



City of Sebastopol Planning Commission Staff Report

Meeting Date: October 13, 2026
Agenda Item: 6A
To: Planning Commission
From: Eli Arreola, Staff Associate Planner
Subject: Parks Commission Review of Rotary Ives Park Project and Recommendation to Council
Recommendation: Receive the presentation, consider all facts and public testimony, and provide a recommendation to City Council.

Applicant/Owner: Edwin Wilson/Sebastopol Rotary
File Number: 2025-047
Address: 7400 Willow St
CEQA Status: Exempt, 15301 Existing Facilities
General Plan: Park (PA)
Zoning: Community Facilities (CF)

Introduction:

This is a request for Parks Commission review from the Sebastopol Rotary to remove and replace the existing concession stand for the Little League baseball field at Poley Field, upgrade common areas, and add a new ADA ramp and stair access from Jewell Avenue.

Background:

As identified in Sebastopol Municipal Code (SMC) section 2.24.070(D), the Planning Commission acts as the Parks Commission in an advisory capacity to the City Council on public park regulatory issues, improvement needs, and on public park development projects; and to serve as a forum for members of the public to voice their comments regarding such matters. The Planning Commission will act in this role for the project, by providing a recommendation to City Council regarding the project.

The Ives Park Master Plan was adopted by City Council in 2013, which provides a long-range vision and blueprint for future park updates and programming.

In 2022, the Calder Creek Vision Plan was adopted by City Council, which provides vision level concepts for daylighting the creek through downtown, including within Ives Park, and amends the Ives Park Master Plan to incorporate the meandering creek into the design of the park.

On October 1, 2025, the Rotary Club of Sebastopol (applicant) submitted a planning application proposing improvements at Ives Park.

On January 27, 2026, the Planning Commission held an initial review of the project. At this meeting, staff identified the potential for conflict between the location of the proposed

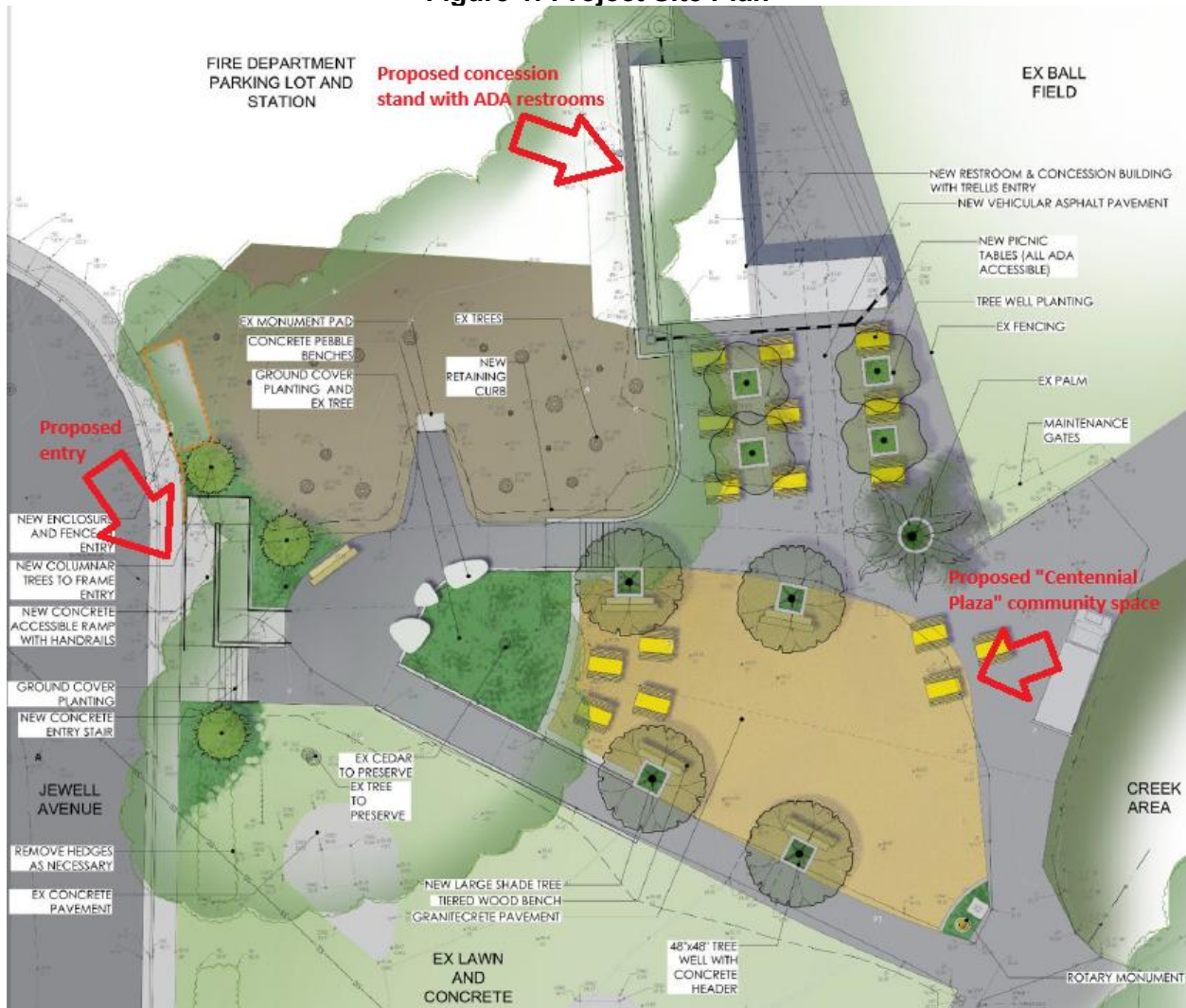
“Centennial Plaza” and the identified location of the Creek meander. The Planning Commission continued the hearing to a future date to allow the Parks Subcommittee time to try and facilitate a compromise between the Rotary and CUSP. The Parks Subcommittee was formed following this initial review in an effort to facilitate collaboration between the Rotary Club and California Urban Streams Partnership (CUSP) to try and identify a project design that did not conflict with the Calder Creek Vision Plan.

Project Description:

As part of the celebration of the Rotary’s Centennial, they have proposed to undertake a development project within Ives Park. The project will focus on three areas of Ives Park, as identified below.

1. Polley Field Concession Stand: propose to remove the existing structure and replace it with an upgraded facility constructed of durable materials. The new building would contain the concession sales space with views of the ball field, storage, and accessible restrooms. The space around the new building would contain permanent tables & benches for use not only by players/parents when the field is in use, but also the general public as a supplement to the Rotary Centennial Plaza space.
2. West Park Entry off Jewell Avenue: propose to upgrade the entry to provide an accessible path of travel into the park to include ADA access, general upgrades to the landscaping and fencing in the immediate area, and to install Park identification signage.
3. Area east of the Entry and South of Polley Field: propose to create a functional community-use space by refurbishing the existing landscaping, and providing seating and tables (perhaps removable), and provide general pedestrian-scale lighting. The space would not only support Polley Field but would also provide a public gathering space for performances on the stage located directly south. With these upgrades the Club would like to identify the area as the Rotary Centennial Plaza.

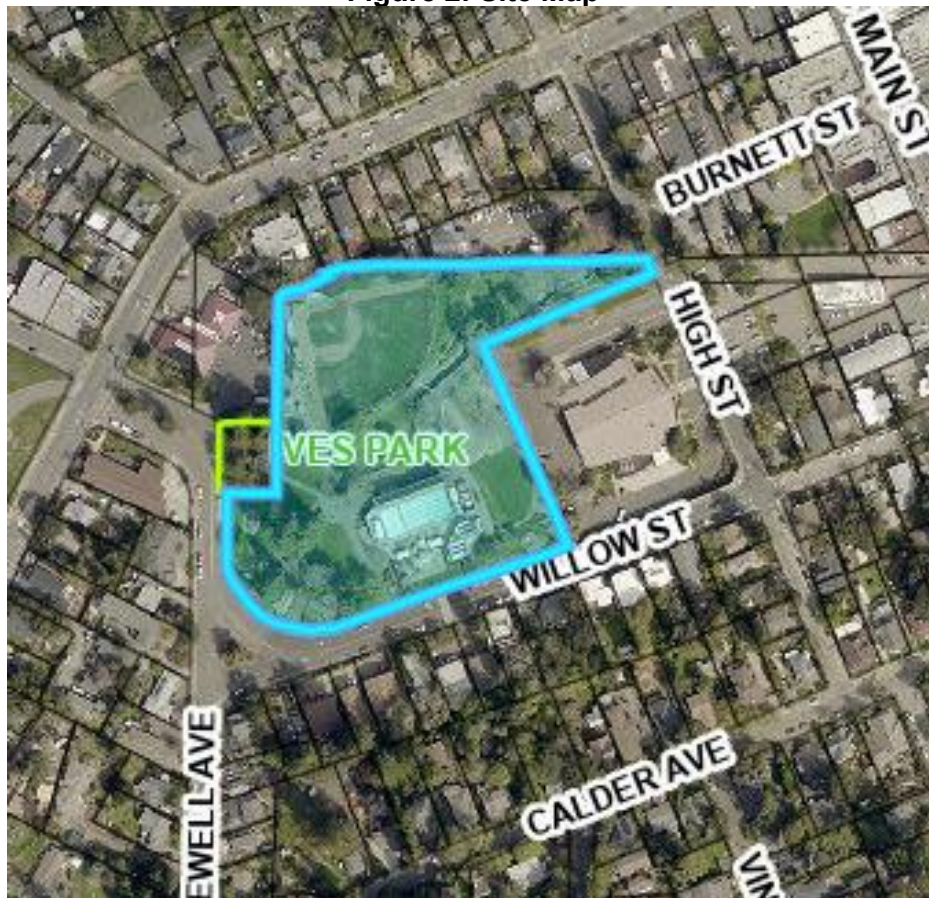
Figure 1: Project Site Plan



Project Location and Surrounding Land Uses:

Ives Park is located within the center of the City at 7400 Willow Street and is surrounded by a variety of uses. To the north, south and west of the park are adjacent residential uses and to the east is the Sebastopol Cultural Arts Center. The park also abuts the Fire station that is staffed by the Gold Ridge Fire District. The property is zoned Community Facilities (CF) and is designated Park (PA) in the General Plan.

Figure 2: Site Map



General Plan Consistency:

Applicable General Plan policies are listed below:

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

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

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

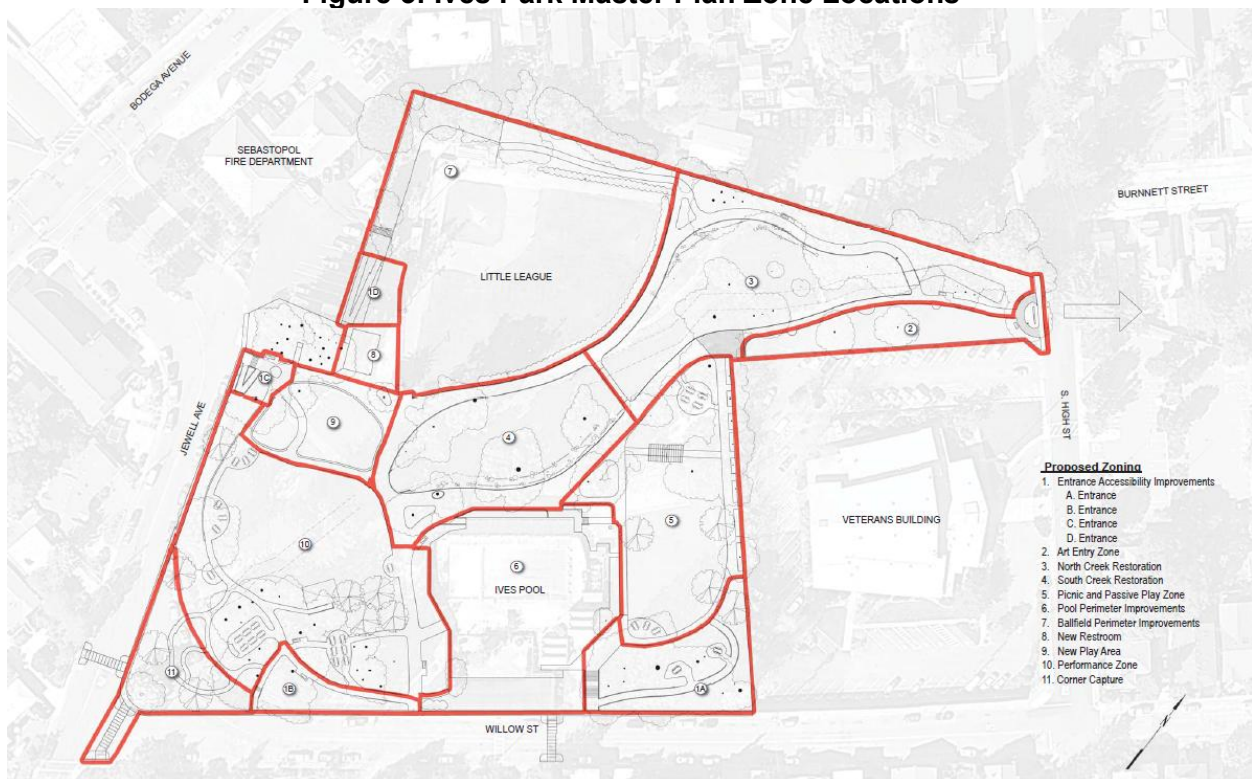
Policy CSF 2-20: Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community, including teens and youth.

Policy CD 1-13: Encourage the enhancement and beautification of all areas of the community

The project is proposed and funded by the Sebastopol Rotary Club, a local organization of business owners, nonprofits, and other community leaders that supports activities and programs that improve the community. The project proposes to enhance park facilities for all park users by creating an ADA path of travel from the Park entrance on Jewell Ave to the proposed ADA restrooms and rebuilding the concession stand to improve its efficiency and functionality. After the project was proposed, the Planning Commission created a subcommittee to explore opportunities for the Rotary and CUSP to collaborate in identifying a design for the project that did not conflict with the Calder Creek Vision Plan.

Additionally, as part of the Ives Park Master Plan that was adopted by the City in 2013, as proposed, this project would help implement two goals within multiple zones of the park, in particular, Zones 1C and 8. The project would also partially implement the original goals of Zones 9 and 10, as shown in the image below. The Calder Creek Vision Plan now identifies the Creek meandering through these two zones, and the goals are now not applicable to the proposed project. The goals of all four zones are discussed further in the next section.

Figure 3: Ives Park Master Plan Zone Locations



Discussion:

There are two main goals of the Ives Park Master Plan that the Rotary project proposed to address. First, is the accessibility of the Zone 1 entrance, which the Master Plan subdivides into four major park entrances. The Master Plan identifies that the Park's topography presents accessibility challenges at each entry point that need to be addressed. The Master Plan recommends that at entrance point C, the Jewell Ave entrance, a staircase consisting of 6 steps

and an accessible switchback ramp be installed alongside the new staircase. This project proposes installing the staircase and accessible switchback ramp identified in the Master Plan.

Figure 4: Existing Conditions for Jewell Ave Entry

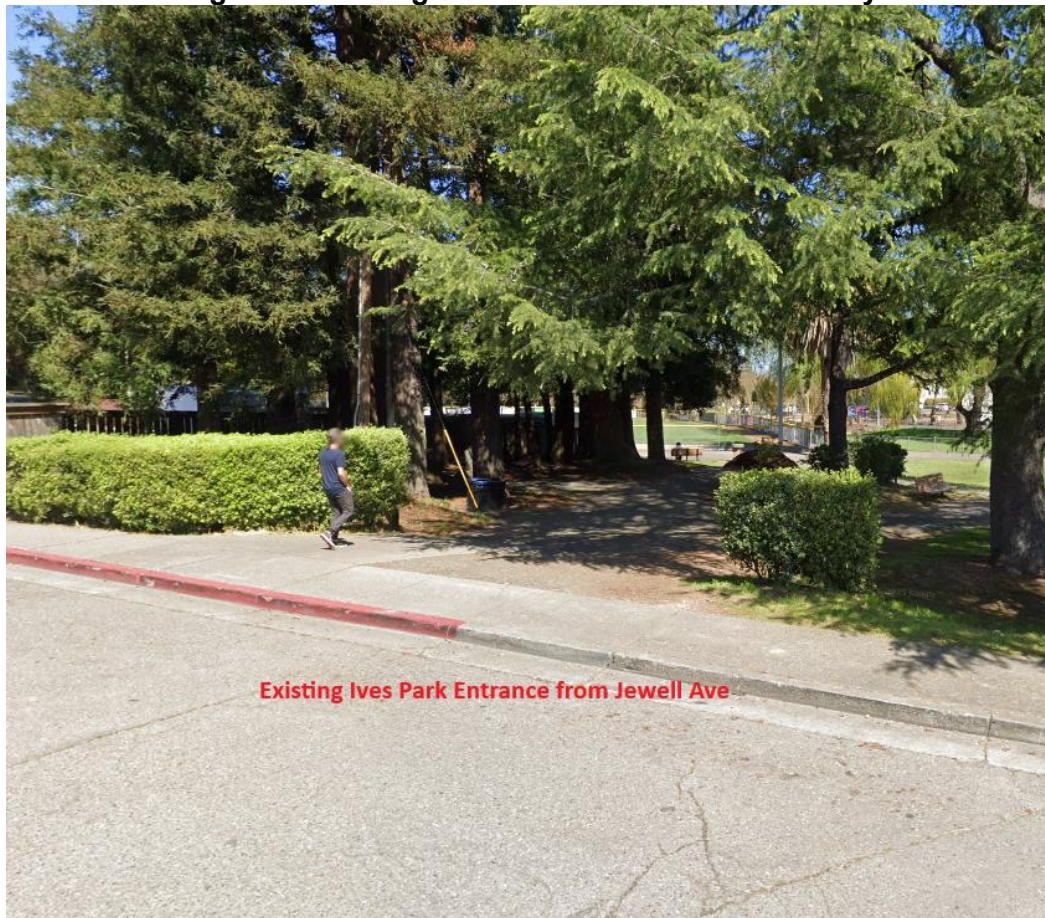
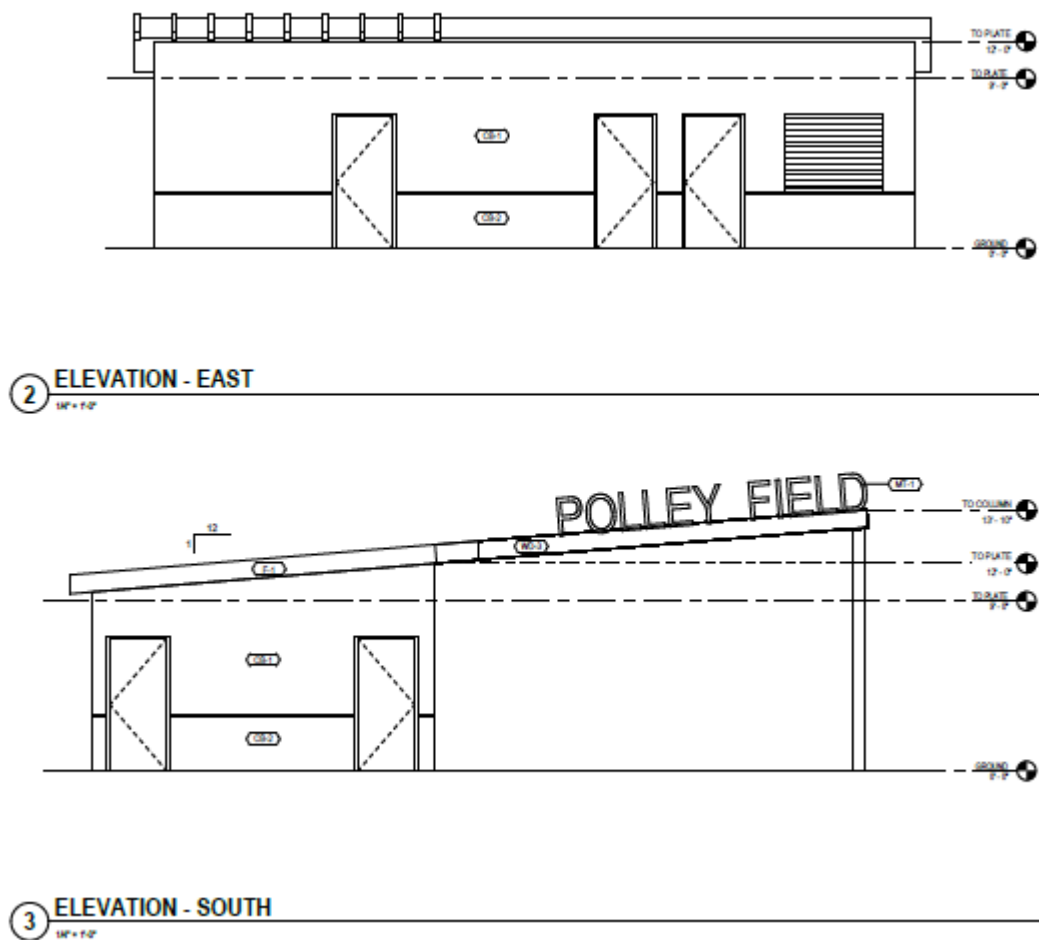


Figure 5: Proposed ADA Upgrades to Entrance



The second goal of the Master Plan that the proposed project implements is the goal of Zone 8, to provide a safe and clean restroom and concession facility for park users and nearby access from the new playground and ballfield. The project also proposes to provide a new concession facility with storage and restrooms, consistent with the Zone 8 restroom improvements included in the Master Plan. The recommended Zone 8 restroom improvements include consolidation of its two restrooms into one that is vandal resistant, ADA compliant, and contains an external drinking fountain, along with a concession stand that has enough room to heat prepackaged foods and beverages. The goal of this zone is to provide a safe and clean restroom, concession facility for park users, and nearby access from the new playground and ballfield. The proposed concession facility is consistent with the recommended improvements and implements the goal of Zone 8.

