of improvements associated with achieving appropriate Level of Service. LOS is not intended to be used as the primary method to limit the size or density of a project, but rather to provide decision-makers with a picture of the impacts associated with a project and allow decision-makers to determine appropriate improvements to alleviate traffic impacts, to the extent appropriate and feasible. The Planning Department will determine whether a circulation impact report is required as part of the initial project application review process. Circulation impact reports shall evaluate: (see document 3)
		CIR 1-8	Establish multi-modal LOS objectives that would facilitate review of transit, bicycle and pedestrian impacts, in addition to motor vehicles when these methods are more available and useful.
		CIR 1-9	Through the development review process, CEQA process, and through long-range infrastructure planning efforts, identify circulation network improvements and mitigation measures necessary to maintain the City's vehicle, transit, bicycle and pedestrian objectives.
		CIR 1-10	Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users and avoid dead-end streets and cul-de-sacs.
		CIR 1-11	Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.
		CIR 1-12	Maximize the use of matching funding grant sources to provide ongoing maintenance, operation, and management of the City's circulation network.
		CIR 1-13	Consider roundabouts in lieu of traffic signals where adequate right of way is available and appropriate conditions exist to maximize intersection efficiency, maintain continuous but moderate traffic flow, reduce pollution emissions, reduce accident severity, and enhance pedestrian and cyclist circulation.
		CIR 1-14	Maintain and improve critical transportation facilities to provide logical emergency vehicle access and emergency evacuation needs.
		CIR 1-15	Continue to evaluate the benefits and feasibility of a two-way street system on some or all of SR 116 between McKinley Street and just south of Palm Avenue. The two-way street system should focus on slower vehicle speeds and enhancements to pedestrian and bicycle travel.
		CIR 1-16	Identify potential for bypass route(s) or "beltway connector" route(s) which minimize impacts to the Laguna, and provide regional travel options with the intention of providing traffic with an optional route away from downtown Sebastopol.
		CIR 1-17	Consider a "shared space" design where pedestrian activity is welcomed.
		CIR 1-18	Consider the impacts of traffic and land use growth on the road network, especially in downtown Sebastopol, when evaluating proposals for new development.
		CIR 1-19	Consider the impacts of traffic and land use growth in surrounding jurisdictions when designing Sebastopol's circulation network, and in particular, the impacts created on the SR 116 and SR 12-Bodega Avenue corridors by growth in surrounding Sonoma County.
		CIR 1-20	Discourage through traffic located on State Highways and Bodega Avenue from using residential streets as bypass routes.
		CIR 1-21	Monitor the development and implementation of self-driving, autonomous vehicle technologies and consider appropriate methods to accommodate and adapt to these technology changes.
Circulation	CIR 2		Maintain and Expand a Safe and Efficient Pedestrian, Bicycle, and Transit Network that Connects Neighborhoods with Key Destinations to Encourage Travel by Non-Automobile Modes while also Improving Public Health
		CIR 2-1	Establish and maintain a system of interconnected bicycle and pedestrian facilities that facilitate commuter and recreational travel, and that are consistent with the City's parks, trails, and recreation goals and policies in this General Plan and the <i>Sebastopol Bicycle and Pedestrian Master Plan (Amended November 2011)</i> or future updates of the plan.
		CIR 2-2	Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.
		CIR 2-3	Incorporate bicycle facilities according to the Sebastopol Bicycle and Pedestrian Master Plan (including bicycle lanes, pavement markings, pavement treatments, bicycle route and destination signs, and bicycle detection at traffic signals).
		CIR 2-4:	Require development projects to construct frontage sidewalks, missing sidewalk sections, paths, and nearby enhanced crosswalks in a manner that is consistent with the City's goals and policies in this General Plan and the <i>Sebastopol Bicycle and Pedestrian Plan</i> , and as dictated by the location of other activity centers, transit stops and common pedestrian destinations.

		CIR 2-5	Evaluate opportunities for pedestrian or other circulation and mobility connections to the circulation network in review of major development projects, and require appropriate improvements.
		CIR 2-6	Explore opportunities to better connect existing development to the bicycle/pedestrian network.
		CIR 2-7	Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the city.
		CIR 2-8	Increase connectivity between trip attractors and trip generators, including a complete sidewalk network, marked and enhanced crossings, and well-lit paths.
		CIR 2-9	When it can be shown that construction of a sidewalk would be at odds with an existing neighborhood's aesthetic and the historic nature of the area, alternatives such as an off-street path or wider paved shoulders may be considered, particularly on low-volume local streets.
		CIR 2-10	Increase the safety of popular bicycle and pedestrian routes to schools, downtown, and other destinations in the City that don't involve riding on SR 116, SR 12 and/or Bodega Avenue including enhanced crossings of SR 116, SR 12 and/or Bodega Avenue.
		CIR 2-11	Work with utility providers to reduce or eliminate barriers to pedestrian and bicyclist mobility created by utility infrastructure (such as utility poles that obstruct accessibility).
		CIR 2-12	Establish and maintain bicycle facilities that are consistent with the network depicted in the City's Bicycle and Pedestrian Master Plan.
		CIR 2-13	Public road construction projects shall incorporate facilities identified in the Bicycle and Pedestrian Master Plan to the greatest extent feasible.
		CIR 2-14	Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.
		CIR 2-15	Ensure that all crossings where trails and roads meet include best practices for crossing design for these conflict points.
		CIR 2-16	Promote public education to help create an atmosphere of respect for bicycles and pedestrians.
		CIR 2-17	Through a CIP and joint funding from Sonoma County Transit, the City shall maintain and, where feasible, continue to build lighted and sheltered seating facilities at bus stops where appropriate.
		CIR 2-18	Pursue improvements and funding to increase transit ridership, increase transit frequencies on key corridors, increase the hours of transit operation, and expand regular transit service in portions of Sebastopol that currently have no public transit.
		CIR 2-19	Continue to work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.
		CIR 2-20	Ensure that adequate lighting and trash disposal is provided at all bus stops.
		CIR 2-21	Work with Sonoma County Transit to identify the need for and locations of additional park-and-ride lots in Sebastopol in order to increase the number and length of trips made by transit and carpooling.
		CIR 2-22	Ensure that effective linkages are in place between the SMART commuter rail stations in Santa Rosa and Cotati and the city's primary activity centers.
		CIR 2-23	Encourage the use of park-and-ride lots and other transit incentives for Sebastopol commuters.
		CIR 2-24	Provide safe and continuous pedestrian, vehicular, and bicycle access at all transit park-and-ride facilities.
		CIR 2-25	Prioritize bicycle and pedestrian safety for students traveling to and from school.
		CIR 2-26	Support regional efforts to develop Safe Routes to School Programs for schools that serve Sebastopol's population.
		CIR 2-27:	Prioritize the improvement of roadway pedestrian crossings throughout the community, particularly in accident-prone areas.
		CIR 2-28	Pursue improvements and funding for priority projects identified in the Sebastopol Bicycle and Pedestrian Master Plan.
		CIR 2-29	Encourage special events, such as festivals, community activities, etc. to provide onsite bicycle parking accommodations in order to promote and facilitate bicycle use for transportation to such events. Consider incentives to event organizers that incorporate onsite bicycle accommodations.
Circulation	CIR 3		Coordinate Circulation Facilities with Land Use and Development Patterns to Create an Environment that Encourages Walking, Bicycling, and Transit Use
		CIR 3-1	Recognize the role of streets not only as vehicle routes but also as parts of a system of public spaces, with quality landscaping, street trees, and bicycle and pedestrian paths.
		CIR 3-2	Prioritize the quality of life for Sebastopol residents and visitors over vehicular traffic movement.
		CIR 3-3	Prioritize high-density and mixed land use patterns that promote transit and pedestrian travel along transit corridors.
		CIR 3-4	Design developments to include features that encourage walking, bicycling, and transit use. Design features shall include bus turnouts, transit shelters and benches, and pedestrian access points between subdivisions and between adjacent related land uses.
		CIR 3-5	Provide an interconnected street network that provides multiple points of access, discouraging cut-through traffic while maintaining neighborhood connectivity.
		CIR 3-6:	Encourage local access connections between neighborhood parks and commercial areas by walking and biking as an alternative to short-distance driving.

		CIR 3-7	Ensure that the City's adopted street standards reflect a multi-modal focus, including vehicular lane widths that are no wider than necessary to serve the surrounding land use context and accommodate emergency vehicles.
		CIR 3-8	Where necessary, emphasize traffic management and calming techniques to control vehicle speeds on all streets within the City of Sebastopol.
		CIR 3-9	Design intersections to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities.
		CIR 3-10	Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.
		CIR 3-11	Review Subdivision Ordinance standards for new streets and driveways to maintain safe access while minimizing area devoted to vehicle traffic.
		CIR 3-12	Maintain restrictions on commercial truck routes to protect residential neighborhoods.
Circulation	CIR 4		Ensure that a Combination of Managed Growth and Adequate Funding Mechanisms are in Place to Complete Future Improvements on the Local and Regional Circulation Networks
		CIR 4-1	Ensure that the rate of land use and population growth in Sebastopol is consistent with the ability to provide adequate transportation services.
		CIR 4-2	Require new development to contribute its proportional cost of circulation improvements necessary to address cumulative transportation impacts on roadways throughout the city, as well as the bicycle and pedestrian network.
		CIR 4-3	Include capital projects sponsored by the City and necessary to maintain and improve traffic operations in the five-year CIP that is annually reviewed by the City Council. Funding sources for such projects as well as intended project phasing will be generally identified in the CIP.
		CIR 4-4	Consider funding transportation projects intended to meet or maintain LOS standards and to provide mitigation for intersections through use of funds allocated by the SCTA.
Circulation	CIR 5		Reduce Vehicle Miles Traveled (VMT) in Order to Reduce Congestion and Help Achieve Regional Efforts to Reduce Greenhouse Gas (GHG) Emissions
		CIR 5-1	Actively support the Regional Climate Protection Authority (RCPA) in its efforts to reduce GHG emissions and strive to meet its regional goals.
		CIR 5-2	Ensure that the City's Trip Reduction Program (Municipal Code Section 8.16) is implemented. The purpose of the City's Trip Reduction ordinance is to reduce traffic and improve air quality within the City of Sebastopol by promoting the development of Trip Reduction Programs (also referred to as Transportation Demand Management Programs, or TDM) at existing and future work sites. Examples of TDM programs may include (but are not limited to) subsidized transit passes, guaranteed ride home, carpool matching, telecommuting, alternative work schedules, car sharing, employer-sponsored vanpools, priced workplace parking, preferential parking for carpools and/or low-emission vehicles, and shower facilities at workplaces to support bike riding.
		CIR 5-3	Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.
Circulation	CIR 6		Maintain Parking Requirements and Practices that Complement the Desired Land Use Pattern while Minimizing Neighborhood Impacts
		CIR 6-1	Maximize the use of existing downtown parking areas, emphasizing the use of shared parking wherever possible, including provision of multi-purpose parking facilities that serve both residential and commercial uses.
		CIR 6-2	Investigate formation of a downtown parking assessment district which assembles and maintains common parking facilities within a defined downtown area.
		CIR 6-3	Periodically review the City's parking requirements to ensure that they result in an efficient supply that is not "over parked."
		CIR 6-4	Ensure that the parking demand associated with future development does not adversely impact adjacent residential areas due to spillover parking demand.
		CIR 6-5	Look for ways to generate revenue from areas of high-demand parking to put towards bicycle facilities and public spaces.
		CIR 6-6	Create reduced parking requirements for proposed downtown developments.
		CIR 6-7	Require parking facilities to provide for pedestrian access and safety, including delineated paths and walkways.
Community Services and Facilities	CSF 1		Provide High Quality Community Services, Facilities, and Infrastructure to All Residents, Businesses, and Visitors in Sebastopol
		CSF 1-1	Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed the City's ability to provide them.
		CSF 1-2	Require new development to demonstrate that the City's community services and facilities can accommodate the increased demand for said services and facilities associated with the project.
		CSF 1-3	Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development, to the satisfaction of the City.
		CSF 1-4	Provide adequate public infrastructure (i.e., street, sewer, water, and storm drain) to meet the needs of existing and future development.
		CSF 1-5	Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, Stormwater Management Plan, and the Capital Improvement Program.

		CSF 1-6	When appropriate, require development projects to install off-site infrastructure or pay appropriate in-lieu fees.
		CSF 1-7	Require the payment of impact fees for all new development.
		CSF 1-8	Continue to require new utility infrastructure, including water lines, sewer lines, telecommunications infrastructure, and electrical utility lines to be constructed underground, except where allowed aboveground as set forth in the Municipal Code.
		CSF 1-9	Require new utility infrastructure to avoid sensitive natural and cultural resources to the greatest extent feasible.
		CSF 1-10	Require new utility infrastructure to be designed and constructed to meet the most current State standards for seismic safety.
		CSF 1-11	Require new underground electrical and data transmission infrastructure to include adequate conduit space to accommodate additional, expanded, and/or upgraded data and electrical conveyance lines and wires.
		CSF 1-12	Encourage new large-scale development projects to incorporate community features such as meeting spaces/rooms that may be used by the City, community organizations, local non-profits, etc. for little to no cost.
Community Services and Facilities	CSF 2:		Provide a Diversified and High Quality Public Park and Trail System that Provides Active and Passive Recreational Opportunities for All Segments of the Community and Provides Enhanced Connectivity Between Key Residential, Commercial, and Recreational Areas of the City
		CSF 2-1	Work aggressively to achieve and maintain a park standard of a minimum of one acre per 200 residents in order to meet the City's recreation needs, with developed parkland calculated at 100% of acreage, and dedicated open space areas owned by the City or subject to a permanent open space easement calculated at 25% of acreage.
		CSF 2-2	Ensure park and trail facilities are accessible to various segments of the population including: specific age groups, persons with special physical requirements, and groups interested in particular activities.
		CSF 2-3	Provide an annual review of the status of parks, trails and open space acquisition and development by the City Council and Planning Commission.
		CSF 2-4	Encourage and support the development of an integrated trails and routes network extending and connecting local and regional trails and routes to schools, open space areas, park and recreation facilities, and residential areas to serve both recreational and utilitarian travel.
		CSF 2-5	Preserve and enhance public access through new and existing development to facilitate access to the local trail network.
		CSF 2-6	Allow parks as a permitted use in all zoning districts.
		CSF 2-7	Place highest priority on maintenance and improvement of existing park, open space, and trail areas.
		CSF 2-8	Prepare and adopt a Parks and Recreation Master Plan.
		CSF 2-9	The following criteria should be utilized to prioritize acquisition of parkland:
		CSF 2-10	Develop new park and recreation facilities in areas that are accessible and convenient to the community, prioritizing areas lacking these facilities. Encourage and support the acquisition of additional park facilities in southern portion of the city to ensure an adequate and equitable distribution of parkland to all residents.
		CSF 2-11	Utilize Sebastopol's Planning Commission to provide leadership to:
		CSF 2-12	Encourage and solicit public participation in the selection, design, and facilities planning of all future trail and park sites.
		CSF 2-13	Require major new development to provide direct pedestrian connections, such as sidewalks, trails and other rights-of-way improvements to the existing and planned network of parks and trails, wherever feasible and appropriate. For smaller development projects, the City shall explore and pursue partnership opportunities to provide cost-effective connections.
		CSF 2-14	Ensure that new park development does not affect the ability of the City to maintain its current parks system.
		CSF 2-15	Actively promote and participate in regional coordination and planning efforts to provide quality parks, trails, and recreation facilities throughout Sebastopol and the surrounding areas. The City should emphasize regional coordination to leverage funding, maintenance, and/or resources to develop a diverse range of regional recreational opportunities.
		CSF 2-16	Vigorously support the implementation of the adopted Bicycle and Pedestrian Master Plan regarding trails, bicycle improvements, and other recreational improvements.
		CSF 2-17	Through conditions of approval and/or development agreements, ensure that when required and feasible, the development of new parks, trails, and recreation facilities occurs during the infrastructure construction phase of new development projects so that they are open and available to the public prior to completion of the project.
		CSF 2-18	Provide public outreach and educational programs that inform the community of available parks, trails, and recreation facilities, programs, and services available in order to increase and enhance community use of these facilities, programs, and services.
		CSF 2-19	Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Sebastopol. Such efforts may include the creation of a local non-profit, community fundraising efforts, and City staff support in a coordination role.
		CSF 2-20	Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community, including teens and youth.
		CSF 2-21	Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experiment Farm