Figure 6: Proposed Concession Stand Elevations



The goals of Zones 9 and 10 of the original Ives Park Master Plan would have been partially addressed by the proposed Rotary project; however, these zones, along with others, were amended by the Calder Creek Vision Plan which now identifies Calder Creek meandering through these two zones. The goal of Zone 9, in the original Master Plan, was to provide a safe, active, and imaginative play area for kids of all ages and abilities. One of the identified improvements intended to implement the goal for this Zone was to relocate the playground from the East side of the park to the West. Although the “Centennial Plaza” does not include a play structure, it would serve as a community seating area near the playground identified in the

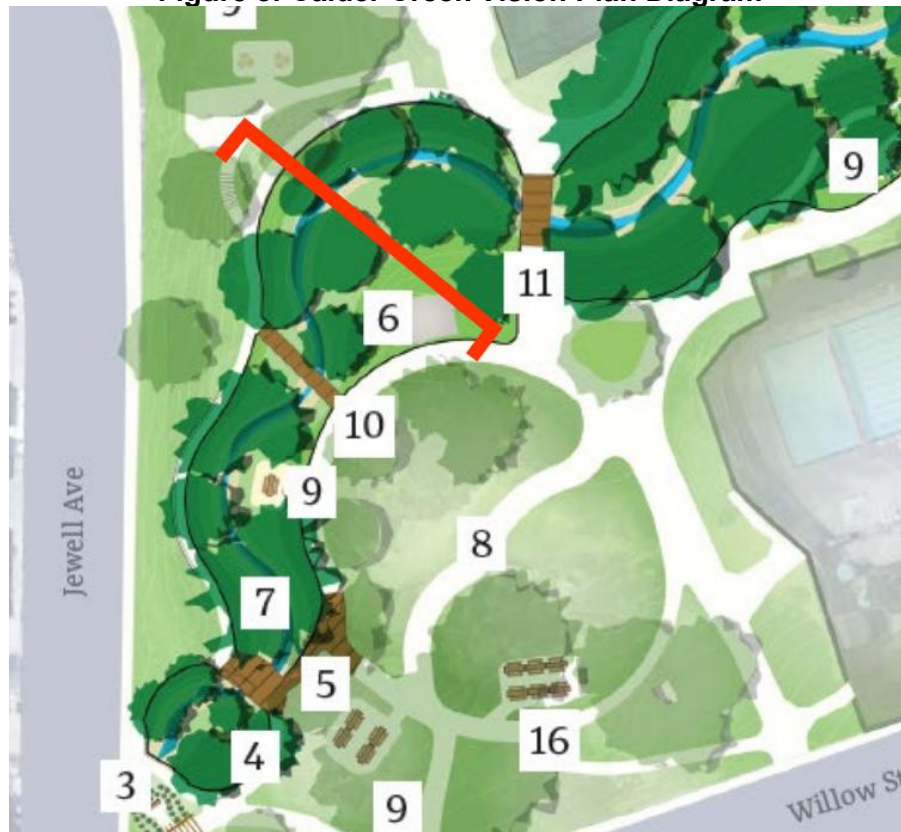
original version of the Master Plan. Two of the original goals of Zone 10 are to “increase visibility and connectivity,” and to “provide a variety of picnicking opportunities.” The “Centennial Plaza” would have implemented these goals by providing a picnic area near the baseball field and increased connectivity and visibility between the baseball field and the identified space for the playground relocation.

Figure 7: Original Ives Park Master Plan Diagram



The Calder Creek Vision Plan meanders the creek through the park offering gentle curves that respect the natural creek movement, as shown in Figure 8 below. The area where the creek is proposed to meander under the vision plan crosses through an existing open area that is proposed for improvement to be a seating area and plaza space in the project proposal.

Figure 8: Calder Creek Vision Plan Diagram



The orientation of the creek moving through the park, as shown above, was adopted as part of the public process that took place in 2022, culminating in adoption of the Calder Creek Vision Plan. Since that time, California Urban Streams Partnership (CUSP) has worked with the City to apply for grant funding to implement the naturalization of Calder Creek, though no funding has been obtained for project implementation at this time. As previously mentioned, the Parks Subcommittee formed to try and facilitate collaboration between Rotary and CUSP to move the project forward and provide a design that meets the criteria of both efforts. Though discussions were had, a design compromise could not be reached between the Rotary Club and CUSP, and the Rotary Club ultimately decided to move forward with the project as presented. This item is the only part of the project that shows inconsistency with the updated Master Plan, as the proposed granitecrete seating area would be within the new creek alignment.

Figure 9: Proposed Centennial Plaza



The project, as designed, conflicts with the adopted Calder Creek Vision Plan, but is otherwise consistent with the Ives Park Master Plan. If the project is ultimately approved by City Council, the City would need to amend the Calder Creek Vision Plan to pursue a realignment of the portion of the creek that is identified to meander through the location of the proposed “Centennial Plaza”. The Parks Commission is asked to consider the proposed project improvements and make a recommendation on its design and approval to the City Council. Should the Commission recommend approval, they must also recommend that appropriate amendments to the Calder Creek Vision Plan and/or Ives Park Master Plan are made to bring all projects and plans into alignment. Since the Calder Creek Vision Plan is high-level and not yet funded, there remains an opportunity to propose amendments to that plan that could accommodate both the proposed project and the ultimate vision for the park and naturalization of the stream.

Environmental Review:

The project is exempt from CEQA under Section 15301, Class 1 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. As the concession stand is currently existing and the project would propose to repair and beautify the current building, and make minor restoration and improvements to existing landscaped areas of the park, it would qualify for this exemption.

City Departmental Comments:

The project was routed out to the various City agencies, such as the City of Sebastopol Police, Building, Police, Public Works, and Fire Departments. The department's conditions have been added to the recommended conditions of approval.

Public Comment:

As of the writing of this staff report, staff have received fourteen (14) written public comments. These public comments are attached to the staff report and have been posted to the City website.

Public comments received after the agenda has been posted will be provided to the Planning Commission as supplemental materials before or at the meeting.

Recommendation:

Staff recommends that the Planning Commission receive the report, consider the facts and analysis set forth in this staff report, consider all public input, and provide one of the following recommendations to City Council:

1. Recommend that the City Council approve the project, subject to the Recommended Conditions of Approval found in Exhibit A, and any additional or modified conditions the Planning Commission determines is appropriate, or
2. Recommend that the City Council deny the project.

Attachments:

Exhibit A – Recommended Conditions of Approval
Application Materials
Ives Park Master Plan
Calder Creek Vision Plan
CUSP Letter to Planning Commission
Public Comments

EXHIBIT A
RECOMMENDED CONDITIONS OF APPROVAL

Ives Park Improvements
7400 Willow Street
004-201-026, 2025-046

1. Plans and elevations shall be in substantial conformance with plans submitted by Edwin Wilson, and stamped received on September 25, 2025, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
4. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
5. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
6. All construction shall conform to the approved plans, unless the design is modified by the City for compliance with code requirements. The applicant shall obtain a Building Permit prior to the commencement of construction activities. Minor changes may be approved administratively by the Planning Director or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each relevant Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
7. The applicant shall coordinate with the Public Works Department of the City of Sebastopol to discuss material and style of benches to be installed. Additionally, the applicant shall also work with the department to complement or match existing park amenities and trash receptacles.

Received 9/25/2025

**City of Sebastopol**

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

**MASTER PLANNING
APPLICATION FORM****APPLICATION TYPE**

- | | | |
|--|---|--|
| ☐ Administrative Permit Review | ☐ Lot Line Adjustment/Merger | ☐ Temporary Use Permit |
| ☐ Alcohol Use Permit/ABC Transfer | ☐ Preapplication Conference | ☐ Tree Removal Permit |
| ☒ Conditional Use Permit | ☐ Preliminary Review | ☐ Variance |
| ☐ Design Review | ☐ Sign Permit | ☒ Other <u>Parks Commission Review</u> |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

- ☐ Staff/Admin ☐ Design Review/Tree Board ☒ Planning Commission ☒ City Council ☒ Other Parks Comm

APPLICATION FOR

Street Address: 7400 Willow Street, Sebastopol

Assessor's Parcel No(s): 004-201-026

Present Use of Property: Community Park

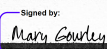
Zoning/General Plan Designation: CF / PA**APPLICANT INFORMATION**

Property Owner Name: City of Sebastopol

Mailing Address: 7120 Bodega Ave

Phone: 707-823-1153

City/State/ZIP: Sebastopol, CA 95471

Email: planning@cityofsebastopol.govSignature: 

Date: 10/1/2025

Authorized Agent/Applicant Name: Rotary Club of Sebastopol

Mailing Address: Post Office Box 213

Phone:

City/State/ZIP: Sebastopol, CA 95473

Email:

Signature: Date: September 30, 2025

Contact Name (If different from above): Edwin Wilson

Phone/Email: (707) 888-2657 / ewarchitect@comcast.net**PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)**

See attached.

CITY USE ONLY**Fill out upon receipt:**

Application Date: _____

Planning File #: _____

Received By: _____

Fee(s): \$ _____

Completeness Date: _____

Action:

Staff/Admin: _____

Planning Director: _____

Design Review/Tree Board: _____

Planning Commission: _____

City Council: _____

Action Date:

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds.
Impervious Surface Area	N/A	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

☐ A general plan

☒ A specific plan

☐ An ordinance affecting building permits or grading permits

☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature:

Signed by:
Mary Gortley

Date: 10/1/2025

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature:

Elin Wilson

Date:

SEPTEMBER 30, 2025

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☐ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Current community outreach efforts include:

- direct communication with the Friends of Ives
- direct communication with the California Urban Stream Partnership (CUSP)
- direct communication with the Sebastopol Little League

Images of the project were available for viewing by the general public during the Rotary Club of Sebastopol's Centennial Celebration in Ives Park on May 25, 2025.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings



Kathy Hicks, President 2025-26

September 30, 2025

Rotary Club of Sebastopol
Centennial Project in Ives Park

PROJECT DESCRIPTION

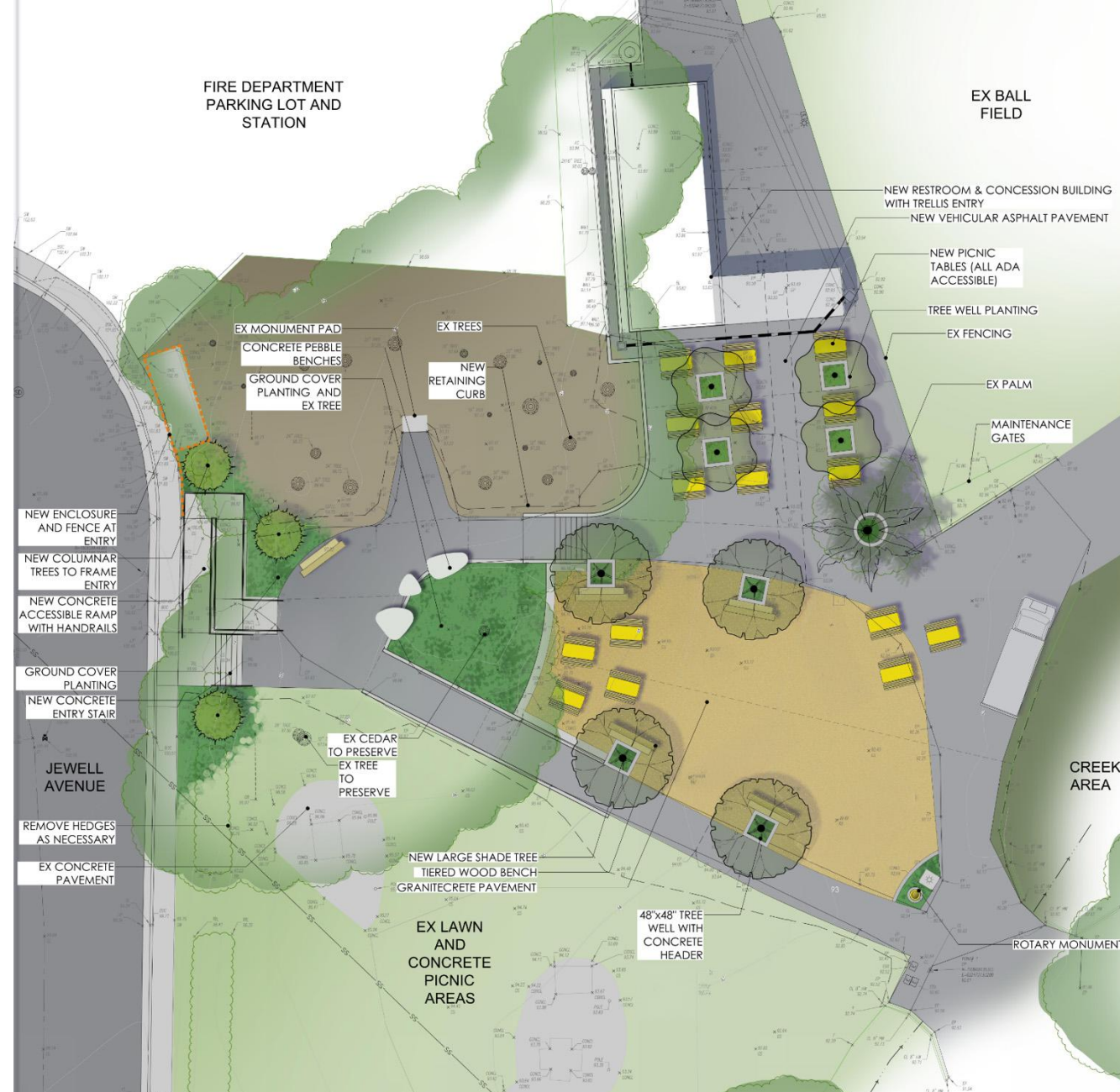
In May of 2025, the Rotary Club of Sebastopol (hereafter referred to as "Club") celebrated 100 years of service to the local community. To mark that significant milestone, the Club is proposing to undertake a development project within Ives Park.

The Centennial Project concentrates on revitalizing the following three (3) areas of Ives Park:

1. West Park Entry off Jewell Avenue: propose to upgrade the entry to provide an accessible path of travel into the Park to include ADA access, general upgrades to the landscaping and fencing in the immediate area, and install Park identification signage.
2. Common Area east of the Entry and South of Polley Field: propose to create a community-use space by refurbishing the existing landscaping, installing seating (perhaps removable), and provide general pedestrian-scale lighting. The space would not only support Polley Field but would also provide a public gathering space for performances on the stage located directly south. With these upgrades the Club would like to identify the area as the Rotary Centennial Plaza.
3. Polley Field Concession Stand: propose to remove the existing structure and replace it with an upgraded facility constructed of durable materials. The new building would contain the concession sales space with views of the ball field, storage, and accessible restrooms. The space around the new building would contain permanent tables & benches for use not only by players/parents when the field is in use, but also the general public as a supplement to the Rotary Centennial Plaza space.







IVES PARK, 7400 WILLOW ST
SEBASTOPOL, CA 95472

520 Third St. #250
Santa Rosa, CA 95401
o: 707.525.5600
f: 707.525.5616
tlcd.com

SYMBOLS

	<u>GRID LINE INDICATION</u> FACE OF CENTER OF
	<u>ROOM IDENTIFICATION</u> ROOM NAME ROOM NUMBER
	<u>EXAM ROOM</u> ROOM NAME ROOM NUMBER
	<u>FURNITURE / EQUIPMENT IDENTIFICATION</u> FURNITURE / EQUIPMENT CODE
	<u>KEYNOTE & DRAWING NOTE IDENTIFICATION</u> REFERENCE KEYNOTE - SEE SCHEDULE ON SHEETS & SPECIFICATIONS DRAWING NOTE - SEE SCHEDULE ON SHEETS
	<u>ELEVATION</u> ELEVATION VIEW NUMBER ELEVATION SHEET
	<u>SECTION</u> SECTION NUMBER SECTION SHEET
	<u>DETAIL</u> DETAIL NUMBER DETAIL SHEET
	<u>DOOR NUMBER</u> BY ROOM NUMBER - REFER TO DOOR SCHEDULE
	<u>PARTITION TYPE INDICATOR</u> REFER TO PARTITION SCHEDULE
	<u>WORK POINT</u> (CONTROL or DATUM POINT)
	<u>FINISH INDICATOR</u> FINISH CODE
	<u>DIMENSIONS</u> FINISH TO FINISH DIMENSION - FACE OF GYP. OR DIMENSIONAL FINISH WHERE APPLIED TO WALLS OR PARTITIONS. UNON

ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

ZFA STRUCTURAL ENGINEERS
250 D STREET, SUITE 200
SANTA ROSA, CA 95404
PHONE: 707.526.0992
CONTACT: ANDREW ZAFRIN

GENERAL		STRUCTURAL	
G-001	TITLE SHEET	S-2.1	FOUNDATION AND ROOF FRAMING PLANS
G-002	OVERALL SITE PLAN		
G-003	CODE COMPLIANCE PLAN	MECHANICAL	
		M-001	MECHANICAL & PLUMBING LEGEND, NOTES, & SHEET INDEX
CIVIL		MP-201	MECHANICAL AND PLUMBING PLANS
C-1.0	DEMOLITION PLAN		
C-2.0	SITE PLAN	ELECTRICAL	
C-2.1	GRADING SECTIONS	E-001	ABBREVIATIONS, SYMBOLS, AND SHEET INDEX
		E-101	OVERALL SITE PLAN
LANDSCAPE		E-201	ENLARGED FLOOR PLAN POWER & LIGHTING
L-1.0	SCHEMATIC SITE PLAN	E-301	LUMINAIRE SCHEDULE
L-1.1	PRELIMINARY PLANTING PLAN		TOTAL SHEETS: 23
ARCHITECTURAL			
A-121	FLOOR PLAN AND RCP		
A-122	ROOF PLAN		
A-201	EXTERIOR ELEVATIONS		
A-251	INTERIOR ELEVATIONS		
A-501	ACCESSIBLE DETAILS		
A-525	CASEWORK DETAILS		
A-562	INTERIOR PARTITION DETAILS		
A-601	DOOR SCHEDULE		

- 8 SITE VISIT(S) AND RELATED OBSERVATION(S) BY MEMBER(S) OF THE DESIGN TEAM SHALL NOT AFFECT OR MINIMIZE THE CONTRACTOR'S RESPONSIBILITY FOR JOB-SITE SAFETY AND SECURITY AT ALL TIMES. COMPLY WITH SAFETY REQUIREMENTS OF THE GOVERNING AGENCIES HAVING JURISDICTION. SAFETY MEASURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 9 DELIVER, HANDLE, AND STORE PRODUCTS AND MATERIALS IN SUCH MANNER THAT PREVENTS DAMAGE AND PERSONAL INJURY BOTH ON & OFF SITE.
- 10 PROVIDE PROTECTION DEVICES, TEMPORARY BARRIERS OR ENCLOSURES AS NECESSARY TO ALLOW OWNER 'S SAFE USE OF THE FACILITIES WHICH ARE OUTSIDE OF CONTRACT LIMITS.
- 11 PROVIDE TEMPORARY BARRIERS OR ENCLOSURES AND HVAC ISOLATION AS NECESSARY TO PREVENT THE SPREAD OF CONSTRUCTION DUST TO OCCUPIED AREAS OF THE BUILDING. PROVIDE A DUST CONTROL PLAN TO ILLUSTRATE THE MEASURES AND LOCATIONS FOR DUST MITIGATION BEFORE CONSTRUCTION ACTIVITY BEGINS. SEE PLANS AND SPECIFICATION FOR ADDITIONAL INFORMATION.
- 12 DO NOT USE MATERIALS OR PRODUCTS WHICH CONTAIN ASBESTOS. WHEN EXISTING MATERIALS ARE DISCOVERED OR SUSPECTED OF CONTAINING HAZARDOUS MATERIALS, IMMEDIATELY NOTIFY THE OWNER, AND AWAIT A WRITTEN DIRECTIVE BEFORE PROCEEDING TO AROUND THE AFFECTED AREA.
- 13 CLEAN INTERIOR AREAS AND PROJECT SITE AT REGULAR INTERVALS. AREAS WITHIN CONTRACT LIMITS SHALL BE MAINTAINED WASTE-FREE. PROVIDE APPROPRIATE WASTE AND RECYCLE RECEPTILES, AND EFFECT LEGAL DISPOSAL ACCORDING TO WASTE-HANDLING REGULATIONS OF THE AHJ. CLEAN CONSTRUCTION DUST, DIRT, AND DEBRIS FROM ALL PAVEMENTS AT LEAST ONE (1) TIME PER WEEK. COMPLY WITH AHJ FOR CLEANING OFF-SITE AREAS AFFECTED BY CONSTRUCTION.
- 14 IMMEDIATELY REMOVE ALL DEMOLITION MATERIALS FROM SITE. STORAGE OF SUCH MATERIALS ON SITE IS NOT ALLOWED. COMPLY WITH AHJ FOR REMOVAL AND DISPOSAL OF DEMOLITION MATERIALS.
- 15 DO NOT SCALE DRAWINGS OR DETAILS. WRITTEN DIMENSIONS SHALL GOVERN.
- 16 UNLESS INDICATED OTHERWISE, DETAILS SHALL BE UNDERSTOOD TO REPRESENT SIMILAR CONDITIONS OF ADJACENT CONSTRUCTION.
- 17 DRAWINGS ARE BASED ON DOCUMENTS AND REPORTS OBTAINED FROM THE OWNER. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF OWNER 'S DOCUMENTS OR REPORTS PROVIDED.
- 18 ALL CONDUITS AND PIPING SHALL BE CONCEALED, UNLESS NOTED OTHERWISE.
- 19 CONSTRUCTION FIELD ENGINEERING, SURVEYING, LAYOUT, AND COORDINATION SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- 19.1 A FIRE-WATCH SHALL BE PROVIDED DURING AND AFTER ANY WELDING OPERATION AS REQUIRED BY CFC 8705-4907. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE FIELD FIRE MARSHALL PRIOR TO START OF WORK.
- 20 WHERE BUILDING SYSTEM COMPONENTS (CONDUITS, DUCTS, PIPING, ETC.) PENETRATE FIRE-RESISTIVE MEMBRANES AND/OR SLAB/FIRE/RESISTIVE PARTITIONS, OR WALLS, PROVIDE THROUGH PENETRATION FIRE-STOPPING MATERIAL WITH TIME RATING AND " F" RATING EQUIVALENT TO, OR GREATER THAN, THE FIRE RATING OF THE ASSEMBLY.
- 21 COORDINATE LOCATIONS OF BUILDING SYSTEMS, INFRASTRUCTURE AND OPENINGS TO MINIMIZE IMPACT ON INTERIOR PARTITION FRAMING. PROVIDE SUPPLEMENTAL FRAMING/BRIDGING/MODIFICATIONS REQUIRED FOR COORDINATION WITH SYSTEMS, INFRASTRUCTURE AND OPENINGS, AS APPROVED BY THE ARCHITECT.
- 22 PERFORM NON-DESTRUCTIVE (EASILY PATCHABLE) INVESTIGATION TO DETERMINE IF (E) CONCEALED BACKING / STUDS EXIST THAT ARE NOT TO ACCEPT THE NEW WORK, WHERE INVESTIGATION DETERMINES CONCEALED SUPPORTS ARE NOT ADEQUATELY SPACED, NOT IN THE NECESSARY LOCATIONS, OR DO NOT EXIST. (N) SUPPORTS SHALL BE INSTALLED AND FINISHES REPAIRED.