		CSF 2-22	Support and encourage efforts to provide unique small-scale recreational opportunities and public gathering spaces in the form of parklets and pocket parks
Community Services and Facilities	CSF 3		Provide an Adequate, Clean, Safe, and Environmentally Sound Water Supply to All Existing and Future Water Users in Sebastopol
		CSF 3-1	Prior to the approval of major new development, Specific Plans, major infrastructure improvements, or other projects that would result in increased demand for public water conveyance and treatment, such projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation) and that potential cumulative impacts to water users and the environment will be addressed.
		CSF 3-2	Continue to implement a comprehensive water strategy that balances the need to supply water to all users served by the City with potable water use reduction measures.
		CSF 3-3	Routinely assess the City's ability to meet the demand for potable water by periodically updating the Water Master Plan.
		CSF 3-4	Ensure the water system and supply is adequate to match the rate of growth and future development.
		CSF 3-5	Priority shall be given to serving existing water uses over new water uses.
		CSF 3-6	Maintain and ensure adequate emergency water supplies.
		CSF 3-7	Continue to implement the City's water conservation requirements established in the Municipal Code.
		CSF 3-8	Ensure safe drinking water standards are met throughout the community.
		CSF 3-9	The Public Works Department shall continue to test potable water on schedules dictated by the State and the U.S. Environmental Protection Agency (EPA) for chemical residues resulting from pesticides and groundwater contamination.
		CSF 3-10	If a supply is available, use recycled water for landscape irrigation within City roadways, parks, and facilities to the greatest extent feasible.
Community Services and Facilities	CSF 4		Provide Adequate Sewer Service Capacity To Serve Existing And Future Demands
		CSF 4-1	Maintain adequate sewage conveyance infrastructure to meet existing and projected demand throughout the buildout of the General Plan.
		CSF 4-2	Ensure sewage system capacity is adequate to match the rate of development.
		CSF 4-3	Work with the Santa Rosa Subregional Wastewater System to assist in the maintenance of an adequate sewage treatment and disposal system.
		CSF 4-4	Ensure adequate funding is available for needed improvements to the wastewater conveyance infrastructure, and to reduce stormwater infiltration to the greatest extent feasible.
		CSF 4-5	Comply with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of the City's sanitary sewer collection system.
		CSF 4-6	Prior to the approval of development that would result in substantial increased demand for municipal sewage conveyance and treatment, require projects to demonstrate that existing services are adequate to accommodate the increased demand or that improvements to the capacity of the system to meet increased demand will be made prior to project implementation.
		CSF 4-7	Review new development for consistency with the Sewer Collection System Master Plan and require new development to pay fair-share payments towards implementation of system improvements identified in the Sewer Collection System Master Plan.
		CSF 4-8	Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.
		CSF 4-9	Ensure future sewer and septic systems are designed to meet or exceed all applicable water quality standards and are located to protect waterways and groundwater resources.
		CSF 4-10	Periodically review and update the Sanitary Sewer System Utility Master Plan.
Community Services and Facilities	CSF 5		Provide Effective, High Quality, and Responsive Police and Fire Services to All Areas of the City
		CSF 5-1	The Sebastopol Fire Department shall review all development proposals and recommend measures to reduce the potential f
		CSF 5-2	Provide adequate support to the Sebastopol Fire Department to maintain adequate staff, equipment, and response times to provide fire protection and emergency medical response services to existing and future residents.
		CSF 5-3	Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code, and Uniform Building Code (UBC) in order to minimize the risk of fire.
		CSF 5-4	Ensure that new development is served with adequate water volumes and water pressure for fire protection.
		CSF 5-5	Encourage community support and volunteer outreach to enhance and increase volunteer interest to support the Fire Department.
		CSF 5-6	Ensure that the Police Department has adequate staffing and equipment to accommodate existing and future population growth.
		CSF 5-7	The Sebastopol Police Department shall review all development proposals and recommend measures to reduce potential for increased crime and response times.

		CSF 5-8	Emphasize the use of physical site planning as an effective means of enhancing safety and preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum feasible visual exposure to community residents.
		CSF 5-9	Establish a culture of safety in Sebastopol by encouraging and supporting public safety programs that enhance safety and reduce crime through community policing, public education, and outreach programs.
		CSF 5-10	Support the Sebastopol Police Department in their efforts to continue to provide staff training that enhances cultural sensitivity, increases community outreach efforts, emphasizes their community service role, and maintains and enhances positive rapport with the community.
Community Services and Facilities	CSF 6		Enhance the Quality of Life for all City Residents Through the Provision of Cultural and Social Resources Including Quality Schools, Libraries, and Other Community Services and Facilities
		CSF 6-1	Continue to maximize public participation in local government actions and maintain excellent levels of City government service.
		CSF 6-2	Solicit feedback from residents and citizens regarding City-initiated projects, programs, and outreach efforts.
		CSF 6-3	Continue to work cooperatively with the local school districts in order to ensure that adequate facilities and educational opportunities for all students are provided in a timely manner in accordance with the pace of residential development.
		CSF 6-4	Continue to strongly support and encourage the maintenance of high quality schools and diverse educational opportunities in Sebastopol and work cooperatively with the local school districts.
		CSF 6-5	Support efforts to provide continuing adult education programs .
		CSF 6-6	Support establishment of a college, satellite campus, or other higher education facilities.
		CSF 6-7	Provide an environment in which community literacy and cultural opportunities are enhanced.
		CSF 6-8	Support co-utilization opportunities of public buildings and spaces as well as private spaces including churches, private schools and similar uses.
		CSF 6-9	Support efforts by Sonoma County to provide library services that meet the evolving educational and social needs of Sebastopol residents.
		CSF 6-10	Support efforts by local non-profit groups to identify and secure new public library space within Sebastopol to serve the West County.
		CSF 6-11	Support expanded library programs for children and adults.
		CSF 6-12	Support efforts to modernize and improve library facilities in the community.
		CSF 6-13	Encourage private donations and support State funding for library operations that serve Sebastopol.
		CSF 6-14	Consider the needs of seniors and people with disabilities when reviewing future development applications and land use plans.
		CSF 6-15	Encourage services and programs that meet the needs of seniors within Sebastopol, including the establishment of medical facilities, transportation options for seniors and people with mobility disabilities, senior centers, and programs that provide for in-home care and aging-in-place.
		CSF 6-16	Support improvements to, expansion of, or replacement of the Sebastopol Community Cultural Center to address flood issues, and to improve services and facilities available to the community in order to enhance the quality of life for all City residents through the provision of quality community services and facilities.
		CSF 6-17	Continue to support the West County Museum and the Luther Burbank Experiment Farm.
		CSF 6-18	Develop a long-term plan for potential consolidation of selected City services in a central location to better serve the community; consider partnerships and other collaborative or shared-use opportunities.
		CSF 6-19	Recognize and appreciate the value that teens and the local youth provide to the character and vibrancy of the community, and strive to improve services, facilities, and activities available to serve teens and local youth.
		CSF 6-20	Encourage increased participation by teens and the youth in local government decision making, community planning, and civic and community events.
Conservation and Open Space	COS 1		Make Proactive, Forward-Thinking Environmental Protection and Resource Management the Cornerstone of Sebastopol's Identity
		COS 1-1	Strive to establish Sebastopol as a leader in environmental protection, environmental stewardship, and sustainability.
		COS 1-2	Consider the effects of planning decisions on the overall health and wellbeing of the natural environment and regional ecosystems.
		COS 1-3	Consider the "Rights of Nature" as a key principle when making planning decisions and reviewing development and infrastructure project applications.
		COS 1-4	Recognize that all life within all ecosystems on our planet are deeply intertwined, and consider the inherent values of ecological goods and services as key principles when making planning decisions.
Conservation and Open Space	COS 2		Protect and Enhance Sebastopol's Ecosystem and Natural Habitats
		COS 2-1	Protect and enhance sensitive habitats, which include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.

		COS 2-2	Preserve and enhance Sebastopol's and the region's natural habitats and rich biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.
		COS 2-3	Focus conservation efforts on high priority conservation areas that contain suitable habitat for native, endangered, threatened, migratory, or special-status species and that can be managed with minimal interference from nearby urban land uses and are in proximity to other habitat corridors.
		COS 2-4	Attempt to resolve conflicts between sensitive habitat areas and adjoining urbanized lands in a manner which recognizes the public interests in both resource protection and the need to provide for residential and job-generating land uses.
		COS 2-5	Implement a range of measures and tools in order to protect, enhance and restore environmentally sensitive areas.
		COS 2-6	Maintain Zoning Ordinance provisions to ensure that development proposals for land which is located within, or adjacent to, an environmentally sensitive area include a resources analysis that contains all of the information required in order for the City to determine that impacts to sensitive habitat and natural resources have been reduced, avoided, or mitigated to the greatest extent feasible. The required content for the resources analysis is detailed in Action COS-2a.
		COS 2-7	Support efforts to eradicate invasive and noxious weeds and vegetation on public and private property.
Conservation and Open Space	COS 3		Protect and Enhance Water Resources in Local Creeks, Riparian Habitat, Wetlands, the Laguna De Santa Rosa Watershed, Atascadero Creek, and Aquatic Habitat
		COS 3-1	Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.
		COS 3-2	Aggressively pursue a wide range of opportunities to protect water quality and manage local surface water resources.
		COS 3-3	Support rehabilitation of any culverted or open existing channelized waterways, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
		COS 3-4	Where feasible, support restoration of any existing culverted or channelized waterways to a more natural condition. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.
		COS 3-5	Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare. New flood control projects should utilize the natural benefits of slowing and spreading surface water runoff through natural features in order to promote groundwater infiltration, natural removal of contaminants, and enhancing riparian habitat health.
		COS 3-6	Require the use and site design integration of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.
		COS 3-7	Preserve the existing and future floodwater carrying capacity of creeks and channels during creek restoration.
		COS 3-8	Require new development to include maintained and managed setbacks and buffers along creeks, wetlands, riparian corridors, and adjacent to sensitive habitat.
		COS 3-9	New development adjacent to creeks and streams should include opportunities for beneficial uses, such as flood control, ecological restoration activities, public access trails, and walkways.
		COS 3-10	As appropriate, consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.
		COS 3-11	Where feasible, for major development or substantial public works projects, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.
		COS 3-12	Support non-regulatory programs for protection of streams and riparian habitat, including education, technical assistance, tax incentives, and voluntary efforts to protect riparian resources.
		COS 3-13	Require setbacks from channelized and culverted creeks that could be candidates for future daylighting and restoration improvements.
		COS 3-14	Monitor wastewater discharge into the Laguna de Santa Rosa in order to protect water quality. Ensure that any wastewater discharged into the Laguna does not exacerbate water quality deterioration.
Conservation and Open Space	COS 4		Proactively Manage, Protect, and Restore the Laguna de Santa Rosa
		COS 4-1	Recognize and protect the Laguna as a critical component to the essence of Sebastopol.

		COS 4-2	Protect, enhance, and restore sensitive habitats in the Laguna, and recognize that the Laguna provides a myriad of environmental benefits to the region's ecosystem.
		COS 4-3	Preserve and enhance the visual character of the Laguna.
		COS 4-4	Seek opportunities to expand public access and low-impact recreational opportunities within the Laguna, without compromising environmental protection and restoration efforts.
		COS 4-5	Continuously seek opportunities to expand Laguna protection and preservation efforts through the acquisition of land within and adjacent to the Laguna.
Conservation and Open Space	COS 5		Protect, Manage, and Enhance Groundwater as a Valuable and Limited Shared Resource
		COS 5-1	Groundwater should be managed as part of a broader integrated approach that includes surface water, conservation, water quality, reuse, environmental stewardship, and other water management strategies.
		COS 5-2	Operate the City's well system in such a manner as to not exceed the sustainable yield of the local groundwater aquifer.
		COS 5-3	Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas throughout the Sebastopol Planning Area.
		COS 5-4	Promote the use of permeable surface materials and provide for ample areas of open space and naturalized land in order to decrease surface runoff and promote groundwater recharge.
		COS 5-5	Seek opportunities to expand the groundwater recharge capacity of City-owned parcels throughout Sebastopol.
		COS 5-6	Implement water conservation measures as a key strategy in sustainably managing local groundwater supplies.
		COS 5-7	Implement greenhouse gas reduction measures and participate in regional efforts to study the effects of climate change on precipitation levels as a key strategy in sustainably managing local groundwater supplies.
		COS 5-8	Continue to encourage and support federal, state, and local research on and monitoring of local groundwater conditions, aquifer recharge, watersheds and streams where needed to assess groundwater quantity and quality.
		COS 5-9	Protect the water quality obtained from City wells.
		COS 5-10	Reduce agricultural and pharmaceutical contamination of potable water supplies in the local aquifer.
Conservation and Open Space	COS 6		Conserve, Protect, and Enhance Trees and Native Vegetation
		COS 6-1	Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.
		COS 6-2	Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.
		COS 6-3	Avoid removal of large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations. Replacement trees for high-quality mature trees should generally be of like kind, and provide for comparable habitat functionality, where appropriate site conditions exist.
		COS 6-4	Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.
		COS 6-5	Require new development to incorporate trees in landscape plans.
Conservation and Open Space	COS 7		Improve Air Quality in Sebastopol and Reduce Air Quality Impacts from Future Development
		COS 7-1	Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging non-vehicular modes of transportation, and requiring projects to mitigate significant air quality impacts.
		COS 7-2	Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants.
		COS 7-3	Implement the portfolio of policies and programs contained in the Circulation Element to reduce vehicle trips, vehicle miles travelled, and increase the use of non-vehicular modes of transportation such as bicycling, walking, and the use of shared transit.
		COS 7-4	Continue to cooperate with the Bay Area Air Quality Management District (BAAQMD) in implementing the regional Clean Air Plan.
		COS 7-5	Continue to enforce air quality standards in collaboration with the BAAQMD.
		COS 7-6	Require new development or significant remodels to install fireplaces, stoves, and/or heaters which meet current BAAQMD standards and the standards established in Chapter 15.70 of the Sebastopol Municipal Code.
		COS 7-7	Continue to require all construction projects and ground disturbing activities to implement BAAQMD dust control and abatement measures.
		COS 7-8	Dust-generating activities, such as street sweeping and the use of leaf blowers should be avoided during periods of moderate to high wind, and should be conducted in such a manner as to reduce the generation of dust to the greatest extent feasible.

Conservation and Open Space	COS 8		Reduce Emissions of Greenhouse Gases from City Operations and Community Sources
		COS 8-1	Recognize that successful climate action planning efforts are dependent upon a wide range of factors and strategies detailed throughout this General Plan, including:
		COS 8-2	Coordinate with Sonoma County and nearby cities to implement regional greenhouse gas (GHG) reduction plans and consolidate efforts to reduce GHGs throughout the County.
		COS 8-3	Encourage local businesses and industries to engage in voluntary efforts to reduce GHG emissions and energy consumption.
		COS 8-4	Preserve, protect and enhance, as appropriate, the City's carbon sequestration resources, also referred to as "carbon sinks," to improve air quality and reduce net carbon emissions.
		COS 8-5	Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.
		COS 8-6	Demonstrate leadership in local and regional climate planning efforts through a range of tangible actions and policies.
		COS 8-7	Move toward becoming carbon neutral in municipal operations.
Conservation and Open Space	COS 9		Promote Conservation of Energy and Other Natural Resources
		COS 9-1	Require all new public and privately constructed buildings to meet and comply with CALGreen Tier 1, or successor program, standards.
		COS 9-2	Make energy conservation an important criterion in the development review process.
		COS 9-3	Support innovative and green building best management practices including, but not limited to, LEED certification for new development, and encourage project applicants to exceed the most current "green" development standards in the California Code of Regulations (CCR), Title 24, if feasible.
		COS 9-4	Encourage publicly-constructed projects to exceed CalGreen Tier 1, or successor program, standards.
		COS 9-5	Promote the use of sustainable and carbon-neutral energy sources in new development.
		COS 9-6	Promote regional efforts and partnerships, such as Sonoma Clean Power, to increase opportunities for residential and business customers across the county to access environmentally friendly power generated by renewable sources (like solar, wind, and geothermal) at competitive rates.
		COS 9-7	Promote efforts and programs, including increased access to clean technologies such as electric vehicles and charging stations, to encourage residents, businesses, and local organizations to use clean energy sources to supplant dirty technologies.
		COS 9-8	Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.
		COS 9-9	Promote water conservation among water users.
		COS 9-10	Continue to require new development to incorporate water efficient fixtures into design and construction.
		COS 9-11	Promote the use of reclaimed water and other non-potable water sources.
		COS 9-12	Encourage and support the installation and use of rainwater catchment systems and grey water systems on private land and in public projects.
		COS 9-13	Continue the citywide recycling program, actively encourage recycling citywide, including the recycling/composting of food waste, and advocate for a regional composting facility.
		COS 9-14	Continue efforts to reduce solid waste generation throughout the life of the General Plan.
		COS 9-15	Control soil erosion and retain topsoil onsite to protect soil resources, maintain water quality, and reduce potential flooding.
		COS 9-16	Reduce soil contamination from chemicals and other pollutants.
COS 9-17	Integrate the values and practices of environmental sustainability in government operations.		
Conservation and Open Space	COS 10		Protect and Preserve Sebastopol's Historic and Cultural Resources
		COS 10-1	Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
		COS 10-2	If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code and California Public Resources Code.
		COS 10-3	Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.
		COS 10-4	Consistent with State local and tribal intergovernmental consultation requirements, the City shall consult with Native American tribes that may be interested in proposed new development and land use policy changes.
		COS 10-5	Protect important historic resources and use these resources to promote a sense of place and history in Sebastopol.
		COS 10-6	Encourage the voluntary identification, conservation, and re-use of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.
COS 10-7	Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred when the original use can no longer be sustained.		