**ROTARY
CENTENNIAL PLAZA
IVES PARK
SEBASTOPOL, CA 95472**

REVISIONS:

G-001

100% SCHEMATIC
DESIGN

ROTARY
CENTENNIAL PLAZA
IVES PARK
SEBASTOPOL, CA 95472

ROTARY CLUB OF
SEBASTOPOL FOUNDATION,
INC.

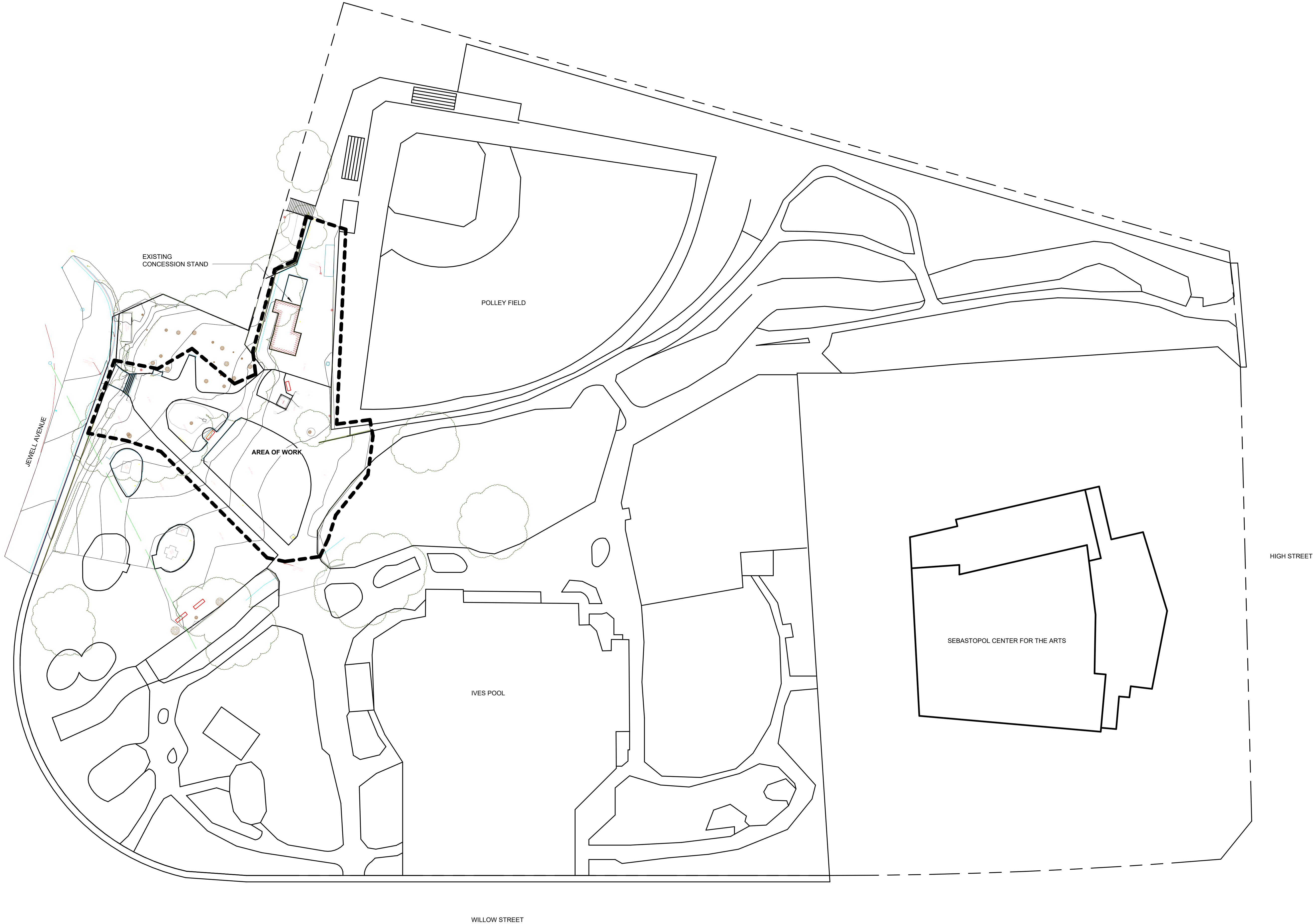
PROJECT NUMBER:
20240029
DATE:
Issue Date

REVISIONS:

NO.	DESCRIPTION	DATE
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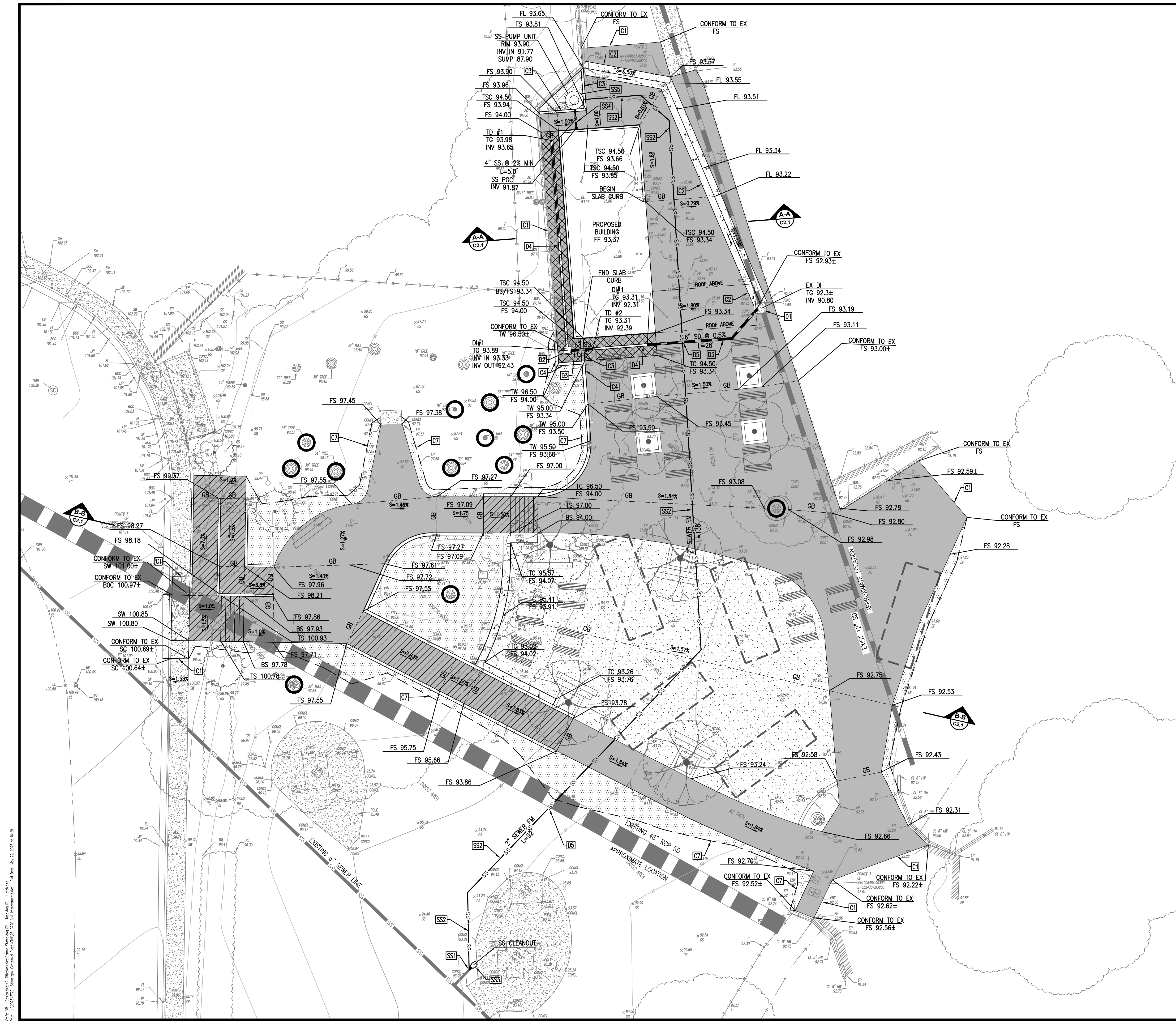
OVERALL SITE PLAN
G-002

© THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF TLCD ARCHITECTURE. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.



1 OVERALL SITE PLAN
1" = 30'-0"





GENERAL NOTES

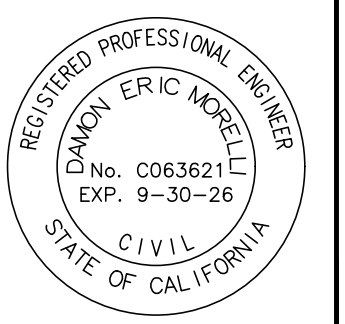
- 1. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
- 2. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS.

KEY NOTES

- D1 CONNECT TO EXIST DRAIN INLET
- D2 INSTALL 12" X 12" DRAIN INLET
- D3 INSTALL 6" SD PIPE PER
- D4 INSTALL PRE-SLOPED TRENCH DRAIN
- D5 CROSSING MIN 1' SEPARATION
- SS1 CONNECT TO EXIST GRAVITY SEWER LINE
- SS2 INSTALL 2" SHC 40 PVC FORCE MAIN
- SS3 INSTALL SANITARY SEWER CLEANOUT
- SS4 INSTALL 6" SS PVC (SDR 26)
- SS5 SANITARY SEWER PUMP UNIT
- C1 CONFORM TO EXISTING AC / CONCRETE
- C2 INSTALL CONCRETE VALLEY GUTTER
- C3 INSTALL VERTICAL CONCRETE CURB
- C4 INSTALL RETAINING WALL
- C5 INSTALL CONCRETE SEAT WALL PER LANDSCAPE PLAN
- C6 INSTALL CONCRETE CURB AND GUTTER
- C7 DAYLIGHT / GRADING LIMITS

LEGEND

- ASPHALT CONCRETE SECTION
- CONCRETE PAVEMENT SECTION
- CONCRETE RAMP AND STAIRS PER LANDSCAPE PLAN
- CONCRETE SIDEWALK
- GRANITECRETE PAVEMENT SECTION PER LANDSCAPE PLAN
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
- PROPOSED STORM DRAIN PIPE
- REMOVE / ABANDON EXISTING SD PIPE
- REFER TO KEYNOTE
- PRESERVE TREE



SITE PLAN
CENTENNIAL PLAZA
IVES PARK
105 JEWELL AVE. & 7400 WILLOW AVE.
APN 004-201-004 & 004-201-026

Submittal / Revision:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
Job No: 25-3720	
Drawn By: AG	
Checked By: DM	
Date: MAY 22, 2025	

Sheet Number
C2.0
2 of 3



CHARACTER IMAGES



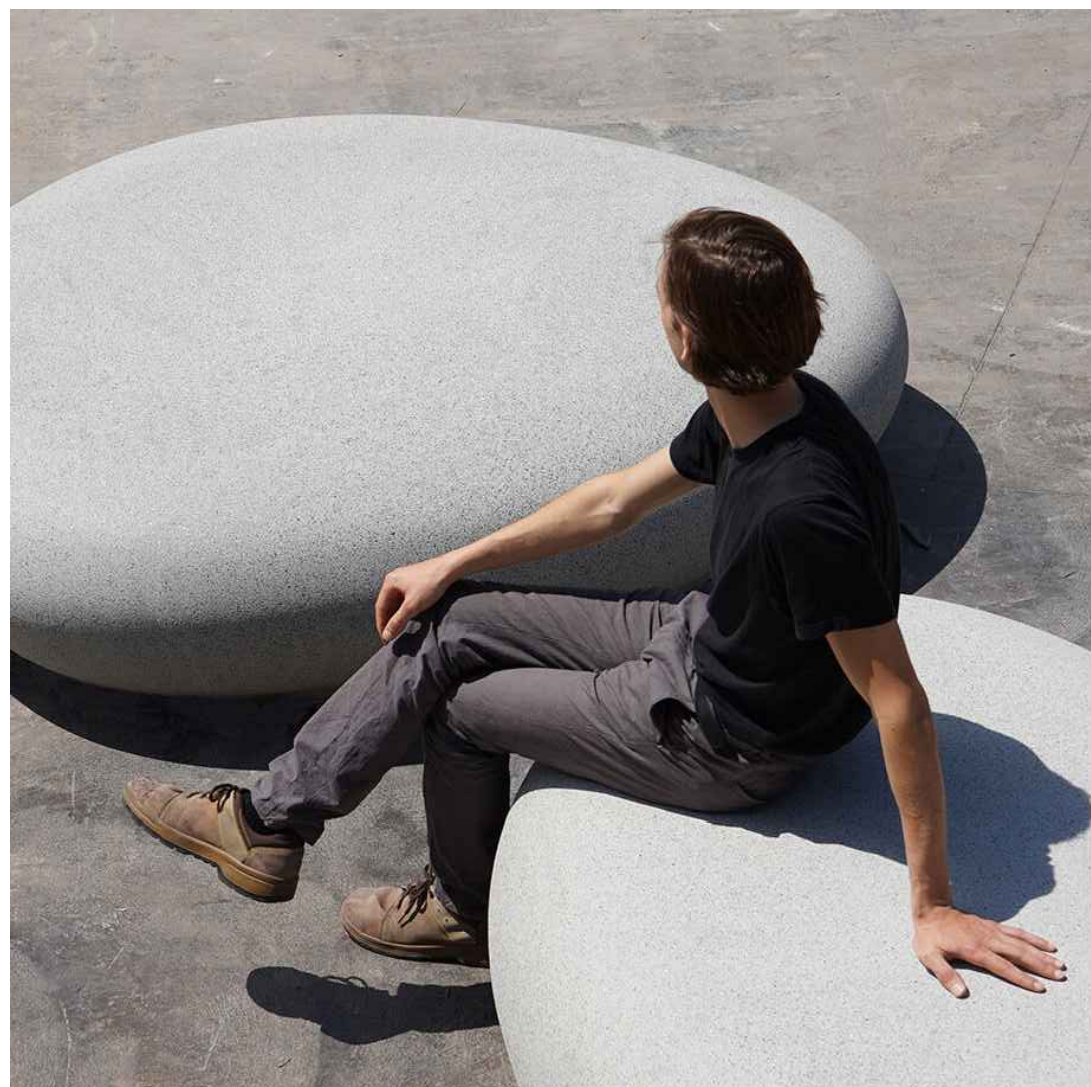
COLUMNAR TREES AT ENTRY



TIERED BENCH SEATING



LARGE CONCRETE PEBBLE BENCHES



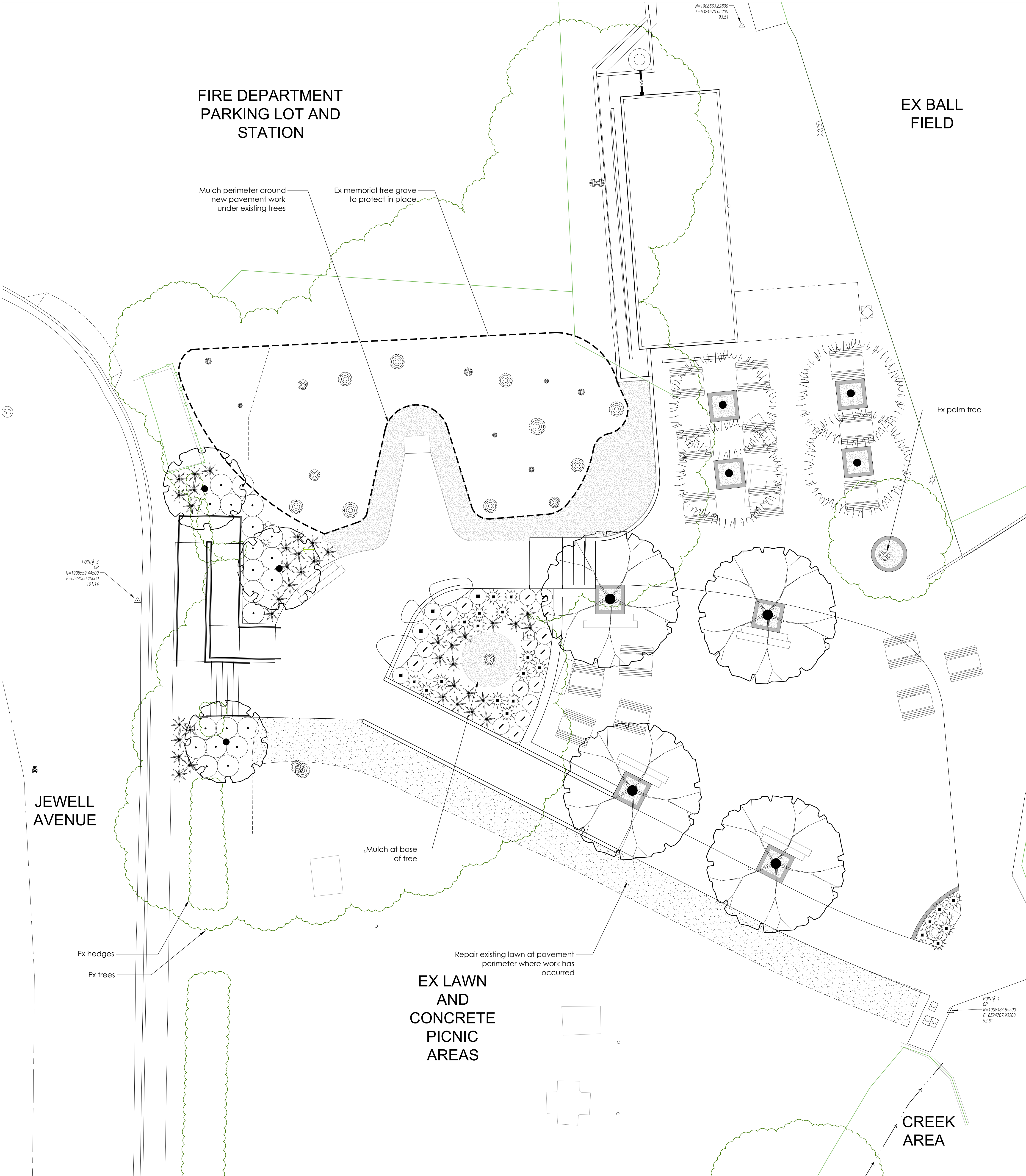
GRANITECRETE PAVEMENT - PERMEABLE AND ADA ACCESSIBLE