		COS 10-8	Leverage the City's strong cultural and historic heritage to support and encourage historically-oriented visitor programs and heritage tourism through cooperation with local, regional, and state marketing efforts.
		COS 10-9	Continue to support and promote annual festivals and community events that celebrate Sebastopol's cultural heritage.
		COS 10-10	Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Sebastopol's cultural and historic heritage.

Conservation and Open Space	COS 11		Preserve and Enhance Scenic Views of the Laguna de Santa Rosa, Atascadero Creek, the Hills to the West of Sebastopol, and Other Natural Resources within the Sebastopol Planning Area
		COS 11-1	Consider existing scenic resources, including views of the Laguna de Santa Rosa, local hills, ridgelines, and open space areas surrounding the City, as resources critical to Sebastopol's community identity and character.
		COS 11-2	Protect Sebastopol's ridgelines (hill tops and hillsides with slopes of 15 percent or greater) from erosion, slope failure, and development.
		COS 11-3	Preserve the topography of Sebastopol's hills by prohibiting unnecessary leveling/grading activities prior to site -building on hillsides.
		COS 11-4	Preserve and protect prominent views of scenic resources, including the Laguna de Santa Rosa, local hills, ridgelines, and open space areas surrounding the City, and consider visual access and view corridors when reviewing development proposals.
		COS 11-5	Regulate development on hillsides with slopes of 15 percent or greater and ridgelines where structures would interrupt the skyline.
		COS 11-6	Encourage structures within new developments on substantially sloped sites to step with the slope of the site. Absorb site topography through the use of split-level designs.
		COS 11-7	Restrict outdoor light and glare from development projects to retain the quality of night skies by minimizing light pollution.
		COS 11-8	All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties and to reduce illumination of the night sky. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site.
Conservation and Open Space	COS 12		Ensure the Provision and Preservation of Diverse and Accessible Open Spaces Throughout the Sebastopol Planning Area
		COS 12-1	The General Plan land use designations of Parks (PA) and Open Space (OS), as well as waterways (i.e., the Laguna and Atascadero Creek), shall be considered open space.
		COS 12-2	Preserve open space for conservation, recreation, and agricultural uses in order to enhance the quality of life and the quality of the environment in Sebastopol.
		COS 12-3	Conversion of open space, as defined under Policy COS 12-1, to developed residential, commercial, industrial, or other similar types of uses, shall be prohibited. Undeveloped land that is designated for urban uses may be developed, if the proposed development is consistent with the General Plan Land Use Map and has undergone environmental review.
		COS 12-4	Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner that provides opportunities for public access and enjoyment, without compromising or threatening ecological protection efforts.
		COS 12-5	Recognize urban open space as essential to maintaining a high quality of life within the city limits of Sebastopol.
		COS 12-6	Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the city limits and the Planning Area.
		COS 12-7	Encourage public and private efforts to preserve open space.
		COS 12-8	Common or private open space that is not City property shall be privately maintained.
		COS 12-9	Encourage the protection and incorporation of existing, native, mature, non-orchard trees and areas of natural vegetation as part of new development.
		COS 12-10	Facilitate public access to open space and environmentally sensitive areas in a manner that ensures protection of biotic resources.
		COS 12-11	Require usable open space for residential and major commercial developments.
		COS 12-12	Encourage clustered development that preserves a sense of openness, particularly in areas adjacent to open spaces and scenic resources.
		COS 12-13	Support and encourage the preservation of agricultural lands surrounding the Sebastopol Planning Area to continue the agricultural heritage of Sebastopol and to serve as community separators.
		COS 12-14	Participate in regional planning efforts with agencies and organizations such as Sonoma County, land trusts, and other regional partners to establish and maintain permanent agricultural areas surrounding Sebastopol.
		COS 12-15	Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.
		COS 12-16	Minimize conflicts between agricultural and urban land uses.
		COS 12-17	Require new development to have structural setbacks that respect agricultural lands and operations. Setbacks and buffers shall be provided by the development and not encroach upon productive agricultural areas.
		COS 12-18	Assist agricultural landowners and farmers, as feasible, with a variety of programs aimed at preserving agricultural lands, increasing opportunities for local sales of agricultural products, and increasing access to local commodities markets.
		COS 12-19	Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits.
		COS 12-20	Discourage new automobile crossings of regional multi-use trails to preserve open space characteristics.
Noise	N 1		Preserve an Appropriate Noise Environment and Enhance the Quality of Existing and Future Land Uses by Minimizing Exposure to Harmful and Excessive Noise

		N 1-1	Ensure the noise compatibility of existing and future development when making land use planning decisions.
		N 1-2	Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.
		N 1-3	Require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-reducing materials.
		N 1-4	Require mixed-use projects to minimize noise exposure for indoor areas of nearby residential areas through the use of noise attenuating building materials, engineering techniques, and site design practices. Site design practices may include locating mechanical equipment, loading bays, parking lots, driveways, and trash enclosures away from residential uses, and providing noise-attenuating screening features on-site.
		N 1-5	Periodically review and update, as necessary, Chapter 8.25 (Noise Control Ordinance) of the Sebastopol Municipal Code in order to address issues such as excessive noise from commercial, industrial, and other noise generating land uses, as well as vehicle noise, to the extent allowed by State law.
		N 1-6	Require acoustical studies for new developments, projects seeking use permits related to activities that would increase noise levels, and transportation improvements that affect noise-sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.
		N 1-7	For projects that are required by the California Environmental Quality Act (CEQA) to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:
		N 1-8	Support noise-compatible land uses along existing and future roadways, including County, State, and Federal routes.
		N 1-9	Local truck traffic, including loading and unloading, shall be limited to specific routes, times, and speeds appropriate to each zoning district.
		N 1-10	Work with Caltrans to ensure that adequate noise studies are prepared and locally-appropriate noise mitigation measures are implemented in State transportation projects that may result in increased noise levels in Sebastopol.
		N 1-11	Ensure that existing development is protected, to the greatest extent feasible, from noise impacts due to construction on adjacent or nearby properties through implementation of best practices, as outlined in Action N 1f.
		N 1-12	Work cooperatively with the Sonoma County Airport Land Use Commission to minimize noise impacts from airspace activities in Sebastopol and continue to monitor any future airport expansion plans that may result in increased noise levels in Sebastopol.
		N 1-13	Control non-transportation related noise from site specific noise sources to the standards shown in Table N-2
		N 1-14	Ensure that new development does not result in indoor noise levels exceeding 45 dBA Ldn for residential uses.
		N 1-15	Require construction activities to comply with standard best practices (see Action N 1f).
		N 1-16	Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.
		N 1-17	Temporary special events including, but not limited to, festivals, concerts, carnivals, rodeos, and other similar activities may be allowed to exceed the noise standards established in this General Plan and the standards established by Chapter 8.25 of the Sebastopol Municipal Code through issuance of a temporary use permit (see Section 8.25.120 of the Sebastopol Municipal Code).
		N 1-18	Ensure that an acceptable noise environment is maintained in residential areas and areas with sensitive uses by ensuring that uses, operations, and fixed equipment maintain compliance with City standards and by providing for the regulation of short-term increases in non-transportation noise levels through the Municipal Code.
		N 1-19	Ensure that indoor noise levels at public and community buildings do not reach harmful levels, generally considered to be 100dB or higher.
Noise	N 2		Encourage a Vibrant Downtown while also Protecting Existing or Planned Noise-Sensitive Uses from Annoying or Harmful Levels of Noise
		N 2-1	Through the use permit process, consider establishing a mechanism that provides flexibility for Downtown businesses to occasionally exceed the Table N-1 exterior noise standards on weekend nights (Friday and Saturday).
		N 2-2	Consider the potential for traffic noise reduction when exploring opportunities to improve traffic conditions in the Downtown. Circulation improvements that reduce vehicle speeds, incorporate quiet pavement technology, and enhance the pedestrian environment should be explored.
		N 2-3	Ensure that maintenance activities in the Downtown area do not pose a noise nuisance.