MOVABLE PICNIC TABLE



WASTE RECEPTACLES



PLANT PALETTE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
TREES						
	PIS RED	Pistacia x 'Red Push' Red Push Pistache	36"box	Low	Per Plan	4
	QUE SKY	Quercus robur 'Fastigiata' Skyrocket® English Oak	24"box	Moderate	15'	3
	ZEL HAL	Zelkova serrata 'Halka' Halka Japanese Zelkova	36"box	Low	Per Plan	4
SHRUBS						
	DIA IRL	Dianella x 'DP401' Clarity Blue™ Flax Lily	5 gal	Low	Per Plan	21
	IRI CSW	Iris x 'Canyon Snow' White Pacific Coast Hybrid Iris	1 gal	Low	Per Plan	4
	LOM SYG	Lomandra longifolia 'Roma 13' Platinum Beauty® Variegated Mat Rush	5 gal	Low	Per Plan	40
	RIB VIB	Ribes viburnifolium Evergreen Currant	5 gal	Low	Per Plan	21
	SAL SPA	Salvia spathacea Hummingbird Sage	1 gal	Low	Per Plan	18
Turf Patch						
	TUR DRO	Turf Seed Drought Tolerant Dwarf Fescue Blend	seed	Medium	Per Plan	
		New Arbor Mulch				

PLANT IMAGES



Quercus robur 'Fastigiata'



Pistacia x 'Red Push'



Zelkova serrata 'Halka'



Iris x 'Canyon Snow'



Dianella x 'DP401' (Clarity Blue)



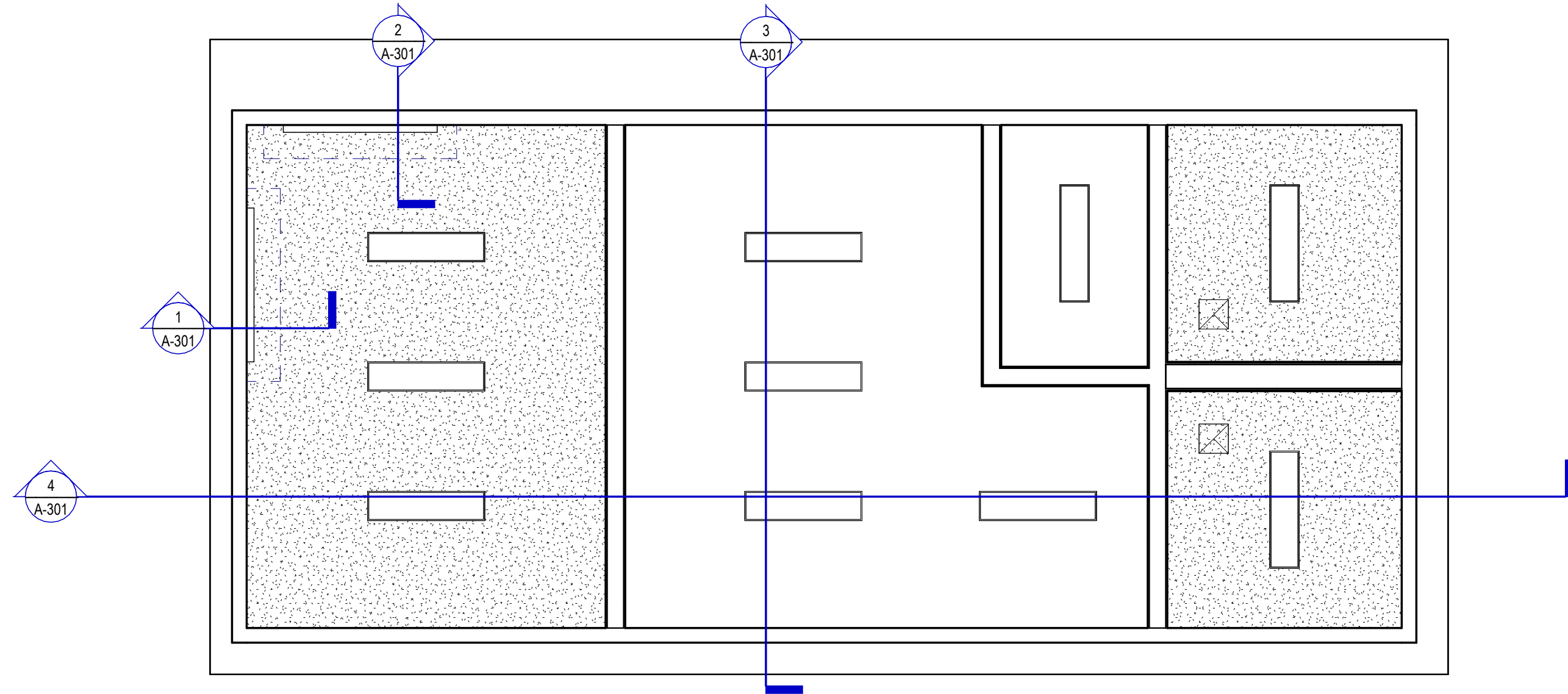
Lomandra longifolia 'Roma 13' (Platinum Beauty)



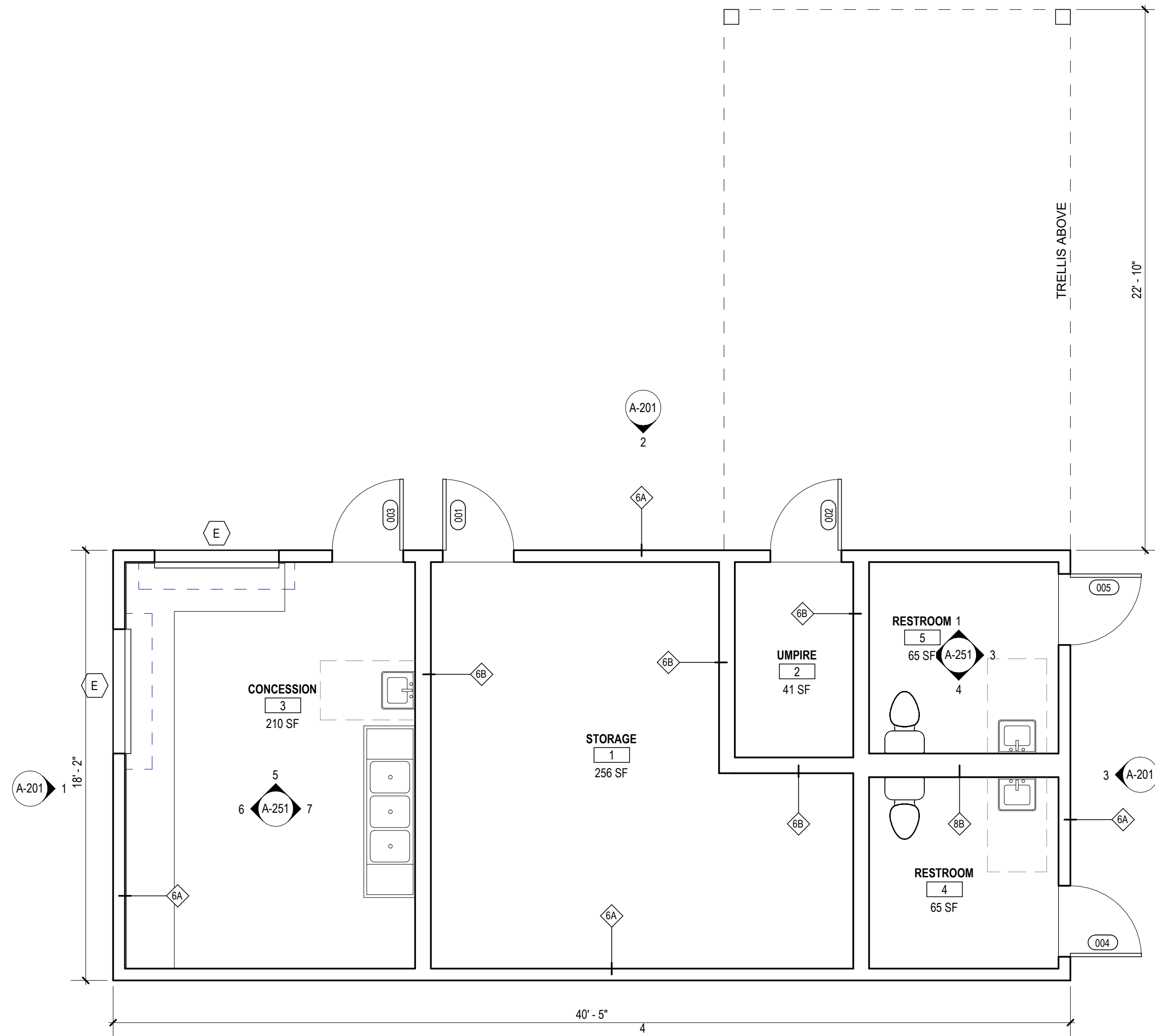
Ribes viburnifolium



Salvia spathacea



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. REFER TO SHEET G-001 FOR ADDITIONAL NOTES, ABBREVIATIONS AND SYMBOLS.
B. REFER TO SHEET A-501 FOR ACCESSIBLE DETAILS.
C. FOR FINISH CODE LIST, FINISH LOCATIONS AND TRANSITIONS SEE A-XXX

REFLECTED CEILING PLAN LEGEND

NOTES:
1. NOT ALL SYMBOLS ARE INDICATED BELOW. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

- (N) GYP ON WD STUD @ AFF - 9'-0", UON
(N) 2 X 2 RECESSED DOWNLIGHT - SED
(N) 2 X 4 RECESSED DOWNLIGHT - SED
(N) LINEAR LIGHT FIXTURE - SED
(N) SUPPLY AIR REGISTER - SMD
(N) RETURN AIR REGISTER - SMD
(N) ACCESS PANELS - SMD
EXIT ILLUMINATED EXIT SIGN - SED

DRAWING NOTES

100% SCHEMATIC
DESIGN

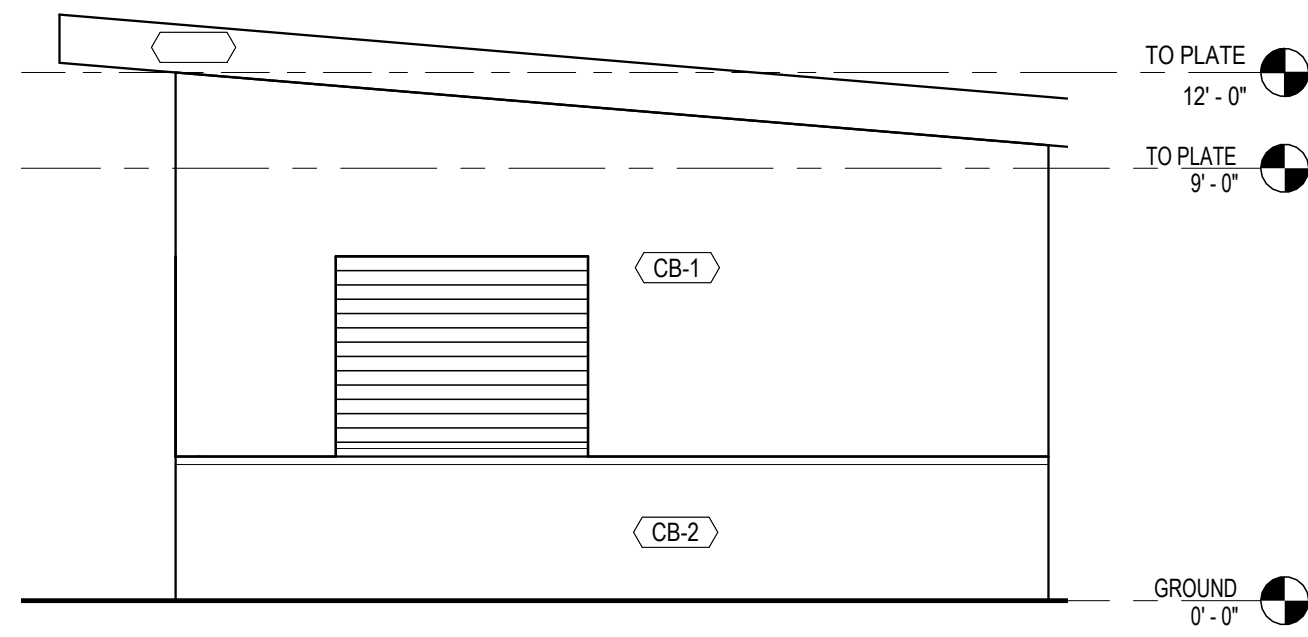
**ROTARY
CENTENNIAL PLAZA**
IVES PARK
SEBASTOPOL, CA 95472

**ROTARY CLUB OF
SEBASTOPOL FOUNDATION,
INC.**

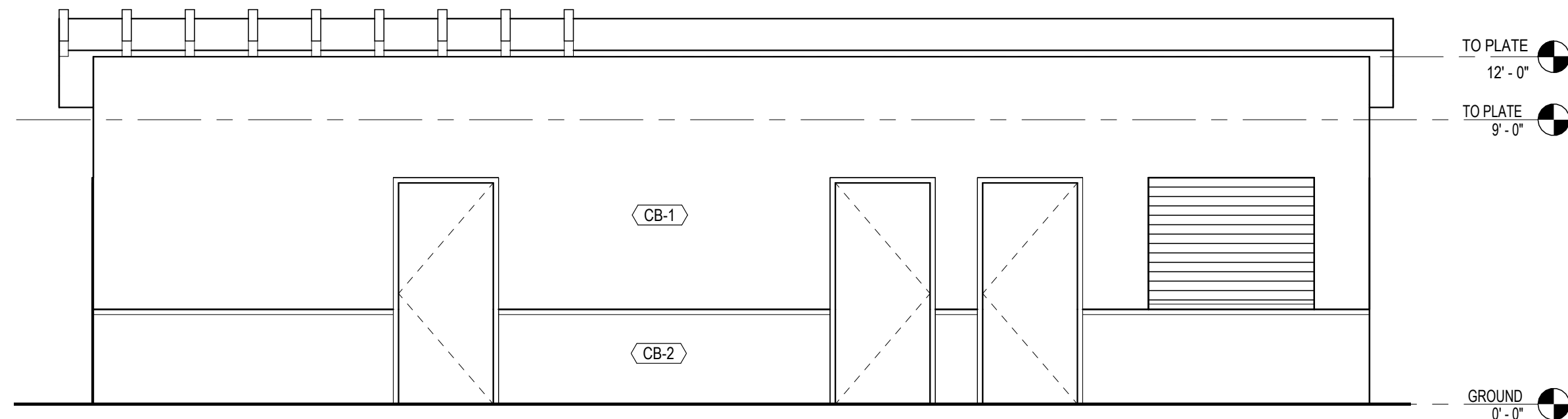
PROJECT NUMBER:
20240029
DATE:
Issue Date

REVISIONS:		
NO.	DESCRIPTION	DATE

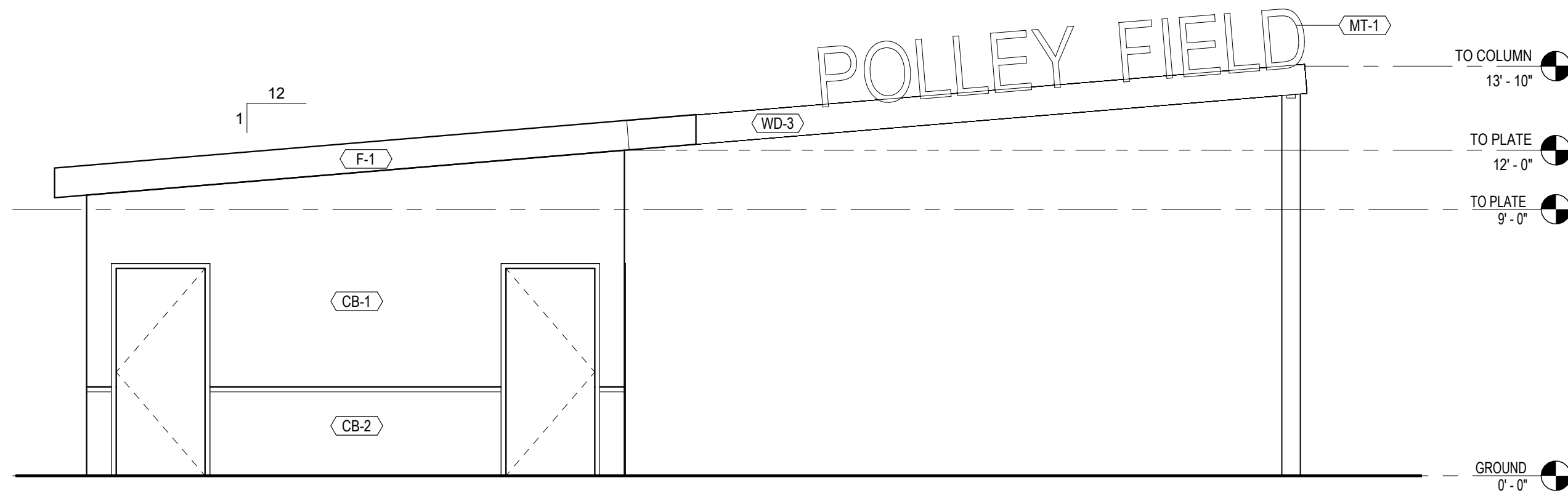
FLOOR PLAN AND RCP
A-121



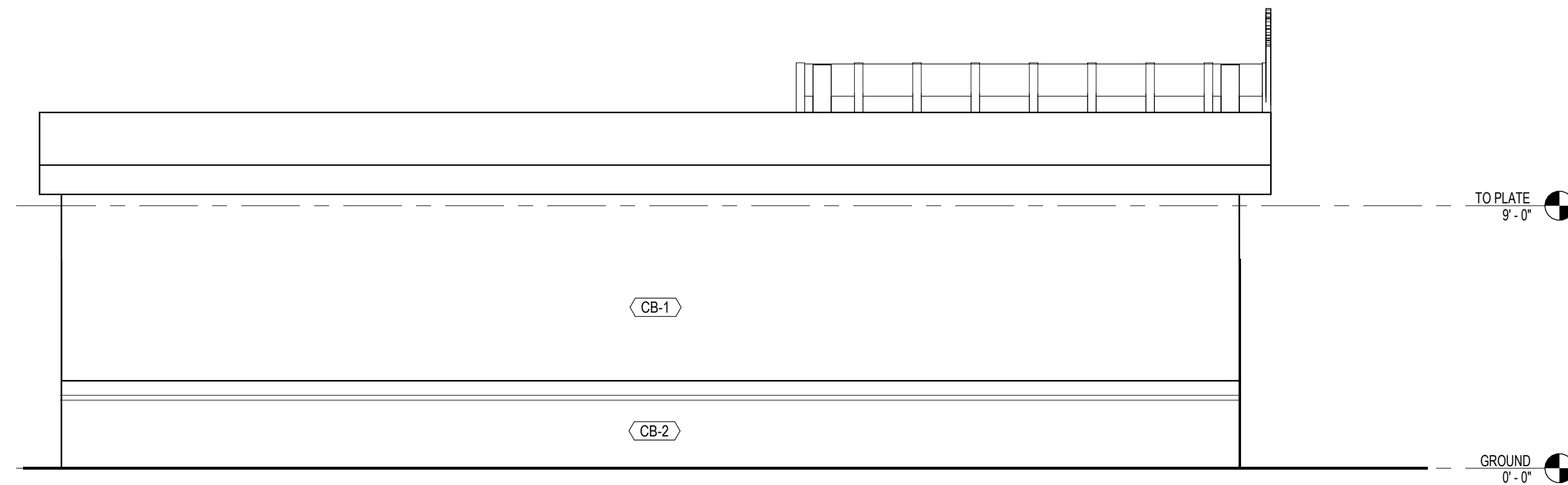
1 ELEVATION - NORTH
1/4" = 1'-0"



2 ELEVATION - EAST
1/4" = 1'-0"



3 ELEVATION - SOUTH
1/4" = 1'-0"



4 ELEVATION - WEST
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

NOTES

1. FOR FINISH INFORMATION, REFER TO SPECIFICATIONS

CB-1 CEMENT BOARD AND BATTEN SIDING

CB-2 FLUSH PANEL CEMENT BOARD SIDING

MT-1 REVERSE CHANNEL METAL LETTERS

F-1 METAL FASCIA

TLCDARCHITECTURE

520 Third St. #250

Santa Rosa, CA 95401

o: 707.525.5600

f: 707.525.5616

tlcd.com

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ROTARY CLUB OF
SEBASTOPOL FOUNDATION,
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PROJECT NUMBER:

20240029

DATE:

Issue Date

REVISIONS:

NO.	DESCRIPTION	DATE
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EXTERIOR ELEVATIONS

A-201

IVES PARK

7400 Willow Street
Sebastopol California
APL: 004-201-023



MASTER PLAN REPORT

Prepared for
The City of Sebastopol

Prepared by
ROYSTON HANAMOTO ALLEY & ABEY
Landscape Architects and Planners

FEBRUARY 25, 2013

ACKNOWLEDGEMENTS

COUNCIL MEMBERS

Michael Kyes, Mayor
Robert Jacob, Vice Mayor
John Eder, City Councilmember
Sarah Glade Gurney, City Councilmember
Patrick Slayter, Councilmember

PLANNING COMMISSION

Yvette Williams van Aggelen
Michael Jacob
Colin Doyle
Evert Fernandez
Linda Kelley
Russ Pinto
Scott Stegeman

PLANNING DEPARTMENT

Kenyon Webster, Planning Director
Jocelyn Drake, Associate Planner
Rebecca Mansour, Administrative Assistant

ROYSTON HANAMOTO ALLEY & ABEY

Cordelia Hill, ASLA - Principal
Tom Fitzgerald - Project Manager
Kirsten Ostberg - Staff

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- I. Biological Constraints
- J. Cultural Constraints



MASTER PLAN BACKGROUND

In the last several years, the Sebastopol City Council has received a number of comments from members of the community regarding Ives Park. Issues raised were related to park safety, maintenance, facility upgrades, and creek restoration, among other topics. In light of recent discussions regarding these issues, the City Council identified a need for potential improvements to Ives Park. The City Council tasked the Planning Commission with serving as the review body in evaluating Ives Park issues.

The City of Sebastopol hired Royston Hanamoto Alley & Abey to review the existing park condition, conduct public workshops and outreach, prepare a Master Plan and cost estimate based on City direction. The Master Plan for Ives Park was developed by Royston Hanamoto Alley & Abey in close coordination with the City of Sebastopol Planning Department, Public Works Department and members of the Ives Park community.

MASTER PLAN PURPOSE

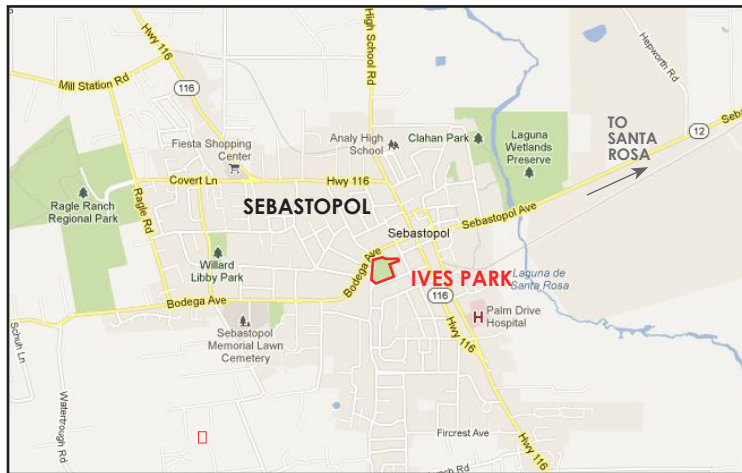
The Ives Park Master Plan is a general guide and living document that serves as a long-range vision and blueprint for future park updates and programming. It provides a cohesive framework that will guide decision making when making physical changes to the park and in managing its landscape and structures. The plan is conceptual in nature and is not intended to address detailed issues related to engineered site design or park operations.

The Master Plan is intended to provide a practical, implementation-oriented, schematic plan for park renovation and improvements. The plan is not expected to provide construction-level detail. Due to budget limitation, the Plan will likely be implemented over a number of years as funding permits.

A photograph of a park area. In the foreground, there are several wooden benches arranged in a row. To the right, there is a picnic shelter with a wooden roof and a metal grill. The background is filled with tall trees and a grassy area. The text "2 | HISTORY & EXISTING CONDITIONS" is overlaid on the right side of the image.

2 | HISTORY & EXISTING CONDITIONS

SITE LOCATION & DESCRIPTION



Vicinity Map - Google.com

City of Sebastopol

The City of Sebastopol is a small town located on the western edge of the Santa Rosa plain, directly adjacent to the Laguna de Santa Rosa. The City's population of 7,800 belies Sebastopol's importance as the primary service area for more than 50,000 residents of West Sonoma County. Located approximately 50 miles north of San Francisco, Sebastopol acts as a gateway to the Russian River resorts and the Sonoma County coast. The City provides a transition from the urban environment of Santa Rosa to the rural, agricultural lands of West Sonoma County.

The City of Sebastopol does not have a Park Commission. The Planning Commission has been charged with advisory responsibility for park projects and park policy.

Ives Park

Ives Park is located in the downtown area of the City of Sebastopol. The park is situated in a predominantly residential neighborhood adjacent to the downtown commercial district. It is bordered by Willow St to the south, Jewell Ave to the west, and the Sebastopol Fire Department is adjacent to the baseball field in the northwest corner of the park. The southeast corner of the park is occupied by the Veteran's Hall at the corner of Willow St and South High St. The eastern edge of the park runs along South High St which is lined with a number of commercial and residential properties. The park is one block west of Main St, the city's downtown commercial district. The terrain inside the park is relatively flat but has relatively steep slopes along the south and west edges.

Ives Park includes a Little League baseball field (Poley Field), public swimming pool (Ives Pool), playground, two outdoor stages, and several lawn areas. Calder Creek, the most prominent feature in the park, flows west to east, bisecting the park. The majority of the creek was channelized in an open concrete culvert two decades ago, with the exception of a small pond and 'meadow' area, located on the western portion of the park. The entire length of the creek within the park, including the pond and meadow area, is fenced off with chain-link fencing. The Veteran's Hall, owned and operated by the County of Sonoma, borders the park to the east. It has recently been leased to the Sebastopol Center for the Arts.

PARK HISTORY

Ives Park, Sebastopol's oldest park, was founded in the 1940's as a bequest by Mrs. Ives of San Francisco who had enjoyed playing in the area as a child. Ives Pool opened in April 1946, and aerial photos from that time show that other than the major remodeling of the pool area, the park had changed little since then.

Before the park was established, George Calder's grist mill was located nearby, powered by a mill pond on Calder Creek, likely near the current pond site. Later, a tannery was located near the site of the present-day Veterans building. The tannery owners probably channelized the creek as a flood control measure. They probably also dammed the creek at the current pond to give themselves a water supply for their operation. Most of the existing fencing was likely installed in the 1970's.

EXISTING CONDITIONS

Ives Pool



Ives Pool was constructed in 1941, with funds donated by Katherine Ives. It is 25 yards long and 16 yards wide and holds 200,000 gallons of water. The original pool house was located in a small building along Willow Street, uphill from the pool. Initially, the pool was operated by the City of Sebastopol during the summer months only. In the 1980's the present pool house was constructed and the City entered into an agreement with the YMCA to operate

the pool. The YMCA operated the pool for approximately one year. As the year came to a close, the Western Sonoma County Swimmers group, a non-profit corporation, formed and began operating the pool. The City has continued to be the owner of the Ives Pool facility; however, the Swimmers group has operated the pool via an agreement with the City. Per the agreement, the Swimmers are responsible for establishing fees and programs for the pool and management of the pool. The pool is open 7 days per week from 6 AM until 9:30 PM. The Swimmers also provide all janitorial services and cleaning of the pool, and pay the utility bills; however the City provides water without cost. In 2004, the City loaned the Swimmers money to install solar panels along the south facing facility roof, which has saved them considerable money over the past 6 years, and will continue to do so. The City provides electrical and plumbing repairs and some other maintenance without cost. The current contract with the Swimmers has been in effect since 2003.

Veteran's Hall



The Veteran's Hall, bordering the park to the east, was constructed in 1958. The 17,800 square foot building, and the parking area and landscaping surrounding the building, are owned and maintained by the County of Sonoma. The Regional Parks Department has leased the facility to the Sebastopol Center for the Arts, who oversees scheduling of events and maintenance. The building serves as a dedicated Veteran's memorial. The Veteran's

Hall is utilized by the Veterans of Foreign Wars Post and Auxiliary group for meetings and events. The Hall is also leased out to various organizations, including the City of Sebastopol, for meetings and events.

The physical location of the Veteran's Hall poses a challenge to Ives park in regard to visibility to the park. Currently, the entrance to the park and playground on the east side is located behind the Veteran's Hall, on the west side of the parking lot, through a sliding, locking, chain link gate. There is a secondary side entrance along the northern border of the Veteran's Hall; a strip of land that the City owns, which runs along the creek and leads into the park via a concrete path.

This entrance to the park is not clearly marked at the street and could be improved upon. There is a fair amount of chain link fencing along both sides of the entrance, as well as along the creek leading up to the entrance.

Little League (Polley Field)



Polley Field was constructed in 1957 and has been the home of Sebastopol Little League ever since. The City owns the field, including the light fixtures, concession stand, bleachers, and fencing; however the field, concession stand, and restrooms are managed and maintained by the League. The field is used by the League every day except Sundays, March through November, and for tournaments in June and July. The field is used twice weekly and Saturdays, August through November. In addition, the field is used for adult softball games on weekday evenings in the summer and fall months.

Due to the field's high cost of maintenance and past vandalism, the field is locked during all hours that it is not in use by the Little League, adult league, or other group with prior reservations for the field through the Little League. According to League representatives, this arrangement was agreed upon between the League and the former City Manager; however the Lease Agreement was not revised and continues to state that "when not in use by the League, the property shall be available for use by the public." Groups who wish to use the field are required to obtain permission from the League, in addition to a Special Event permit from the City of Sebastopol. Field use is restricted prior to 9 AM and after 10 PM.

Playground



The playground is located in the central portion of the park and has been a feature of the park for more than 50 years. It has been replaced several times, most recently in 2003, funded by a donation by the Sebastopol Rotary.

The school age play zone contains a 2-bay swing set, a free standing slide, a balance beam, and three free-standing climbing pieces. The tot age play area contains two single bay swing sets with two bucket seats each, two post and platform play structures and a square sand play area. The engineered wood play surfacing is enclosed by white plastic PVC tubes. The tot age zone is boarded by a perimeter chain-link fence. Three benches are located inside the tot area, and two picnic tables are located alongside the school age play area. Trees located inside the play area provide shade. One drinking fountain exists in the park, located near the playground.

The playground is heavily used by the Little League children and students of the Sebastopol Charter School. During the summer months, summer camp programs also utilize the play equipment, as do children attending fairs and festivals in the park.

Calder Creek



Calder Creek runs inside an open concrete channel, designed to look like stacked stones, through Ives Park. The creek's journey to the east and west of the park occurs underground, in conduits that carry the water underneath both private and public City properties and on out to the Laguna. A portion of the creek sometimes pools to form a small pond. Until recent years, larger pools were made possible via a weir consisting of boards erected in the

creek channel during the spring months. The City has not constructed the weir in recent years. The creek is currently fenced along both sides of the channel and around the perimeter of the pond. The creek channel is passable via several bridges crossing over it, connecting to paved paths throughout the park.

The channel is deep and narrow, and it can be difficult to see the water. It is currently inaccessible to park visitors. The creek walls are failing in several areas, in particular at the weir area near the pond, where the water appears to be flanking the wall. Invasive plants species have been found growing around the pond and along the creek.

Picnic Areas



There are a variety of picnic arrangements scattered throughout Ives Park, including group picnic, single tables, BBQ, a serving table and a variety of table sizes. The picnic tables get good use and are highly used during festivals and events. Generally, the picnic areas are in good shape, with some of the tables being only several years old.

Park Entrances



The primary entrances to the park are on Jewell Avenue, where there are 3 steps that drop to the park level; the stairway to Ives Pool, located on Willow Street; and behind the Veteran's Hall, via a chain-link gate. The park can be accessed on the south, west, and east sides by additional small paths through trees, and alongside the Veteran's Hall to the north. The only accessible entrance is from the Veteran's hall parking lot near the playground. There are

two crosswalks at Ives Park. One crosswalk exists on South High Street for access to the Veterans Building and another crosswalk located on Willow Street at midpoint of the pool.

Paths & Paving



Several paved pathways traverse the park, many of which are not accessible due to steepness and condition such as cracking and heaving due to tree roots. Additional paving is located near the western-most bridge, along the pathway leading from the restrooms to the playground, and surrounding the picnic areas along Jewell Avenue. The sidewalk paths along the perimeter of the park and pool entry are concrete and the internal paths are asphalt.

Restrooms

2 restrooms exist in Ives Park. One restroom is attached to Ives Pool near Calder Creek. The entry slopes to these restroom exceed recommended accessibility codes. The second restroom is located near the ballfield and contains an additional room for concessions. Both restrooms are in need of upgrades.

Existing Bridges



Three pedestrian bridges exist crossing Calder Creek. They are constructed out of wood, including the railings. All bridges are approximately 7 feet wide. The easternmost and westernmost bridges are 14 feet in length and the central bridge is 16 feet in length.

Wood Stage



Since 1993, the Sonoma County Repertory Theater produced two outdoor plays per year at Ives Park. An outdoor stage, which was constructed in 2003 as a joint project between the theater and the Sebastopol Rotary Club, is utilized for productions between June and September. The stage is wooden and has begun to show signs of wear. Informal seating is provided on the lawn area in front of the stage and at the adjacent picnic tables.

Concrete Stage



A second stage is located across from the wood stage, adjacent to the western facing Ives Pool facility fence. This stage, which is concrete, was constructed in the 1990's as a joint project between volunteers and the City. The purpose of the stage is to provide a place for bands to play live music. An electrical outlet is provided adjacent to the stage to accommodate musical equipment. Since its construction, the stage has not been heavily used.

Lighting



Light fixtures are located throughout the park and provide only security lighting. The fixtures are approximately 20 feet high and are standard industrial aluminum street lights. The fixtures are in poor condition with rust on the posts. Due to the heavy foliage from the trees and vegetation, many areas of the park remain shaded. Much of the light from neighboring streets and properties are also blocked by vegetation from entering the park.

Landscaping



The majority of the park is comprised of lawn area; however, there are a number of substantial trees planted throughout the park, including redwoods and oaks. A number of the Redwood trees appear to be unhealthy. Dense foliage is planted along the north side of the creek and ball field, and the east side of the park, abutting the Veteran's Hall parking lot. The foliage consists of dense brush and small trees. These areas have become attractive to loiterers and posed security problems in the past.

A small rose garden is located on the park's northeastern lawn. The garden is currently being maintained by City staff but interest has been expressed in finding a volunteer group to maintain the garden.

Pool staff and volunteers have landscaped the southern entrance to the park, along the stairwell leading to the pool.

Topography

Several aspects of the topography at Ives Park present a challenge when trying to increase accessibility and visibility. The majority of the park is lower in elevation than the adjacent streets to the south and west, and the buildings to the north. The elevation at South High Street is level with the park and provides the most accessible access. At its most extreme, elevations from Willow Street are approximately +/- 19 feet above park elevations. Topography creates intimate spaces that can be desirable but can also separate uses and encourage activities that are not desired.

Education

The Sebastopol Charter School uses the park on a frequent basis and students are taken there for recreational purposes. Summer camp programs also use the park, playground equipment and pool in the summer months.

Festivals



Ives Park is home to a variety of festivals including the Apple Blossom Festival in April, the Roma Festival in May, and the Cajun Festival in September.

The Apple Blossom Festival is hosted and organized by the Sebastopol Area Chamber of Commerce with the support of local businesses. The festival includes a parade, food, wine garden, live music, crafts, art, and activities for children. The festival has run almost continuously since 1947 and is the Chamber's biggest community promotion project.

The Annual California Herdeljezi Festival, a traditional Romani (Gypsy) folk arts festival, celebrates the folk art and traditions of the Roma. The festival features traditional music, songs, dances, stories, foods, crafts, and customs of the Roma. It was designed as a means of preserving and sharing the cultural traditions and folk arts of the Romani people in the United States, while building a sense of community among the friends and neighborhoods who help make it happen.

The annual Cajun Zydeco Festival is hosted by the Rotary Club of Sebastopol Sunrise. The festival includes live music, dancing, food, and drinks. Zydeco is the music of Southwestern Louisiana's Black Creoles, a group of people of mixed African, Afro-Caribbean, Native American and European Descent.



MASTER PLAN INTENT

Ives Park is one of the most diverse and heavily used parks in Sebastopol. The park provides diverse activities ranging from passive recreation and bird watching to active sports play. Over the years, Ives Park has struggled with balancing its increasing popularity with its site limitations. The park has been identified by the City of Sebastopol as being incohesive with physically disjointed park amenities that contribute to a lack of a clear identity. Significant upgrades have not been made to the park for a number of years and many aspects of the park are in need of attention.

The goal of the Master Plan for Ives Park is to create a cohesive and beautiful design that meets the needs and reflects the vision of the community, allow for future phasing and flexibility, create a park identity, and is environmentally sustainable. The plan proposes to strengthen physical and visual connections, both internally and externally, to increase the overall cohesiveness, improve accessibility, circulation, and safety, and contribute to the ambiance and identity of the park. The redesign of the park will also provide upgrades to park amenities such as restrooms, playgrounds, performance and gathering spaces, and site furnishings improving the overall experience of the park.

Master Plan Goals

- Develop overall park cohesiveness.
- Strengthen physical/visual connections internally and externally.
- Enhance sense of identity.
- Improve ambiance.
- Increase sustainability.
- Improve accessibility.
- Update amenities.

MASTER PLAN PROCESS

The City of Sebastopol Planning Commission and City Council/Community Development Agency provided a series of recommendations for improvements to Ives Park. These recommendations served as a starting point for identifying overall goals and elements for the development of the park.

The Conceptual Master Plan for Ives Park was developed with input from the City and the community over public meetings and meetings with various organizations.

06/01/12: Meetings held with the Cajun Festival organizers, Creek Stewards and the Ives Park Pool Manager.

06/03/11: Conference call with the Apple Blossom festival organizers.

06/07/11: Conference call with the County Public Facilities Manager.

06/28/11: Planning Commission Presentation with public comment.

10/16/12: Meeting with the Creek Stewards.

10/23/12: Planning Commission Presentation with public comment.

10/10/12: Meeting with the Charter School and the director for the Center for the Arts.

11/12/12: Planning Commission Discussion.

02/06/13: Presentation to City Council with public comment.

Desired components from the public outreach process

- Restore Calder Creek to a more natural state.
- Improve access and circulation.
- Increase visibility and safety.
- Upgrade park amenities - restrooms, playground, stage, bridges, site furniture, fencing, lighting.
- Include into park the island at Jewell Avenue and Willow Street.
- Improve planting.
- Incorporate sustainable stormwater and irrigation measures.
- Remove fencing around creek.
- Install interpretive/educational signage.

ACCESSIBILITY

The guidelines listed in this report are intended to convey to City Staff general information regarding accessibility standards and recommendations for compliance. Guidelines for accessibility design are continually changing as the Federal Access Board incorporates new standards in to the Americans with Disabilities Act of 1990, creating new guidelines effective March 15, 2012. It should be noted that generally, existing facilities, while subject to certain ADA requirements, are not addressed by ADAAG except where altered. Additional information can be found through the following sources:

- California Code of Regulations (CCR), Title 24 (T24), part of the California building code (CBC).
- Americans with Disabilities Act Accessibility "Guidelines for Buildings, Facilities and Outdoor Recreation" (ADAAG) which includes the "Accessibility Guidelines for Recreation Facilities," June 2003 (03 AG)
- "Regulatory Negotiation Committee on Accessibility's Guidelines for Outdoor Developed Areas (99 AG).

ADA Playground Guidelines

American Society for Testing and Materials

F-1487-07: standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

F-2223-04: Standard Guide for ASTM Standards on Playground Surfacing

Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety.

United States Access Board Accessibility Guidelines for Play Areas.

United States Consumer Product Safety Commission (CPSC) National Electronic Injury Surveillance System (NEISS)

MASTER PLAN IMPROVEMENT ZONES

For the purpose of project phasing, the proposed park improvements have been broken into 11 separate zones. See the Appendix F for a diagram map of these zones.

1. Entrance Accessibility
2. Art Entry Zone
3. North Creek Restoration
4. South Creek Restoration
5. Picnic & Passive Play Zone
6. Pool Perimeter Improvements
7. Ballfield Perimeter Improvements
8. New Restroom
9. New Play Area
10. Performance Zone
11. Corner Capture

In addition to zone improvements, general park improvements, which relate to the park as a whole, have been divided out into a separate section.

Zone 1: Entrance Accessibility

The Entrance Accessibility zone is subdivided into 4 major park entrances. The park's topography presents accessibility challenges at each entry point that need to be addressed. Entry points along Willow Street have the greatest set of challenges due to the higher grade differential.

Goal

To improve accessibility, safety and park identity.

Entrance Point A Improvements

Entrance point off of Willow Street north of the pool. This park entry point is also shared with Ives Pool. In order to enter Ives Park at this point, you must currently walk down one flight of stairs to the first landing where the path intersects. From here, the path travels in a counter clockwise curve to ground level. The slope of this path exceeds recommended accessible grades.

It is recommended that the path connect at the top stair landing to increase accessibility and circumvent the flight of stairs. It is also recommended that the path be regraded to include a series of 3 accessible ramps, not exceeding 8.33% in slope. These ramps should include appropriate landings and handrails per code.

Entrance Point B Improvements

There are 2 entrances in this stretch located off of Willow Street, south of Ives Pool.

The first entrance, closest to the pool, also serves as maintenance vehicular access to the park. The path arches clockwise, traveling down to access the picnic tables. The path's slope currently exceeds recommended accessible grades. It is recommended that the path be regraded to include 1 accessible ramp, not exceeding 8.33% in slope and the remaining path to be graded under 5% slope.

The second entrance is closer to the intersection of Willow Street and Jewell Avenue. It is a smaller minor park entrance that is used to access the picnic areas from Willow Street. Due to the lack of space and the grade changes from street level to park level, it is recommended that a staircase of 4 stairs be installed.

Entrance Point C Improvements

Entrance point off of Jewell Avenue near the redwood grove: a staircase of 3 steps exists at this location. The grades of the walk from Jewell Avenue to the staircase and from the staircase into the park exceed recommended accessible grades.

It is recommended that the staircase be replaced with a new staircase consisting of 6 steps. In addition, it is recommended that an accessible switchback ramp be installed in conjunction with the new staircase. The installation of a new staircase and an accessible ramp would provide park users two options to enter the park. The stairs will provide the quickest access, while the ramp will provide an accessible path of travel.

Entrance Point D Improvements

Entrance point from the Sebastopol Fire Department on Bodega Avenue: this entrance, located behind the baseball backstop, is primarily used by pedestrians from Bodega Avenue. It is not visible from the street. It contains a ramp and 13 stairs leading down to park grade.