		N 2-4	The City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation and stationary sources in the Downtown that exceed the Land Use Compatibility Standards in Table N-1. Noise mitigation, including an acoustical analysis, shall be required to reduce interior space noise levels to 45 dB Ldn, or less, for sensitive receptors. Exterior noise levels shall be reduced to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table N-1.
Community Design	CD 1		Preserve and Enhance Sebastopol's Unique Character, Design, and Sense of Place as a Small, Compact Town
		CD 1-1	Ensure that new development is constructed in a manner consistent with the City's Design Guidelines, and any design guidelines for specific areas or types of development.
		CD 1-2	Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood.
		CD 1-3	Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.
		CD 1-4	Continue to require the undergrounding of utility lines wherever feasible.
		CD 1-5	Clearly define the points of entry into the city through use of distinctive gateway designs, lighting, and landscaping that provides a cohesive relationship between the following entry points into the city: Bodega Avenue, Gravenstein Highway South, Sebastopol Avenue, High School Road, and Gravenstein Highway North.
		CD 1-6	Maintain and enforce Zoning Ordinance provisions and design guidelines that prohibit auto-centric strip development.
		CD 1-7	Promote a compact urban form and infill development with increased densities to be located in areas that are readily accessible by pedestrians and bicyclists, served by transit, and allow for convenient access to daily services.
		CD 1-8	Support and encourage new commercial development to include residential components.
		CD 1-9	Promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks, and plazas.
		CD 1-10	Encourage and support increased nighttime hours of operation for restaurants, retail centers, commercial hubs, community and special events, and similar uses in order to enhance community vibrancy, without adversely impacting the tranquility of residential neighborhoods.
		CD 1-11	Encourage and support the inclusion of public and quasi-public spaces in new developments by offering incentives such as increased densities or decreased height/setback restrictions, where feasible and compatible with the surrounding neighborhoods.
		CD 1-12	Require the design of new residential development to be consistent with the City's design guidelines, to ensure that new development contributes to the small town character of Sebastopol.
		CD 1-13	Encourage the enhancement and beautification of all areas of the community.
		CD 1-14	Monitor the placement of unapproved and unpermitted signage throughout the community to reduce visual clutter and nuisance signage, including temporary signs that are not permitted by the Municipal Code.
Community Design	CD 2		Promote and Enhance the Downtown as a Safe, Active, and Attractive Environment
		CD 2-1	Promote a safe and active environment through an urban form that provides physical and visual connections throughout the Downtown.
		CD 2-2	Strengthen and enhance non-vehicular transportation linkages between Downtown and residential areas.
		CD 2-3	Upgrade and enhance the Downtown plaza, surrounding areas, and nearby parking to improve functionality and provide better connectivity throughout the Downtown and between Downtown and surrounding areas.
		CD 2-4	Work with CalTrans to implement streetscape improvements that increase the functionality and aesthetic appeal of the Highway 116 and Highway 12 routes through the city and to make the Downtown area more people-oriented and less vehicle-oriented. Promote elements such as:
		CD 2-5	Encourage, promote, and assist with the development of housing opportunities within Downtown that include a mix of income levels and housing types, and to the maximum extent possible explore adaptive re-use opportunities within existing buildings.
		CD 2-6	Use cohesive design elements in the Downtown that promote visual connectivity.
		CD 2-7	Ensure that parking strategies in the Downtown enhance the visual landscape, reduce the visibility of parking facilities and the amount of land required for parking purposes.
		CD 2-8	Provide identification of City and community facilities that facilitates wayfinding and enhances aesthetics.
Community Design	CD 3		Recognize the Value and Ensure the Preservation of Sebastopol's Historical and Cultural Resources
		CD 3-1	Ensure historic buildings and resources are preserved for future generations.
		CD 3-2	Preserve significant historical structures by encouraging adaptive reuse opportunities of historic buildings for contemporary uses.
		CD 3-3	Identify and document historical, cultural, and archeological resources including significant sites and structures.

		CD 3-4	Require new development to avoid the disruption of cultural, archeological, and historical resources to the greatest extent feasible.
		CD 3-5	Encourage and support an increased public awareness of local cultural and historical resources.
		CD 3-6	Ensure that restoration efforts of City owned historic structures adhere to the original architecture style and period detail of the original structure whenever feasible.
Community Design	CD 4		Support Art of All Types Throughout the Community
		CD 4-1	Support and encourage public art of all types that reflects the cultural values of the community.
		CD 4-2	Ensure that public art exhibits are accessible to all residents and visitors.
		CD 4-3	Continue to implement, and periodically update as necessary the Percent-for-Art Program.
		CD 4-4	Direct the Percent-for-Art Program funds to permanent art installation opportunities whenever possible.
		CD 4-5	Utilize the Public Arts Committee to provide leadership in the arts community to:
		CD 4-6	Increase the presence of art in public spaces throughout the city.
		CD 4-7	Work cooperatively with local school districts and community groups to encourage the development of arts programs for all ages.
		CD 4-8	Support and encourage public/private partnerships opportunities for art programming activities.
		CD 4-9	Encourage and support the use of public facilities for art events.
		CD 4-10	Encourage public art to be placed in areas that provide a safe and interactive environment, and at the city gateways.
Safety	SA 1		Minimize the Risk of Injury and Property Damage Resulting from Seismic and Geologic Hazards
		SA 1-1	Reduce the risk of loss of life, personal injury, and damage to property and the environment resulting from seismic hazards.
		SA 1-2	Enforce adopted regulations to identify and address potential hazards relating to seismic, geologic, and soils conditions.
		SA 1-3:	Discourage construction of high density residential and other critical, high-occupancy or essential services buildings in areas with high seismic and/or geologic hazards, including high potential for shrink-swell, liquefaction, and landslides.
		SA 1-4	Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and expansive soils.
		SA 1-5	Where feasible, require new development to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction, and expansive soils.
		SA 1-6	Ensure that critical facilities are designed and constructed to withstand the "maximum probable" earthquake and remain in service.
		SA 1-7	All structures and building foundations located within areas containing expansive soils shall be designed and engineered to comply with the most current version of the California Code of Regulations (CCR), Title 24.
		SA 1-8	Encourage community awareness of seismic safety issues, including building safety and emergency response plans, including steps to take for safety during and after an earthquake and identified evacuation routes.
Safety	SA 2		Reduce Risks to Human Life, Property, and Public Services Associated with Flood Hazards
		SA 2-1	Support strong local and countywide measures to protect and increase the floodwater storage capacity in the Laguna de Santa Rosa.
		SA 2-2	Utilize the most recent Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) to reduce risk of flooding, identify special flood hazard areas subject to 100-year flood inundation, and calculate flow rates within identified stream channels. Once available, also utilize Department of Water Resources 200-year floodplain maps to identify areas subject to potential 200-year flood inundation.
		SA 2-3	Continue to work with the Sonoma County agencies to ensure that additional storm drain runoff resulting from development occurring in unincorporated areas upstream from drainage channels in the Sebastopol Planning Area is adequately mitigated through improvements on-site and/or downstream.
		SA 2-4	Continue to coordinate with the Sonoma County Water Agency in pursuing all available sources of funding to finance improvements to storm drain facilities.
		SA 2-5	Reduce flood risk to development and infrastructure by maintaining effective flood drainage systems and regulating construction.
		SA 2-6	Maintain unobstructed water flow in the storm drainage system.
		SA 2-7	Locate new critical facilities and essential public buildings – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of flood hazard zones to protect from any unreasonable risk of flooding.
		SA 2-8	Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for offsite flooding.
		SA 2-9	Prohibit development in the 100-year flood zone unless requirements of the City's Flood Damage Protection Ordinance criteria are met.

		SA 2-10	Ensure that the structural and operational integrity of critical facilities is maintained during flooding.
		SA 2-11	Monitor ongoing efforts by Federal and State agencies to update flood hazard maps, including 200-year flood plain mapping, that affect the City and Planning Area.
		SA 2-12	Ensure that flood control and management facilities are integrated with efforts to improve water supply and management. Consider factors such as groundwater recharge, surface water quality, and the protection of riparian habitat when implementing plans and improvements to construct and maintain flood control and management facilities.
		SA 2-13	Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian and biological habitat, and agricultural uses. Where appropriate and feasible, the City shall also encourage the use of flood and/or storm water retention facilities for use as groundwater recharge facilities.
Safety	SA 3		Protect the Safety of Life and Property by Ensuring Emergency Preparedness
		SA 3-1	Continue to maintain, update, and implement the City's Multihazard Emergency Plan.
		SA 3-2	Continue to cooperate with Sonoma County's Emergency Preparedness Plan.
		SA 3-3	Provide an effective communications system to properly respond to emergencies and ensure interoperability with all County and State communications systems.
		SA 3-4	Identify critical facilities and ensure that they will function in the event of a disaster.
		SA 3-5	Clearly communicate to the public the City's plans, procedures, and responsibilities in the event of a disaster or emergency.
		SA 3-6	Support and encourage community awareness of local and regional disaster planning and emergency response efforts, including the Sebastopol Community Emergency Response Training (CERT) program to provide emergency response training, the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area, Map Your Neighborhood programs, outreach to business and property owners regarding the Emergency Preparedness Plan, outreach to the community to ensure residents and business owners know where gas and electrical shut-offs are located, and other tools available to neighborhood and community groups to improve disaster preparedness.
		SA 3-7	Encourage community awareness of various emergency preparedness measures, such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training, and knowing how to check their home for potential structural or system (electrical, natural gas, water, etc.) damage following an earthquake or other disaster.
Safety	SA 4		Reduce Fire Hazards and Maintain Effective Fire and Emergency Response Services
		SA 4-1	Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.
		SA 4-2	Continue to enforce the California Building and Fire Standards Codes for all new construction and renovation and when occupancy or use changes occur.
		SA 4-3	Continue to adequately fund and staff the Sebastopol Fire Department to ensure a high level fire services and emergency response and continue to collect and review annually a broad range of data regarding fire department operations and response times to adequately evaluate staffing and funding needs.
		SA 4-4	Encourage sufficient fire protection services within the Sphere of Influence.
		SA 4-5	Continue to evaluate and update the personnel and equipment requirements of the Fire Department to maintain a high level of readiness and ensure equipment compatibility with mutual aid partners.
		SA 4-6	Ensure that there exists sufficient water flow in fire hydrants throughout Sebastopol. The standard adopted by the City is a minimum of 1,000 gallons per minute with 20 pounds per square inch (psi) residual pressure.
		SA 4-7	Continue to implement an effective and environmentally sound weed abatement program that minimizes or eliminates the use of potentially harmful chemical applications.
		SA 4-8	Continue to work cooperatively with state, regional, and local public agencies with responsibility for fire protection.
		SA 4-9	Continue to participate in mutual aid agreements with the County and State fire fighting agencies.
Safety	SA 5		Maintain Effective Police Services
		SA 5-1	Ensure that the Police Department has adequate funding, staff, equipment, and state of the art training in current best practices to meet established Police Department performance standards (three-minute response 70 percent of the time) and service levels to accommodate existing and future growth.
		SA 5-2	Review development proposals for their demand for police services and implement mitigating measures to maintain the current high standard for police services.
		SA 5-3	Maintain adequate civilian employees and equipment to support sworn police staff.
		SA 5-4	Continue to provide community-oriented services, including community-based crime prevention programs.
		SA 5-5	Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas, and other public spaces shall be designed with maximum feasible visual and aural exposure to community residents, and shall include adequate street lighting, crosswalk lighting, and signage.
		SA 5-6	Continue to ensure a strong relationship between the Police Department and the local community through a range of public events, community outreach, and transparency in Police Department operations designed to benefit all segments of the community and conduct sensitivity training to establish communication and rapport to continue exemplary Police Department relations with all segments of the community.

Safety	SA 6		Reduce Hazards Associated with the Transportation, Use, Storage and Disposal of Hazardous Wastes and Hazardous Materials
		SA 6-1	Require measures to protect the public health from the hazards associated with the transportation, storage and disposal of hazardous wastes (TSD Facilities).
		SA 6-2	Use the environmental review process to comment on Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities proposed in the Sebastopol Planning Area and throughout the County to request a risk assessment and ensure that potentially significant, widespread, and long-term impacts on public health and safety of these facilities are identified and mitigated, as such impacts do not respect jurisdictional boundaries.
		SA 6-3	Strictly regulate the storage of hazardous materials.
		SA 6-4	Develop, in cooperation with the County, Caltrans, and neighboring cities, regulations prohibiting through-transport by truck of hazardous materials through Downtown and identify alternate routes for the transport hazardous materials.
		SA 6-5	Continue to maintain Sebastopol as a Voluntary Toxics-Free Zone, as defined by City Resolution 5108.
Economic Vitality	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
		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.
		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.
		EV 1-3	Attract and retain environmentally and socially conscious businesses that contribute to Sebastopol's long-term economic and environmental sustainability.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		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.
		EV 1-16	Support the development and implementaton of technological infrastructure to attract and retain businesses.
		EV 1-17	Facilitate high-quality communication systems, incuding high speed internet throughout the City, that enhance economic viability, governmental efficiency, and equitable access.

Economic Vitality	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
		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.
		EV 2-2	Maintain a current economic development strategy through a collaborative community process.
		EV 2-3	Develop a distinct image and brand for Sebastopol that reflects its unique identity, and sets it apart from the region.
		EV 2-4	Encourage businesses and programs that emphasize and promote shopping locally.
		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.
Economic Vitality	EV 3		Protect and Increase the Economic Vitality of the City's Main Economic Sectors: Downtown and the Northern and Southern Gateways
		EV 3-1	Recognize and support the Downtown, Northern Gateway, and Southern Gateway as distinct, but connected, business districts.
		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.
		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.
		EV 3-4	Ensure that there is adequate connectivity, including pedestrian and bicyclist, to the business districts.
		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.
		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.
Economic Vitality	EV 4		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
		EV 4-1	Encourage businesses in Sebastopol which respond to and meet the needs of West County residents.
		EV 4-2	Support the maintenance and expansion of Farmers' Markets.
		EV 4-3	Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services.
		EV 4-4	Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.
		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.
		EV 4-6	Encourage people traveling through Sebastopol to stop, visit, and shop, including through emphasizing pedestrian- and visitor-oriented programs.
		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.
Economic Vitality	EV 5		Enhance the City's Existing Businesses, Encourage Start-up Businesses, and Support Home-based Businesses
		EV 5-1	Ensure that the application and permitting process for expansion or improvements to existing businesses is user-friendly.
		EV 5-2	Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.
		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.
		EV 5-4	Encourage the revitalization of existing shopping centers and business areas that need maintenance or updating.
		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.
		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.
		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.
Economic Vitality	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.
Economic Vitality	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

		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.
		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.
		EV 7-3	Continue to maintain a budget reserve policy to ensure funds are available to cover reasonably foreseeable emergencies and economic declines.
Community Health and Wellness	CHW 1		Support a Comprehensive and Diverse Approach to Community Health and Wellness in Sebastopol
		CHW 1-1	Recognize that community health is a topic that is influenced and affected by nearly all elements of the Sebastopol General Plan.
		CHW 1-2	Consider the effects of planning decisions on the overall health and well-being of the community and its residents.
Community Health and Wellness	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
		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.
		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.
		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.
		CHW 2-4	Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.
		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.
		CHW 2-6	Support health care facilities and services that assist underserved populations, including minorities, disabled persons, and the homeless community.
		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.
		CHW 2-8	Support and welcome integrated health care and functional medicine.
Community Health and Wellness	CHW 3		Ensure All Residents Have Convenient Access to Healthy and Nutritional Food Options
		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.
		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.
		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.
		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.
		CHW 3-5	Encourage and support the continued year-round operation of farmers' markets.
		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.
		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.
Community Health and Wellness	CHW 4		Minimize Community Exposure to Unsafe Electromagnetic Fields (EMF)
		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.
		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.
		CHW 4-3	Promote community education and awareness on EMF health information and stay abreast of current research and regulations.