It is recommended that a switchback accessible ramp be installed alongside the stairs. The installation of a new staircase and an accessible ramp would provide park users two options to enter the park. The stairs will provide the quickest access while the ramp will provide an accessible path of travel.

Zone 2: Art Entry

This zone is located between the Veterans Memorial parking to the north and an Ives Park walking path that runs parallel to Calder Creek. The area is currently planted with turf grass and is primarily used only during festivals as tent space. This entry zone is often a visitor's first impression when walking on Main Street. This zone provides an opportunity to showcase artwork by the Sebastopol Center for the Arts, located in the Veterans Memorial building.

Goal

To better utilize this area as a major park focal and welcoming point and create identity through the use of outdoor public art.

Improvements

- Install sculpture garden along entry walk from High Street – install concrete pads that can accommodate rotating sculptural art exhibits
- Update flatwork to be ADA compliant and develop new entry node at High Street entrance. This includes paving that will differentiate the area as an entry node, decorative planting and a new park entrance sign
- Plant no mow fescue in order to reduce maintenance costs and water use
- Improve seating and trash receptacles

Calder Creek Restoration (Zone 3 & 4)

Calder Creek is the key feature and natural resource of the park, but perimeter chainlink fencing and steep walls make it inaccessible and visually unappealing. The creek bisects

the major use areas and therefore is also a major contributor to the parks incohesive and fragmented feel.

The proposed creek improvements are divided into two sections, north and south, with the dividing line at the existing central bridge. These sections were divided based on their existing conditions. The south creek section is the most naturalized portion of the creek and the northern section is channelized with walls. Cost estimates for each section were made assuming the sections would be improved independently. In the case that both areas are restored concurrently, the costs related to site preparation would be reduced.

Goal

To naturalize the creek for visual, accessible, environmental and educational purposes. The creek should become the central element, or spine, that links all park features together creating a more unified park.

Zone 3: Calder Creek North Creek Restoration

The restoration of the north section of Calder Creek proposes to remove a large portion of the concrete channel and fencing to restore the channel and improve access. The area designated for the restoration would be expanded beyond the existing channel into the rose garden and requires the relocation of the northern bridge. For safety purposes, it may not be possible to remove all of the fencing as part of the restoration. It is recommended that the remaining fencing be replaced with more aesthetically pleasing fencing.

Improvements

- Restore and realign creek channel providing naturalized creek profile
- Remove all chainlink fencing along creek
- Install new decorative guard rail where creek wall is to remain
- Remove hazards/patch and repair creek walls that are to remain
- Install new bridge at north end capable of holding maintenance vehicles
- Replace central bridge
- Add natural creek edge and seating
- Add new accessible entry plaza at entrance from Veteran's Building parking lot
- Thin vegetation at "onion patch"
- Install interpretive signage about the creek ecology and its history

Zone 4: Calder Creek South Creek Restoration

In the "meadow" area, the creek is released from the confines of its concrete channel and was, at one time, flooded to create a pond. The proposed plan slightly enlarges this area by moving the wall at the back of the baseball field to capture space. The fence would be removed and the creek channel restored allowing for planting of native riparian species. Accessibility and usage of the area both improve by replacing the central bridge and installing natural seating along the edges.

Improvements

- Remove chain link fencing and guardrails
- Restore creek channel
- Add natural creek edge and seating
- Move wall at back of ball field to capture space
- Install interpretive signage about the creek ecology and its history

Zone 5: Picnic and Passive Play Zone

This turf open space, located between Ives Pool and the Veterans building, provides an informal space for people to gather, picnic, play games, and enjoy passive activities. The master plan relocates the playground from this zone and as a result creates a larger space that is more open and better connected to Calder Creek.

Goal

To provide better park connections, provide better perimeter visibility and to create a large, passive multi-use space.

Improvements

- Provide a new large central green space by relocating playground to area adjacent to Jewell Ave entrance and new restroom facilities
- Install trellis structure and seating area that could be used as a secondary performance space
- Remove shrubs separating the park from Veterans' Hall parking lot
- Install new entrance points from Veterans' Hall parking lot into park
- Install stormwater filtration garden
- Install new picnic areas

Zone 6: Pool Perimeter Improvements

Ives Pool is visually disconnected from the rest of the park. Visitors of the pool can not see out into the park, and visitors of the park can not see into the pool. The proposed plan replaces the existing opaque slat chain-link fencing with one that provides visual access between the pool and the park, creating a greater sense of integration. Additionally, the perimeter planting area outside the fence provides an opportunity for the addition of gardens and bioswales. The plan proposes to install edible gardens in this area that both screen pool infrastructure and provide a garden with which the community can interact.

The Swimmers group is anticipating expanding the women's locker room by 296 square feet. The addition would be located on the front of the pool house building and extend east toward the Veteran's Hall. The board is also considering enclosing an alcove located underneath the solar paneled roof on the north side of the facility to create a meeting room. They would also like to potentially construct a storage room at the northwest corner of the facility.

Goal

To increase visibility and integration with the park

Improvements

- Replace existing opaque slat chain-link fence with transparent fencing that is aesthetically pleasing
- Remove concrete stage at west end of pool
- Install edible gardens
- Screen pool equipment with planting

Zone 7: Baseball Field Perimeter Improvements

Polley Field is visually separated from the park with a billboard lined chain-link fence. The linear space on the north side of the field between the residential houses is largely unused space. The goal is to activate and utilize this area as parkland.

Goal

To increase visibility and integration with the park

Improvements

- Remove selected billboards at baseball field to increase visibility
- Add planting along outfield perimeter to soften edge
- Install new perimeter path behind the baseball field

Zone 8: Restroom Improvements

It is recommended that the park consolidate its two restrooms into one new restroom. The structure should be vandal resistant, ADA compliant, contain an external drinking fountain and designed to be aesthetically fitting for Ives Park. The floor plan should consist of separate women's and men's rooms with a minimum of 2 stalls each. It should also include a storage/mechanical room and a concession room able to prepare and heat prepackaged foods and beverages. Floor plans should be reviewed by the City and park users to determine appropriate room sizes based on usage.

Goal

Provide a safe and clean restroom and concession facility for park users and nearby access from the new playground and ballfield.

Improvements

- Convert existing park restroom at Ives Pool into storage for pool needs
- Replace existing restroom and concession stand at ballfield with a new prefabricated structure. New restroom to include drinking fountain and snack bar area

Zone 9: New Play Area

The existing location of the playground sits very close the creek and is surrounded by chainlink fencing. It obstructs views and access to the turf open space and impedes the central walk running parallel to the creek. During larger events, this area becomes a pinch point. It is recommended that the playground be relocated next the new restroom. This location will provide greater visibility and better access to restrooms. It will also allow a parent who has one child playing ball to have another close by playing on the playground.

New play equipment should focus on themed and imaginative play opportunities with sensory and creative play features. The equipment should be age-specific, made from sustainable materials and be accessible. New play structures on the market are providing greater accessibility and play value than the traditional post and platform structures. The theme and materials used in the play equipment should represent and fit within the park context. The layout of new play equipment should be coordinated with rubberized safety matting, shade elements, a sand play feature and perimeter seatwalls. Benches should be located throughout the area providing places for parents to sit and watch their children. The play area footprint should be modified to meet the fall zone requirements. Improvements to the playground should comply with ASTM Standard Specifications, the Americans with Disabilities Act, the U.S. Consumer Product Safety Commission and the National Playground Safety Institute.

Goal

Provide a safe, active, and imaginative play area for kids of all ages and abilities

Improvements

- Relocate playground as shown on master plan
- Install diverse types of play equipment to encourage a variety of active play as well as social and creative play
- Separate tot and school age play areas
- Incorporate perimeter seatwalls and interior bench seating
- Install shade structures or trees
- Install resilient matting play surfacing for accessibility
- Install perimeter safety fencing

Zone 10: Performance

Two stages exist in Ives Park: a wood stage and a concrete stage. The Sonoma County Repertory Theater utilizes the larger wood stage for productions during the summer months. The wood stage faces three issues: it is not ADA compliant, the location does not provide adequate space for the audience, and there is concern about the longevity of the structure. In response, the plan proposes to create a larger lawn area by covering the creek channel, install a new, larger and accessible stage in the current stage location, and move the central picnic areas to the edges of the space. A perimeter path would provide access to the western side of the area where new picnic areas and edible gardens would be installed. Because the concrete stage is rarely used and its location is undesirable, it is recommended that it be removed.

The recommendation to cover the existing portion of the creek in zone 10 serves as a balance between active and natural spaces. By creating more usable park active space in Zone 10, it allows for the full creek restoration in zones 3 and 4. Returning the creek to a natural state in zone 10 would have resulted in the removal of redwood and oak trees. It would have also required a large amount of space, due to the depth of the creek in this location.

Goals

- Provide a balance of active and passive natural space.
- Provide a large flat open space for park events and festivals.
- Increase visibility and connectivity.
- Provide a variety of picnicking opportunities.

Improvements

- Cap creek channel from corner to vehicular bridge to form a large central green space.
- Replace pedestrian bridge
- Re-grade lawn area to a maximum 2% slope.
- Add perimeter path.
- Install new stage with accessible ramp.
- Relocate picnic areas from center to perimeter.
- Remove failing redwoods; plant new trees.
- Remove hedges at edges for increased visibility.
- Plant edible gardens along the western edge of the park adjacent to Jewell Ave.
- Install stormwater treatment areas.

Zone 11: Corner Capture

The existing corner of Willow Street and Jewell Avenue contains a separate right turn lane, traveling from Willow to Jewell Avenue. This lane is separated from the intersection by a planted island containing 2 trees. There have been instances of cars speeding around this corner since there is no required stop. This poses a safety concern when pedestrians approach this corner.

The master plan proposes to remove the separate turn lane and capture it, along with the existing island, as park space. This new park space is proposed as an interpretive garden, potentially including native plants and plants used by the Native American peoples.

Goals

- To increase park space by converting underutilized paved street space
- To increase pedestrian safety at street crosswalks

Improvements

- Remove paved turning lane
- Connect new sidewalk with existing sidewalk
- Plant new trees and groundcover
- Install an interpretive garden
- Install decomposed granite paths through interpretive garden

GENERAL PARK IMPROVEMENTS

Site Improvements

The City has identified numerous aspects of the park that are in need of attention including pathways and access, site furnishings, play equipment, landscaping and irrigation, fencing, lighting, security, and restrooms. The master plan includes overall circulation system for the park that provides a network of asphalt paths that connect the various activity areas and facilitates passive recreation. The circulation paths vary from 6 to 16 feet in width, with the main circulation path being 12 feet wide. Site furnishings along the paths shall include trash and recycling receptacles, benches and security lighting. The paths will be designed and constructed to accommodate maintenance and/or emergency vehicles. The majority of these improvements are made within the individual zones, however, some improvements such as electrical and irrigation infrastructure need to be addressed on a site-wide basis.

- Improve electrical infrastructure
- Improve water infrastructure
- Update irrigation system with smart controller
- Incorporate water saving strategies
- Install educational signage about park history and ecology
- Replace park lighting with improved security lights

Entry Features

There are three main access points into Ives Park from the surrounding neighborhoods: one on each of Jewell Ave, Willow St, and S. High St. In order to signify and call attention to these entrances, the plan proposes the addition of an entry feature at all major entrances. The features could consist of decorative overhead structures, sculpture, special paving, planting, or signs. All entry features would work to strengthen the park's identity and highlight the importance of the major park entrances.

Park Signage

To help community members navigate the park, signage describing and locating individual park amenities will be provided. Signs will be located at all entry and high traffic nodes in and around the site. The signage will be developed to match the overall concept and design intent of the site.

- Install new entrance sign at S. High St entrance

Off-site Improvements

The plan identifies several ways in which small additions to the areas adjacent to the park would improve safety and access. Installing crosswalks with bump outs would help slow traffic and increase safety for pedestrians crossing into the park.

- Improve pedestrian safety by adding bulb outs and crosswalks at major crossings

Connections Beyond the Park

Ives Park occupies a prominent position near the center of Sebastopol, being one block from the South Main St commercial district and several more from the Joe Rodata trailhead. The proximity of the park to these features provides an opportunity to create physical and visual access between them. The plan proposes to provide a framework for establishing these connections in order to increase safety and accessibility for pedestrians moving between the nearby features.



4 | FUNDING

FUNDING

The primary City source for park improvements has been the Park Impact Fee Fund, which receives revenues from impact fees paid by residential development. The fund is far from adequate to implement the Master Plan. Little residential development is anticipated in the foreseeable future. No funding is currently available for improvements.

Ives Park improvements should be considered in light of funding, staffing, and maintenance constraints to develop plans or accomplish implementation.

This section provides future grant sources, granting foundations and other fund-raising options related to Ives and is broken down into the following sub-sections:

Fund-Raising, Social Media, Community Outreach and Private Donations

- Project Preparation for Applications (Community Input, Sustainable Design and CEQA/NEPA Compliance, CCC)
- Grant and Funding Opportunities
- Additional Funding Sources
- Additional Resources

Those seeking funding for park renovation must be diligent and persistent in seeking out and competing for grant and foundation funds. Despite the variety of federal, state, local and private funding sources, historically and for the foreseeable future, there are more projects than funding available. Typically most granting agencies have annual cycles. Since deadlines can be extended and funding renewed, these identified sources should be reviewed on a regular basis for updated information.

Fund-Raising, Social Media, Community Outreach and Private Donations:

Creating awareness of any potential project will be critical in raising private donations and having a successful fund-raising campaign. It is expected that a slogan for any Ives Park project would be a highly effective marketing tool. Creating a clear and concise message for potential donors and partners will be critical for ongoing donation requests.

A web-site exclusively for Ives Park could also be developed as a fund-raising tool. To aid in any identified future project fund-raising, additional information could be added to this page. Creating a compelling story, including the historical uses of the site along with the project funding need, would immediately reach all patrons searching for additional information on the project. A "Donate Now" button on the web-site will also allow for residents and park patrons to give money immediately to the project.

Several options are available to create a "Donate Now" button. Network for the Good (www.support.networkforgood.org), is a national non-profit that provides tools for on-line fund-raising. Instant donations and up-to-date donation tracking information is all available immediately with just one click. This is a good option for project specific fund-raising, as it eliminates questions of where donations will be going or how much funding has been raised.

The utilization of free and popular social media platforms in conjunction with a project web-site, is recommended. Keeping the public informed is critical in raising awareness

and making a successful fundraising campaign. Facebook is currently one of the most popular social media platforms and are already used by the city. Social media platforms will organically spread the awareness of the funding need for the project. These platforms are also great for keeping residents informed of construction schedules and other project updates.

Project Preparation for Applications (Community Input, Sustainable Design and CEQA/NEPA Compliance, CCC)

Recently, the California Office of Grants and Local Services (OGALS) created new guidelines for many of the grants in which they administer. New guidelines focus on project readiness, sustainable design and community involvement. Nearly all State funding is requiring projects to focus on green or sustainable building. Incorporating green elements where possible will help prepare the project to be competitive for future funding. In addition, there are other funding opportunities to promote green building that can be explored more fully as the project scope is further developed.

Community input is also very important for successful grant writing. It is recommended that at least five community meetings take place for any project within the park. This way the project will meet the minimum requirements of several OGALS grant guidelines. Community input may be in the form of a meeting dedicated to the project, presentations to local boards or informational booths at local community events. The Master Plan process can be used to meet the requirement for five meetings.

Additional key elements to prepare for applications include:

- CEQA or NEPA compliance. Preparation of these documents will show project readiness and are required for State and Federal applications
- Raising at least a portion of the project costs with local sources. This will demonstrate community commitment and will provide a source of matching funds
- Incorporation of the California Conservation Corps (CCC) with the project. In many cases grants will award more points for projects that work in conjunction with the CCC or the local chapter of the CCC (Conservation Corps North Bay). Having a letter of commitment from the local CCC office will ensure these points will be awarded.
- Grants.gov is used by several granting agencies. If the City is unfamiliar with the Grants.gov application process, it is highly recommended that a DUNS number is requested and a project administrator is assigned. These processes may take several weeks and will help with the application process.
- Partnerships with local non-profits are also looked upon favorably by several of the granting agencies. Establishing these partnerships early on will demonstrate project readiness, community commitment and additional support.

Grant and Funding Opportunities

California Youth Soccer and Recreation Development Grant

Intended for the acquisition or development of land and/or facilities to improve the

communities access and use for youth soccer, baseball, softball and basketball opportunities. This is not a matching program, but those communities willing to match funds will be more competitive in the selection process.

<http://www.parks.ca.gov/grants>

Cal Ripken Sr. Foundation Grants

The Cal Ripken, Sr. Foundation provides a variety of grants to community groups and schools that meet their eligibility requirements, in order to support the growth of youth baseball and softball, as well as promote character growth in children. Please visit the title link for information about the grants and downloadable applications.

<http://www.ripkenfoundation.org/grants/grant/>

Baseball Tomorrow Fund

The Baseball Tomorrow Fund is intended to provide funding for incremental programming and facilities for youth baseball and softball programs, not as a substitute for existing funding or fund-raising activities. Baseball Tomorrow Fund generally considers projects that include capital expenditures for youth baseball and softball programs such as baseball/softball equipment and uniforms, basic baseball/softball field renovations and construction (e.g. infield mix, sod/seeding, bases, dugouts, fencing, field lighting, irrigation system, grading, etc.)

http://mlb.mlb.com/mlb/official_info/community/btf.jsp?content=about

Nature Education Facilities Program

The NEF will fund projects for development of nature education facilities, buildings, structures and exhibit galleries that present collections to inspire and educate the public and for marine wildlife conservation research equipment and facilities. This grant was offered in 2010. It has not been determined whether it will be available in future years.

http://www.parks.ca.gov/?Page_id=26026

American Academy of Dermatology- Shade Structure Grant Program

The American Academy of Dermatology offers a Shade Structure Grant program with grants of \$8,000 each to fund permanent outdoor shade structures designed to provide shade and ultraviolet ray protection. The program awards grants on an annual basis.

<http://www.aad.org/public/sun/grants.html>

KaBOOM! Community Partnership Grants

KaBOOM! is a national non-profit that envisions a place for children to play within walking distance to local residences in North America.

<http://www.kaboom.org/>

Lowe's Charitable and Educational Foundation

Support for education and community improvement: Lowe's Charitable and Educational Foundation awards more than \$1.5 million annually to individuals and organizations across the United States. Founded in 1957, the Foundation's primary philanthropic focus areas include community improvement projects, education scholarships for trade disciplines and environmental initiatives that enhance the natural environment.

<http://www.lowes.com/lowes/lkn?action=pg&p=AboutLowe's/Community>

Urban Park and Recreation Recovery (UPARR)

Since 1978, the UPARR program awarded nearly \$272 million for 1,461 grants to 380 local jurisdictions in 43 States, the District of Columbia and Puerto Rico. UPARR grants provid-

ed recreation opportunities for all ages, all ethnic groups, and people with and without disabilities, senior citizens to at-risk youth, latchkey children, and young adults. Types of recreation facilities rehabilitated through the UPARR program include: playgrounds - recreation centers - ball fields - neighborhood parks picnic areas - tennis courts & basketball courts - hike/bike/exercise trail
http://www.nps.gov/ncrc/programs/uprr/program_inbrief.html

Tire-Derived Product Grant Program

The California Department of Resources Recycling and Recovery (CalRecycle) offers the Tire-Derived Product (TDP) Grant Program to promote markets for recycled-content products derived from waste tires generated in California and decrease the adverse environmental impacts created by unlawful disposal and stockpiling of waste tires. Only one application per qualifying entity will be accepted. Eligible applicants include public entities which include: California cities, counties, public school districts, public colleges and universities, special districts, park districts, public recreational facilities, and state agencies (including offices, departments, bureaus, and boards).
<http://www.calrecycle.ca.gov/Tires/Grants/Product/>

Land and Water Conservation Fund

The purposes of the LWCF program is to assist in preserving, developing and assuring accessibility to all citizens of the United States of America of present and future generations a quality and quantity of outdoor recreation resources. LWCF funds can be used for acquisition or development. This source could likely be used for interpretative signage about the Marsh and possibly for dock improvements.

Applicants may not begin construction until a grant contract is fully executed. Projects will not be considered for funding if:

- The time line indicates that the project is not likely to be completed within the contract performance period and/or the applicant does not demonstrate that they, or their Project manager(s), are capable of completing the project within the contract performance period.

There is no minimum or maximum limit on grant request amounts, however it should be noted that in the 2011 cycle of funding there was only about \$700,000 available for all of northern California.

- 50% match is required
- In 2011, \$1,740,000 in funding was available, split 60% for southern California and 40% for northern California.

Ineligible Projects include, but are not limited to the following:

- Combination acquisition and development projects
- Interpretive facilities which go beyond interpreting the project site and its immediate surrounding area
- Convention facilities
- Commemorative exhibits and monuments

- Facilities marginally related to outdoor recreation
- Indoor facilities such as community centers and gymnasiums
- Facilities used primarily for spectator sports
- Acquisition, restoration or preservation of historic structures
- Employee residences

It should be noted, that all projects funded by the LWCF must be retained in perpetuity for public outdoor recreational use (Public Law 88-578, 16 U.S.C. 460l-6(f)(3)). At this time funding for the LWCF is limited. However, it is anticipated that new legislation will be signed and additional funding will be made available in the coming funding cycles.

Application guide available at:

http://www.parks.ca.gov/pages/1008/files/lwcf_app_guide_5-2010_draft.pdf

Habitat Conservation Fund

- There is no maximum or minimum grant request amount limit.
- There is a required non-state dollar-for-dollar match.