		CHW 4-4	Continue to regulate the location, when legally viable, and appearance of telecommunications and electrical facilities.
Community Health and Wellness	CHW 5		Support Cultural Diversity as a Key Component of a Healthy Community
		CHW 5-1	Celebrate and encourage a culturally diverse community.
		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.
		CHW 5-3	Provide an environment that is welcoming and receptive to immigrant populations.
Community Health and Wellness	CHW 6		Reduce the Harmful Impacts of Alcohol, Tobacco and Drug Use on Individuals, Their Families, and the Larger Community
		CHW 6-1	Address responsible alcohol consumption through outreach and efforts intended to reduce adult high-risk drinking and its related problems.
		CHW 6-2	Continue to support measures to eliminate underage drinking, tobacco use, and drug use.
		CHW 6-3	Reduce exposure to all sources of second- and third-hand smoke.
		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.
Housing	A-1		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.
		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.
		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.
Housing	B-1		The maintenance and improvement of the quality of life of existing neighborhoods is a high priority for the City of Sebastopol.
	B-2		Sebastopol will strive to maintain and preserve existing housing resources, including both affordable and market rate units.
	B-3		Sebastopol will consider the feasibility of converting market rate housing units to affordable housing.
		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.
		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.
		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.
		B-4	Sebastopol will encourage continued operation of the privately-owned Fircrest Mobile Home Park and encourage efforts to provide additional affordable housing opportunities.
		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.
		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.
Housing	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.
	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.
		C-1	The City will continue to address public infrastructure constraints to housing production where feasible.
		C-2	The City will continue to enforce its Inclusionary Housing Ordinance.
		C-3	The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing.
		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.
Housing	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.

Housing	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.
		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.
		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.
		D-3	The City of Sebastopol will continue to operate its Inclusionary Housing Program as a way to provide affordable housing.
		D-4	The City will provide density bonuses and other incentives for projects which provide affordable units.
		D-5	The City will promote the ability for lower and moderate income households to become homeowners.
		D-6	Sebastopol will work to prevent homelessness and support housing services for the homeless.
		D-7	The City will continue efforts to improve housing opportunities for the disabled population, including developmentally disabled persons, in Sebastopol.
		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.
		D-9	The City will continue efforts to improve housing opportunities for farmworkers in Sebastopol.
		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.
Housing	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.
		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.
Housing	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.
Housing	F-2		Promote Resource Conservation in Residential Development
		F-1	The City will continue to undertake a variety of activities to achieve energy efficiency in residential development in conformance with State laws.
		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.
		F-3	The City shall consider additional energy and natural resource conservation programs.
Housing	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.
Housing	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.
Housing	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.
		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.
		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.

		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.
		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.
		G-5	The City will encourage second units.
		G-6	The City will assist new development by increasing the amount of time that issued permits remain valid.
		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.
		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.
		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.
		G-10	The City shall modify its density bonus so that it is in conformance with the State Density Bonus Law.
Housing	H-1		Continue to Report on Housing Activities
Housing	H-2		Work with Professionals and Organizations to Administer and Expand Affordable Housing
		H-1	The City shall prepare an Annual Report that describes activities undertaken in support of the City's housing objectives.
		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.
		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.

5. CONSERVATION AND OPEN SPACE

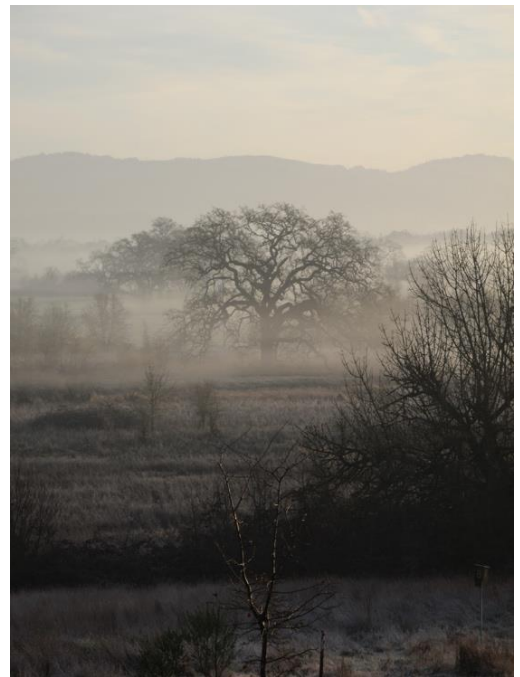


Natural and historical resources form an important part of the City's character, provide a resource base for the City, and enhance the quality of life of the City's residents.

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

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

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



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

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

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

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

Goals, Policies, and Actions

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

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

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

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

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

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

Actions in Support of Goal COS 1

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 2

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

- *The type and location of all special-status plant and animal species;*
- *Riparian vegetation within at least 50 feet of the subject property;*
- *The location, type, functionality, and offsite connectivity of wetlands, if applicable;*
- *The location of protected native trees onsite (as defined by the Sebastopol Municipal Code);*
- *Potential archaeological, cultural, and historical resources, if applicable; and*

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

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

5. CONSERVATION AND OPEN SPACE

- *Flood hazard areas, as defined by the Federal Emergency Management Agency (FEMA) and/or the Department of Water Resources (DWR).*

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

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

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

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

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

- *Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat.*

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

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

Riparian habitat is the assortment of native plants that occur adjacent to freshwater streams,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 3

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

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

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

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

Action COS 3e: During updates to the City’s Storm Drain System Utility Master Plan, identify opportunities to restore any channelized and culverted drainage systems to a naturalized condition, without compromising the conveyance effectiveness of the system, and identify standards and opportunities to construct new storm water drainage infrastructure utilizing natural drainage features and effective best

management practices to remove pollutants from storm water runoff, while maintaining a system that effectively protects residents and businesses from flooding.

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

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

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

Action COS 3i: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Regional Water Quality Control Board, etc.) and provides information regarding local and regional conservation and environmental groups and programs, including the Atascadero Watershed Council and the Laguna de Santa Rosa Foundation, to the extent that the City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 6

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

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

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

5. CONSERVATION AND OPEN SPACE

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 7

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 8

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy COS 9-165: Reduce soil contamination from chemicals and other pollutants.

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

Actions in Support of Goal COS 9

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 10

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

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

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

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

are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.

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

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

- Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses.*
- Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City.*
- Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources.*
- Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: Interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.*

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

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

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

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

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

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

Goal COS 11: Preserve and Enhance Scenic Views of the Laguna de Santa Rosa, Atascadero Creek, the Hills to the West of Sebastopol, and Other Natural Resources within the Sebastopol Planning Area

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 11

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions in Support of Goal COS 12

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

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

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

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

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

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

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

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

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

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

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

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

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

12. IMPLEMENTATION

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
<u>Action COS 6b:</u> 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.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	
<u>Action COS 6c:</u> 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.	Planning Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	
<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 <i>Comments:</i>	2, 3
<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 <i>Comments:</i>	
<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	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	

GENERAL PLAN IMPLEMENTATION				Related City Council Goals
Implementation Program	Responsible Department	Priority / Timing	Status	
implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.				
<p><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:</p> <ul style="list-style-type: none"> • Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. • Potential exposure of sensitive receptors to toxic air contaminants. • Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. • Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant. 	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	
<p><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.</p>	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	
<p><u>Action COS 7d:</u> Continue to implement a Trip Reduction Ordinance in order to reduce vehicle trips generated by large employers.</p>	Planning Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	1, 2

12. IMPLEMENTATION

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
<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>	4
<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>	4
<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>	4
<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>	4
<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	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	1, 2
<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>	

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
<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>	
<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 <i>Comments:</i>	
<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 <i>Comments:</i>	
<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 <i>Comments:</i>	
<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 <i>Comments:</i>	
<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 <i>Comments:</i>	

12. IMPLEMENTATION

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
<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 <i>Comments:</i>	2
<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 <i>Comments:</i>	4, 5
<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 <i>Comments:</i>	
<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.	Public Works Department	B	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments: Rainwater barrels installed at City Hall</i>	2, 3
<u>Action COS 9h:</u> Explore opportunities to work with waste haulers and waste disposers to re-use and recycle discarded hazardous materials.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	2, 4
<u>Action COS 9i:</u> Promote and support community hazardous materials collection events.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	4

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
<u>Action COS 9j:</u> Encourage waste haulers to increase recycling efforts.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	4
<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.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	5
<u>Action COS 9l:</u> Continue to implement the Water Efficient Landscape Program, as detailed in the Municipal Code.	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	2
<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.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	2
<u>Action COS 9n:</u> Continue to require grading permits for new construction and maintain rigorous storm water mitigation requirements.	Public Works Department (Engineering)	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	2
<u>Action COS 9o:</u> Continue to maintain policies that minimize City use of pesticides, herbicides and fertilizers, and encourage	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	4, 5

12. IMPLEMENTATION

GENERAL PLAN IMPLEMENTATION				
Implementation Program	Responsible Department	Priority / Timing	Status	Related City Council Goals
residents and businesses to also minimize use of these substances.				
<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 <i>Comments:</i>	5
<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 <i>Comments:</i>	
<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"> • 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 	Planning Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>	