The Habitat Conservation Fund (HCF) Program allocates approximately \$2 million per year to the California Department of Parks and Recreation for grants to cities, counties, and districts to provide for nature interpretation and other non-capital outlay programs which bring urban residents into park and wildlife areas, to protect fish, wildlife and native plant resources or to acquire or develop wildlife corridors and trails. This grant would apply to marsh restoration for Ives Park.

The HCF identifies seven categories that are eligible for funding. Applicants will need to refer to these guides in preparing their application. In addition, the Grant Administration Guide is available for additional information if funding is received.

- Deer/Mountain Lion Habitat (not applicable)
- Rare, Endangered, Threatened or Fully Protected Species Habitat
- Wetlands - http://www.parks.ca.gov/pages/1008/files/hcf_wetlands_guide-2010.pdf
- Anadromous Salmonids and Trout Habitat - http://www.parks.ca.gov/pages/1008/files/hcf_anadromous_guide-2010.pdf
- Riparian Habitat - http://www.parks.ca.gov/pages/1008/files/hcf_riparian_guide-2010.pdf
- Trails - http://www.parks.ca.gov/pages/1008/files/hcf_trails_guide-2010.pdf
- Wildlife Area Activities - http://www.parks.ca.gov/pages/1008/files/hcf_wildlife_guide-2010.pdf

Grant Administration Guide - http://www.parks.ca.gov/pages/1008/files/HCF_Grant_Admin_Guide-2010.pdf

Integrated Regional Water Management (IRWM) Grant program

- 25% match required

The IRWM Grant Program is designed to encourage integrated regional management of water resources and provide funding for projects that support integrated water management planning and implementation. This PSP works in conjunction with the IRWM Program Guidelines to disburse this first round of implementation grant funding under

the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act 2006 (Proposition 84). Focus is on storm water management projects outside of the state plan of flood control that reduce flood damage.

Application guide available at:

http://www.water.ca.gov/irwm/docs/ImplementationGrants/Prop84_Round1/Imp_PSP_Final_07_20_10.pdf

Additional Resources and Potential Partners

Parks and Recreation Funding in California (Trust for Public Land)

This article is a good overview of the local, state and federal opportunities for funding related to parks and open space. Additional articles are linked within the document.

Additional information available at:

http://www.tpl.org/content_documents/hphc/hphc_ParksRecreationFundingCA.pdf

California State Parks Department

The State of California offers many opportunities for park and trail funding through grants on a yearly basis, however these change based on adopted yearly State budgets.

http://www.parks.ca.gov/?page_id=1008

The Foundation Center

Established in 1956 and today supported by close to 550 foundations, the Foundation Center is a national nonprofit service organization recognized as the nation's leading authority on organized philanthropy, connecting nonprofits and the grantmakers supporting them to tools they can use and information they can trust. Its audiences include grantseekers, grantmakers, researchers, policymakers, the media, and the general public. The Center maintains the most comprehensive database on U.S. grantmakers and their grants; issues a wide variety of print, electronic, and online information resources; conducts and publishes research on trends in foundation growth, giving, and practice; and offers an array of free and affordable educational programs.

Additional information available at: <http://foundationcenter.org/>



5 | SUSTAINABLE STRATEGIES

SUSTAINABLE STRATEGIES

Sebastopol is a small, but progressive minded community that has taken action to reduce its environmental impact. The City has identified sustainability as an important goal of the City, with the adoption of such elements as the Sustainable Sebastopol Plan, Green Building Standards Code, and a Pest Management Plan based on integrated pest management principles.

The following are sustainable strategies that the City of Sebastopol may need either to legally comply with State and Federal Ordinances or to comply with their sustainability goals.

C.3 Stormwater Regulations

In 1972, the EPA created the National Pollutant Discharge Elimination System (NPDES) permit program, in an effort to improve water quality throughout the country. These controls, and specifically an NPDES permit, are intended to regulate point source pollutants that are discharged into U.S. waters. NPDES permits are administered typically by states. C.3 regulations are a provision of the NPDES permit and relates directly to the control of stormwater - specifically with regard to new development and redevelopment.

For any future park development or redevelopment in Ives Park, it will be required to meet the NPDES C.3 regulations. Prior to any construction, during early design phases, the City can reduce its impact on water quality by reducing impervious surfacing, use of green roofs, installing rain gardens, and creation of vegetated bio-swales. Prior to and during construction, such elements as an erosion control plan noting the BMP's (Best Management Practices) that will be used on site must be prepared along with implementation of control and treatment measures.

Sebastopol, as part of Sonoma County, must comply with the regulations under the Sonoma County Storm Water Pollution Prevention Program (MCSTOPPP). This program was formed in response to the standards set by the Federal Clean Water Act and Water Quality Control Plan for the San Francisco Bay Region. The requirements of this program apply to both private and municipal capital improvement projects and address such issues as BMP's treatment measures, control measures (quality and quantity), and site design principles.

Although the City should always keep storm water runoff control and quality as a top priority during any type of planning and construction, it should pay special attention to those areas of the park adjacent to the marsh. This is a great opportunity to undertake projects which protect this fragile natural resource, while also using the projects as an educational tool to inform the public of the importance of storm water reduction and water resource protection.

Green Building and Construction

There is great opportunity to use sustainable strategies through thoughtful use of landscape materials and green building practices which will supplement the adopted Green Building Standards Code. National programs such as the LEED (Leadership in Energy and Environmental Design) rating system is a voluntary program that provides guidelines for a wide range of building projects with many "points" awarded to the use of sustainable materials and practices in the landscape, www.usgbc.org. Another program, the Sustainable Sites Initiative, is more landscape focused and provides "voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices."

Below is a summary of different ways to make Ives Park more sustainable:

- Use restroom facilities that incorporate green building designs including low water use fixtures. These buildings should be educational opportunities and also integrate all aspects of green building design.
- Specify landscape materials and site furnishings which utilize post and pre-consumer recycled material, and/or are constructed from materials that are easily recyclable; and/or from

those manufacturers which practice energy efficiency, minimize resource consumption and lessen their overall impact on the environment. Examples of such materials include, but are not limited to: fly ash, aluminum, plastic, bamboo and steel.

- Promote the use of regional materials, by incorporating landscape materials extracted, harvested or recovered as well as manufactured or grown, within 500 miles or less from Sebastopol.
- Include both abundant planting of shade trees and the use of paving that is light in color and/or pervious wherever possible. Heat island Effect is caused by dark, non-reflective surfaces such as asphalt, which absorb and radiate heat, raising the surrounding temperatures. Planting shade trees in conjunction with any paved area will help to reduce heat island effect.
- Use lumber that is sustainably harvested. Many of the wood products used today are from trees harvested from around the world. Purchasing products that are Forest Stewardship Council (FSC) certified helps to guarantee that the wood used was obtained through sustainable methods that help protect and manage forests properly.
- Select furnishings and materials that do not require intensive maintenance such as painted surfaces or materials that are susceptible to rust and weathering.
- Use plants and landscape materials that are durable, drought-tolerant and low-maintenance. Specify plants that do not produce excessive litter or require excessive pruning. Purchase plant materials from vendors who practice sustainable plant production. Use organic soil amendments and organic, slow-release fertilizers (non-petroleum based).
- Reduce the use of potable water for irrigation.
- Ensure all maintenance personnel are trained in proper pruning techniques based on species and/or managed by a certified tree care professional.
- Promote composting of on-site materials generated through maintenance practices (wood chips, lawn trimmings) and use in the landscape. Collect and compost excess organic materials such as limbs or leaf litter that may contribute to fire fuel loads.
- Create a landscape monitoring plan and checklist to detect plant health or potential problems, including introduction and control of invasive species.
- Properly maintain all gas-powered maintenance equipment. Incorporate non-gas powered technology as it becomes available to minimize both air and noise pollution.
- Limit the use of high-pressure blower machinery to reduce the removal of natural duff and mulch which plays an important role in weed control, nutrient cycling and soil moisture retention. Balance this effort with all fire safety guidelines.



6 | APPENDIX

APPENDIX A

AERIAL PHOTO



APPENDIX B

EXISTING CONDITIONS SURVEY

LEGEND

 TURF	 CIRCULATION
 STAGE	 CREEK
 PLAYGROUND	 PICNIC
 PLANTED AREAS	



APPENDIX C

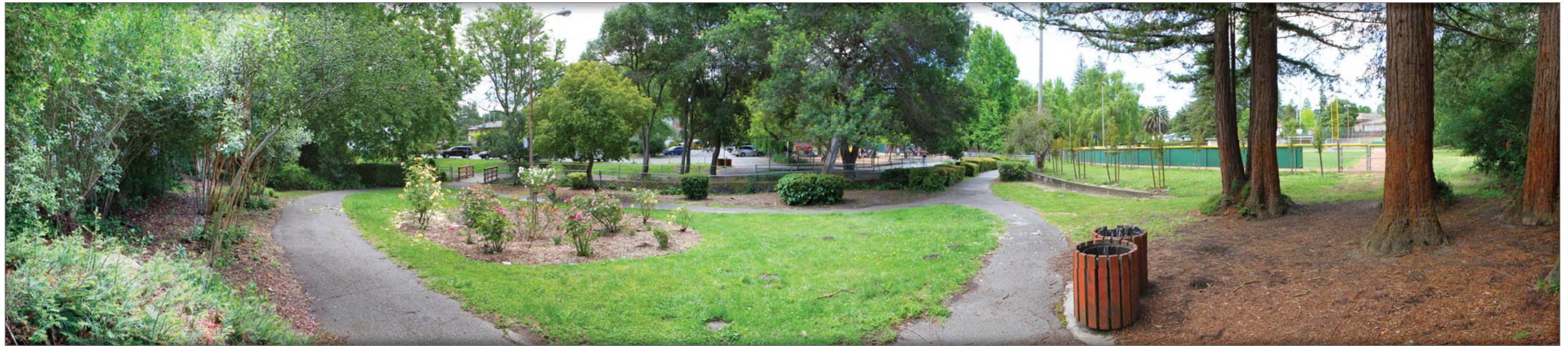
SITE PHOTOS



SEBASTOPOL PIPER PARK - SITE PHOTOS



SEBASTOPOL PIPER PARK - SITE PHOTOS



SEBASTOPOL PIPER PARK - SITE PHOTOS

APPENDIX D

PREVIOUS PLAN ALTERNATIVES



Alternative 1



Alternative 2



Alternative 3

APPENDIX E

MASTER PLAN

Creek improvements

1. Remove chain link fencing & guardrails. Remove safety hazards from creek walls. Patch and repair creek wall as necessary. Restore natural channel in meadow area and rose garden area; underground creek in picnic area. Expand to rose garden area. Remove central bridge and relocate northern bridge. Add natural creek edge and seating.

Site improvements

2. Install sculpture garden along entry walk from High Street.

3. Install new ADA ramp and stairs, develop new entry node.

4. Install new ADA ramp.

5. Update flatwork to be ADA compliant & develop a new entry node.

6. Convert existing park restrooms into storage for pool needs.

7. Remove selected billboards at baseball field to increase visibility and add shrubs.

8. Provide new large central green space by relocating playground (see 14).

9. Cap creek to form a large central green space and relocate picnic areas along a new perimeter walk.

10. Install new stage.

11. Install a new perimeter path behind the baseball field.

12. Relocate pool fencing along Willow Street to allow more space for pedestrians. Install planting to screen chain link fencing. Replace sections of the perimeter pool screen with transparent panels to allow for more visibility and park connection.

13. Remove existing baseball restroom structure and install new prefabricated restroom structure with new drinking fountain that accommodates the park and baseball users.

14. Install new trellis/seating/performance area.

15. Install new entrance gateway features.

Playground improvements

16. Relocate new playground adjacent to open turf park area and restrooms. Install diverse types of play equipment to encourage a variety of active play as well as social and creative play.

Planting improvements

17. To improve security and access, reduce or remove areas of perimeter planting along Jewell Ave. and Willow St.

18. To improve security and access, reduce or remove areas of perimeter planting between the Veterans Hall and the park.

19. Replace redwood trees that are in declining state. Move to edge of turf to open up area for informal use.

20. Remove and thin out planting at the "onion patch."

21. Remove and thin out planting between the baseball field and residential lots. Coordinate with home owners.

22. Install edible gardens.

23. Install bio-basin / stormwater filter.

24. Remove concrete stage at west end of pool.

25. Convert turning lane to parkland and interpretive garden.

Off-site improvements

26. Look for opportunities to provide direct pedestrian access to South Main Street.

27. Improve pedestrian safety by adding bulb outs and crosswalks at major crossings.

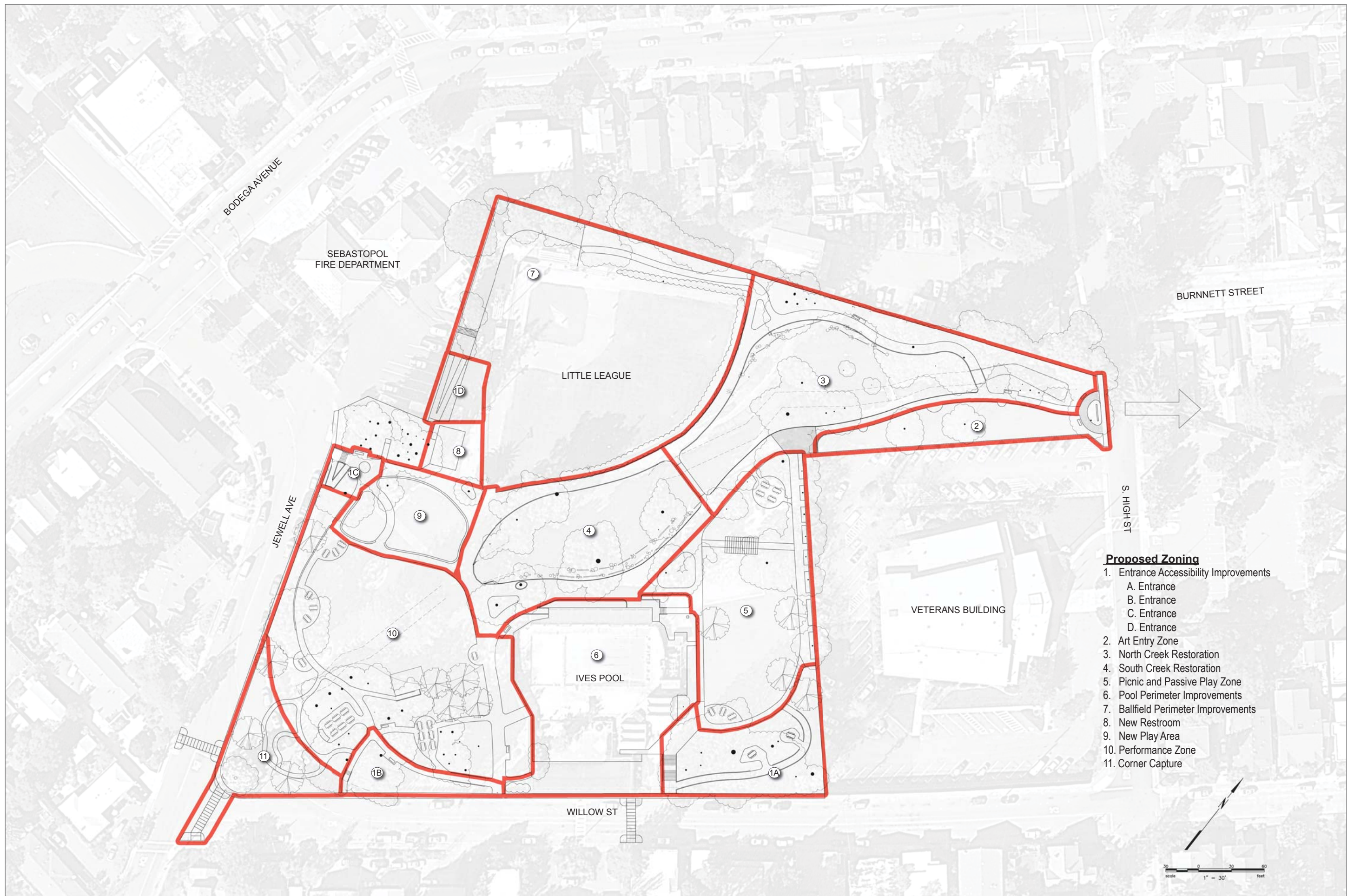
General

- Update irrigation system and incorporate water savings strategies.
- Install educational signage about park history and ecology.
- Replace park lighting with improved security lights.
- New site furnishings (lighting, benches, trash receptacles, recycling, drinking fountains).
- New park planting to be native.
- Asphalt & concrete flatwork to be replaced; install root barriers.



APPENDIX F

ZONE DIAGRAM



Proposed Zoning

1. Entrance Accessibility Improvements
 - A. Entrance
 - B. Entrance
 - C. Entrance
 - D. Entrance
2. Art Entry Zone
3. North Creek Restoration
4. South Creek Restoration
5. Picnic and Passive Play Zone
6. Pool Perimeter Improvements
7. Ballfield Perimeter Improvements
8. New Restroom
9. New Play Area
10. Performance Zone
11. Corner Capture

APPENDIX G

MASTER PLAN COST ESTIMATE

[illegible]

	Item	Qty.	Unit	Cost	Total	Notes
	5. Railing	8	lf	\$150.00	\$1,200	
				Sub-Total	\$15,872	
D.	Planting & Irrigation					
	1. Irrigation improvements	2,677	sf	\$2.00	\$5,354	
				Sub-Total	\$5,354	
		Zone 1B Construction sub-total			\$36,780	
		30% Design and construction contingencies and professional services			\$11,034	
			Zone 1B Total		\$47,814	

	Item	Qty.	Unit	Cost	Total	Notes
Zone 1C						
A. Site Preparation						
	1. Site survey and layout	1	ls	\$2,000	\$2,000	
	2. Site clearing, grubbing & demolition	1,752	sf	\$0.15	\$263	
	3. Rough grading	1,752	sf	\$0.51	\$894	
	4. Demo AC paving	1,000	sf	\$3.00	\$3,000	
	5. SWPPP_High risk site	0.10	ac	\$20,000.00	\$2,000	
				Sub-Total	\$8,156	
B. Site Amenities						
1C						
	1. Benches	1	ea	\$1,400.00	\$1,400	
	2. Receptacles (trash & recycling)	1	ea	\$2,000.00	\$2,000	
				Sub-Total	\$3,400	
C. Site Improvements						
	1. AC- 2" over 6" Base- Pedestrian	930	sf	\$4.50	\$4,185	
	2. Concrete ramp with railing	50	lf	\$210.00	\$10,500	
	3. Concrete stairs	65	sf	\$70.00	\$4,550	
	4. Concrete retaining wall	174	cf	\$37.00	\$6,438	
	4. Concrete curb	40	lf	\$22.00	\$880	
	5. Railing	12	lf	\$150.00	\$1,800	
				Sub-Total	\$28,353	
D. Planting & Irrigation						
	1. Irrigation improvements	424	sf	\$3.00	\$1,272	
				Sub-Total	\$1,272	
				Zone 1C Construction sub-total	\$41,181	
				30% Design and construction contingencies and professional services	\$12,354	
				Zone 1C Total	\$53,536	
Zone 1D						
A. Site Preparation						
	1. Site survey and layout	1	ls	\$2,000	\$2,000	
	2. Site clearing, grubbing & demolition	2,667	sf	\$0.15	\$400	
	3. Rough grading	2,667	sf	\$0.51	\$1,360	
	4. Demo AC paving	1,170	sf	\$3.00	\$3,510	
	5. SWPPP_High risk site	0.10	ac	\$20,000.00	\$2,000	
				Sub-Total	\$9,270	
B. Site Amenities						
				Sub-Total	\$0	
C. Site Improvements						
	1. AC- 2" over 6" Base- Pedestrian	1,425	sf	\$4.50	\$6,413	
	2. Concrete ramp with railing	120	lf	\$210.00	\$25,200	
	3. Concrete retaining wall	400	cf	\$37.00	\$14,800	
	4. Concrete curb	112	lf	\$22.00	\$2,464	
				Sub-Total	\$48,877	

	Item	Qty.	Unit	Cost	Total	Notes
D.	Planting & Irrigation					
	1. Irrigation improvements	545	sf	\$3.00	\$1,635	
				Sub-Total	\$1,635	
				Zone 1D Construction sub-total	\$59,782	
				30% Design and construction contingencies and professional services	\$17,935	
				Zone 1D Total	\$77,716	

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Ives Park Master Plan								
Sebastopol, CA								
Zone 3 - North Creek Restoration								
preliminary cost estimate 11/06/2012								
		Item		Qty.	Unit	Cost	Total	Notes
A. Site Preparation								
	1.	Site survey and layout		1	ls	\$5,000	\$5,000	
	2.	Site clearing & grubbing		33,899	sf	\$0.15	\$5,085	
	3.	Fence and guardrail demo		835	lf	\$2.50	\$2,088	
	4.	Channel demo		1,787	sf	\$5.00	\$8,935	
	5.	Bridge demo		2	ea	\$8,000.00	\$16,000	
	6.	24" diameter tree removal		12	ea	\$1,200.00	\$14,400	
	7.	Demo AC paving		7,055	sf	\$3.00	\$21,165	
	8.	Excavate		900	cy	\$30.00	\$27,000	
	9.	Rough grading		33,899	sf	\$0.51	\$17,288	
	10.	SWPPP_High risk site (near creek)		0.80	ac	\$20,000.00	\$16,000	
	11.	*Dewatering		1	ls	\$10,000.00	\$10,000	
						Sub-Total	\$142,961	
B. Site Amenities								
	1.	Benches		3	ea	\$1,400.00	\$4,200	
	2.	Perimeter fence surrounding channel		189	lf	\$70.00	\$13,230	
	3.	Protective creek grate		2	ea	\$8,000.00	\$16,000	
	4.	Receptacles (trash & recycling)		2	ea	\$2,000.00	\$4,000	
						Sub-Total	\$37,430	
C. Site Improvements								
	1.	AC- 2" over 8" Base		8,684	sf	\$5.50	\$47,762	
	2.	Special Paving (entry plaza)		644	sf	\$35.00	\$22,540	
	3.	Concrete Paving (creek area edge)		640	lf	\$28.00	\$17,920	
	4.	Repair channel walls		1	ls	\$5,000.00	\$5,000	
	5.	New 6' x 40' pedestrian bridge (south)		1	ea	\$63,000.00	\$63,000	
	6.	New 12' x 14' pedestrian/vehicular bridge (north)		1	ea	\$60,000.00	\$60,000	
	7.	Creekside terrace		1	ls	\$15,000.00	\$15,000	
	8.	Boulders in creek		20	ea	\$300.00	\$6,000	
	9.	Bank stabilization		18,018	sf	\$3.00	\$54,054	
						Sub-Total	\$291,276	
D. Irrigation								
	1.	Drip irrigation (creek)		18,018	sf	\$1.50	\$27,027	
	2.	Drip irrigation (junction planting)		281	sf	\$1.50	\$422	
						Sub-Total	\$27,449	
E. Planting								
	1.	Native creek planting, Incl. soil prep and fine grading		18,018	sf	\$1.00	\$18,018	
	2.	Trees 24 gal		6	ea	\$130.00	\$780	
	3.	Walkway junction planting		281	sf	\$4.00	\$1,124	
	4.	Bark mulch above bank		6,026	sf	\$0.90	\$5,423	
						Sub-Total	\$25,345	
				Construction sub-total		\$524,461		
				40% Design and construction contingencies and professional services		\$209,784		
				Zone 3 Total		\$734,245		

*Dewatering if done separately from zones 4 and 10. Reduction if done in a unit to \$20,000 total for zones 3, 4, and 10

Ives Park Master Plan								
Sebastopol, CA								
Zone 4 - South Creek Restoration								
preliminary cost estimate 11/06/2012								
		Item		Qty.	Unit	Cost	Total	Notes
A.	Site Preparation							
	1.	Site survey and layout		1	ls	\$5,000	\$5,000	
	2.	Site clearing & grubbing		25620	sf	\$0.15	\$3,843	
	3.	Fence and guardrail demo		500	lf	\$2.50	\$1,250	
	4.	Demo AC paving		9900	sf	\$3.00	\$29,700	
	5.	Excavate		84	cy	\$30.00	\$2,520	
	6.	Rough grading		25620	sf	\$0.51	\$13,066	
	7.	SWPPP_High risk site (near creek)		0.60	ac	\$20,000.00	\$12,000	
	8.	*Dewatering		1	ls	\$10,000.00	\$10,000	
						Sub-Total	\$67,379	
B.	Site Amenities							
	1.	Protective creek grate		1	ea	\$8,000.00	\$8,000	
	2.	Receptacles (trash & recycling)		1	ea	\$2,000.00	\$2,000	
						Sub-Total	\$10,000	
C.	Site Improvements							
	1.	AC- 2" over 8" Base		7,900	sf	\$5.50	\$43,450	
	2.	Concrete Paving (creek area edge)		520	lf	\$28.00	\$14,560	
	3.	Creekside terrace		1	ls	\$15,000.00	\$15,000	
	4.	Boulders in creek		20	ea	\$300.00	\$6,000	
	5.	Bank stabilization		2,260	sf	\$3.00	\$6,780	
						Sub-Total	\$79,010	
D.	Irrigation							
	1.	Drip irrigation (creek)		14,486	sf	\$1.50	\$21,729	
	2.	Drip irrigation (junction planting)		368	sf	\$1.50	\$552	
						Sub-Total	\$22,281	
E.	Planting							
	1.	Native creek planting		14,486	sf	\$1.00	\$14,486	
	2.	Trees 24 gal		6	ea	\$130.00	\$780	
	3.	Walkway junction planting		368	sf	\$4.00	\$1,472	
						Sub-Total	\$16,738	
					Construction sub-total		\$195,408	
		40% Design and construction contingencies and professional services					\$78,163	
					Zone 4 Total		\$273,571	

*Dewatering if done separately from zones 3 and 10. Reduction if done in a unit to \$20,000 total for zones 3, 4, and 10

[illegible]

Ives Park Master Plan							
Sebastopol, CA							
Zone 6 - Pool Perimeter Improvements							
preliminary cost estimate 11/06/2012							
		Item	Qty.	Unit	Cost	Total	Notes
A. Site Preparation							
	1.	Site survey and layout	1	ls	\$2,000	\$2,000	
	2.	Site clearing, grubbing & demolition	6,670	sf	\$0.15	\$1,001	
	7.	Demo AC paving	1120	sf	\$3.00	\$3,360	
	3.	Concrete stage demo	1	ls	\$4,000.00	\$4,000	480 sf
	4.	Existing fence demo	300	lf	\$2.50	\$750	
	5.	Rough grading	6,670	sf	\$0.51	\$3,402	
	5.	SWPPP_High risk site	0.20	ac	\$20,000.00	\$4,000	
					Sub-Total	\$18,512	
B. Site Amenities							
	1.	Perimeter Fence	300	lf	\$120.00	\$36,000	
	2.	Benches	2	ea	\$1,400.00	\$2,800	
					Sub-Total	\$38,800	
C. Site Improvements							
	1.	AC- 2" over 6" Base- Pedestrian	496	sf	\$4.50	\$2,232	
	2.	Concrete ramp with railing	16	lf	\$210.00	\$3,360	
	4.	Concrete curb	24	lf	\$22.00	\$528.00	
	3.	Crosswalk	1	ls	\$3,000.00	\$3,000	
					Sub-Total	\$9,120	
D. Irrigation							
	1.	Drip irrigation	5,810	sf	\$1.50	\$8,715	
					Sub-Total	\$8,715	
E. Planting							
	1.	Screen planting	518	sf	\$5.00	\$2,590	
	2.	Edible garden	4,962	sf	\$4.00	\$19,848	
					Sub-Total	\$22,438	
					Construction sub-total	\$97,585	
		30% Design and construction contingencies and professional services				\$29,276	
					Zone 6 Total	\$126,861	

Ives Park Master Plan							
Sebastopol, CA							
Zone 7 - Ballfield Perimeter Improvements							
preliminary cost estimate 11/06/2012							
		Item	Qty.	Unit	Cost	Total	Notes
A.	Site Preparation						
	1.	Site survey and layout	1	ls	\$2,000	\$2,000	
	2.	Site clearing, grubbing & demolition	12050	sf	\$0.15	\$1,808	
	3.	Rough grading	12050	sf	\$0.51	\$6,146	
	4.	SWPPP _High risk site (near creek)	0.30	ac	\$20,000.00	\$6,000	
					Sub-Total	\$9,953	
B.	Site Improvements						
	1.	AC- 2" over 6" Base- Pedestrian	3,153	sf	\$4.50	\$14,189	
					Sub-Total	\$14,189	
C.	Irrigation						
	1.	Drip irrigation	5,810	sf	\$1.50	\$8,715	
	2.	Turf irrigation	5,058	sf	\$1.25	\$6,323	
					Sub-Total	\$15,038	
D.	Planting						
	1.	No-mow fescue (sod)	1,865	sf	\$0.50	\$933	
	2.	Shrubs, grasses & groundcover	3,920	sf	\$5.00	\$19,600	
	3.	Screen planting	1,138	sf	\$5.00	\$5,690	
	4.	Bark mulch	1,976	ea	\$0.90	\$1,778	
					Sub-Total	\$28,001	
				Construction sub-total		\$67,180	
		30% Design and construction contingencies and professional services				\$20,154	
					Zone 7 Total	\$87,334	

Ives Park Master Plan						
Sebastopol, CA						
Zone 8 - New Restroom						
preliminary cost estimate 11/06/2012						
		Item	Qty.	Unit	Cost	Total
						Notes
		A. Site Preparation				
		1. Site survey and layout	1	ls	\$2,000.00	\$2,000
		2. Site clearing & grubbing	2600	sf	\$0.15	\$390
		3. Existing restroom demo	1	ls	\$7,000.00	\$7,000
		4. AC paving demo	1485	sf	\$3.00	\$4,455
		5. Rough grading	2600	sf	\$0.51	\$1,326
		6. SWPPP_High risk site	0.10	ac	\$20,000.00	\$2,000
					Sub-Total	\$17,171
		B. Storm Drainage				
		1. Storm Drain	1	ls	\$2,320.00	\$2,320
					Sub-Total	\$2,320
		C. Site Amenities				
		1. Pre-fab restroom facility	1	ls	\$250,000.00	\$250,000
		2. Receptacles (trash & recycling)	1	ea	\$2,000.00	\$2,000
					Sub-Total	\$252,000
		D. Site Improvements				
		1. AC- 2" over 8" Base	1,720	sf	\$5.50	\$9,460
					Sub-Total	\$9,460
					Construction sub-total	\$280,951
		30% Design and construction contingencies and professional services				\$84,285
					Zone 8 Total	\$365,236

[illegible]

Ives Park Master Plan								
Sebastopol, CA								
Zone 10 - Performance Zone								
preliminary cost estimate 11/06/2012								
		Item	Qty.	Unit	Cost	Total	Notes	
A. Site Preparation								
	1.	Site survey and layout	1	ls	\$5,000.00	\$5,000		
	2.	Site clearing, grubbing & demolition	35,930	sf	\$0.15	\$5,390		
	3.	Demo AC paving, including base rock	7,225	sf	\$3.00	\$21,675		
	4.	Perimeter shrub removal	1	ls	\$3,000.00	\$3,000		
	5.	Rough grading	7,225	sf	\$0.51	\$3,685		
	6.	SWPPP_High risk site (near creek)	0.85	ac	\$20,000.00	\$17,000		
	7.	Environmental Fees for mitigation (could be offset by creek expansion and restoration in zones 3 and 4)	1	allow	\$100,000.00	\$100,000		
					Sub-Total	\$155,749		
B. Pipe Burial								
Site Demolition								
	1.	tree removal						
		48" diameter	8	ea	\$1,500.00	\$12,000		
		24" diameter	2	ea	\$1,000.00	\$2,000		
	2.	Earthwork	250	cy	\$10.00	\$2,500		
	4.	Channel walls	2,100	sf	\$5.00	\$10,500		
	3.	Fence and guardrail demo	350	lf	\$2.50	\$875		
	5.	*Dewatering	1	ea	\$10,000.00	\$10,000		
Site Improvements								
	1.	Pipe for channel	170	lf	\$570.00	\$96,900		
					Sub-Total	\$134,775		
C. Storm Drainage								
	1.	Bioswale	110	lf	\$25.00	\$2,750		
					Sub-Total	\$2,750		
D. Site Electrical								
	1.	Electrical for stage	1	ls	\$8,000.00	\$8,000		
					Sub-Total	\$8,000		
E. Site Amenities								
	1.	Benches	2	ea	\$1,400.00	\$2,800		
	2.	Receptacles (trash & recycling)	1	ea	\$2,000.00	\$2,000		
	3.	Stage	1	ls	\$20,000.00	\$20,000		
					Sub-Total	\$24,800		
F. Site Improvements								
	1.	AC- 2" over 8" Base	1,656	sf	\$5.50	\$9,108		
	2.	AC- 2" over 6" Base- Pedestrian	4,259	sf	\$4.50	\$19,166		
	3.	Concrete mow band (in landscape)	150	lf	\$24.00	\$3,600		
	4.	Concrete retaining wall	260	cf	\$37.00	\$9,620.00		
	5.	Bark mulch	9,345	sf	\$0.90	\$8,410.50		
	6.	Fine grading - lawn	15,116	sf	\$0.30	\$4,534.80		
	7.	Relocate picnic tables	12	ea	\$200.00	\$2,400.00		
					Sub-Total	\$56,839		
G. Planting								

	Item	Qty.	Unit	Cost	Total	Notes
	1. Turf Hydroseed (inc. soil preparation & fine grading)	15,116	sf	\$0.80	\$12,093	
	2. Planting improvements	9,345	sf	\$4.00	\$37,380	
	3. Edible garden planting	4,404	sf	\$4.00	\$17,616	
	4. Trees 24 gal	9	ea	\$130.00	\$1,170	
				Sub-Total	\$68,259	
				Construction sub-total	\$440,422	
	40%Design and construction contingencies and professional services				\$176,169	
				Zone 10 Total	\$616,591	

*Dewatering if done separately from zones 3 and 4. Reduction if done in a unit to \$20,000 total for zones 3, 4, and 10

Ives Park Master Plan							
Sebastopol, CA							
Zone 11 - Corner Capture							
preliminary cost estimate 11/06/2012							
		Item	Qty.	Unit	Cost	Total	Notes
		A. Site Preparation					
	1.	Site survey and layout	1	ls	\$2,000.00	\$2,000	
	2.	Site clearing & grubbing	7,375	sf	\$0.15	\$1,106	
	3.	Curb and gutter demo	250	lf	\$3.50	\$875	
	4.	Excavation	665	cy	\$10.00	\$6,650	
	5.	Demo AC Paving, including base rock	5,300	sf	\$3.00	\$15,900	
	6.	Rough grading	6,743	sf	\$0.51	\$3,439	
	7.	SWPPP_High risk site	0.20	ac	\$20,000.00	\$4,000	
					Sub-Total	\$33,970	
		B. Storm Drainage					
	1.	Storm Drain/bioswale	1	allow	\$7,000.00	\$7,000	
					Sub-Total	\$7,000	
		C. Site Amenities					
	1.	Receptacles (trash & recycling)	1	ea	\$2,000.00	\$2,000	
					Sub-Total	\$2,000	
		D. Site Improvements					
	1.	Concrete street sidewalk	1,765	sf	\$3.25	\$5,736	
	2.	Curb and gutter	353	lf	\$12.10	\$4,271	
	3.	Decomposed Granite, stabilized	1,270	sf	\$6.50	\$8,255	
	3.	Crosswalk	1	ls	\$3,000.00	\$3,000	
					Sub-Total	\$21,263	
		E. Irrigation					
	1.	Drip irrigation,	7,375	sf	\$1.50	\$11,063	
					Sub-Total	\$11,063	
		F. Planting					
	1.	Interpretive garden planting	1,768	sf	\$4.00	\$7,072	
	2.	Shrub/ groundcover	4,975	sf	\$2.25	\$11,194	
	3.	Trees	2	ea	\$200.00	\$400	
					Sub-Total	\$18,666	
					Construction sub-total	\$93,961	
		30% Design and construction contingencies and professional services				\$28,188	
					Zone 11 Total	\$122,149	

Ives Park Master Plan							
Sebastopol, CA							
General Site Improvements							
preliminary cost estimate 11/06/2012							
		Item	Qty.	Unit	Cost	Total	Notes
		A. Site Electrical					
		1. Pole lights	14	ea	\$6,000.00	\$84,000	
		2. Electrical service	1	ls	\$28,000.00	\$28,000	
		3. Conduit, wiring, boxes pedestals and hardware	1	ls	\$30,000.00	\$30,000	
					Sub-Total	\$142,000	
		B. Irrigation					
		1. Controller	1	ea	\$9,000.00	\$9,000	
		2. Master valve, flow meter	1	ea	\$1,500.00	\$1,500	
		3. Dedicated water meter	1	ea	\$20,000.00	\$20,000	
		4. Backflow assembly & cage	1	ea	\$2,000.00	\$2,000	
		5. Main Line & Sleeves	2,200	lf	\$13.00	\$28,600	
					Sub-Total	\$61,100	
		C. Optional Site Amenities					
		1. Benches		ea	\$1,400.00	\$0	
		2. Picnic Tables		ea	\$1,500.00	\$0	
		3. Bike Racks		ea	\$800.00	\$0	
		4. Receptacles (trash & recycling)		ea	\$2,000.00	\$0	
		5. Dog Bag Dispensers		ea	\$600.00	\$0	
		2. Park Entrance Sign		ea	\$8,000.00	\$0	
					Sub-Total	\$0	
					Construction sub-total	\$203,100	
		30% Design and construction contingencies and professional services				\$60,930	
					Site Improvements Total	\$264,030	

Ives Park Master Plan				
Sebastopol, CA				
totals				
preliminary cost estimate 11/06/2012				
Zone	Area	Total		
1	Accessibility Improvements			
	1A	\$131,019		
	1B	\$47,814		
	1C	\$53,536		
	1D	\$77,716		
2	Art Entry	\$60,556		
3	North Creek Restoration	\$734,245		
4	South Creek Restoration	\$273,571		
5	Picnic and Passive Play	\$201,500		
6	Pool Perimeter Improvements	\$126,861		
7	Ballfield Perimeter Improvements	\$87,334		
8	New Restroom	\$365,236		
9	New Play Area	\$546,639		
10	Performance Zone	\$616,591		
11	Corner Capture	\$122,149		
	Site Improvements	\$264,030		
	Note: Costs reflects each zone constructed seperately			

APPENDIX H

HYDROLOGY STUDY



ENGINEERS / SURVEYORS / PLANNERS

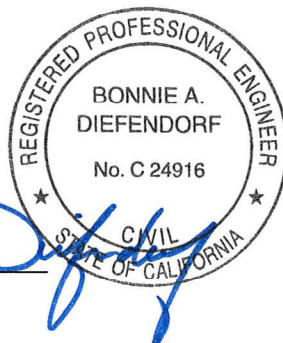
JOB NO. 20119008

HYDROLOGY REPORT

IVES PARK

SEBASTOPOL, CA

FEBRUARY 6, 2013



Bonnie A. Diefendorf
BONNIE DIEFENDORF
R.C.E. NO. 24916
LIC. EXP. 12/31/13

IVES PARK RENOVATION HYDROLOGY ANALYSIS APPROACH

As part of the Ives Park Renovation Master Plan, a portion of the waterway through the park is proposed to be placed underground. The purpose of this report is to analyze the impacts of storm drain improvements associated with this work. The Park Master plan proposes to use the area now occupied by the upper reaches of the creek where it passes through a lined channel for a central green space. The plan also proposes to soften the edges of the creek channel through the rest of the site to get a more natural creek bank and channel section.

The historical records used for this analysis are contained in the City of Sebastopol's Storm Drain System Utility Master Plan document dated December 2005. BKF Engineers ("BKF") reviewed the hydrology and hydraulic information contained in the Utility Master Plan prepared by Coastland Civil Engineering Inc, in December 2005 ("Master Plan"). The Master Plan developed a hydraulic model analyzing the 10 year storm event using the Rational Method in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Supporting data and calculations have been included in Appendix 'A' for reference.

Where available, BKF used the general plan build out figures in the report for anticipated flows. The Park is in the Calder Creek drainage area. Several pipe outlet into the portion of the creek in Ives Park, most notably a 60-inch, P-487; a 42-inch, P-756; and a 36-inch, P-584, pipe. The anticipated flows are given in the referenced report along with travel times and velocities. The 60-inch pipe enters the Park at the south end of the park and follows a lined channel. Through the park and under several bridges, both free span and culvert crossings. The one 60-inch CMP culvert, P-721, at the main pedestrian crossing is undersized for the flows indicated in the referenced report and will overtop in a 10-year event storm.

The headwaters of this culvert cause the upstream channel to flow full during a 10-year event and therefore increase the travel time from the outfall of the 60-inch pipe to the 60-inch CMP culvert. That travel time is 0.75 minutes based on an average area of the channel of 48 square feet and a flow of 174.24 CFS from the outfall of the 60-inch pipe.

The Master Plan shows a system time of concentration at the Jewel Avenue Outfall as 46.48 minutes, and the time of concentration at the 60-inch CMP culvert as 48.00 minutes. This indicates 1.52 minutes of travel time for the upstream 165 lineal feet of channel. The 10-year flow at the Jewel Outfall is shown as 174.54 Cubic Feet per Second (CFS). Using this 10-year flow, the proposed 60-inch storm drain was analyzed for travel time. The travel time of the 10-year flow in the new pipe to the CMP culvert is calculated at 0.20 minutes, thus reducing the system travel time by 1.33 minutes over the Utility Study figures and 0.77 minutes over our figures.

At this point, a box culvert of approximately 53" by 84" would be needed to keep the height of the system low enough to obtain cover over the conduit and reduce the HGL levels in the system closer to what is currently in the Jewel conduit.

The rational method models storm event intensity inversely to travel time, therefore the decrease in travel time will increase the model storm intensity. The adjusted system time of concentration was used to calculate the increase in model storm intensity and flow at the downstream end of Ives park. These calculated flows were used to determine the impact of the

proposed improvements. The formulas and data contained in the Master Plan were used and it was determined that the increase in intensity used in the Rational Method calculations was 0.02 inches/hour.

Intensity $I = K \times 5.12 y^{(power\ 0.1469)} (T_c^{(power\ -0.526)})$ $K = 1.17$ for Sebastopol
 T_c currently = 52.92 minutes $I = 1.04$

T_c Post improvement = 51.59 minutes
 $I = 1.06$

Conservatively the increase in flow was analyzed in the 48-inch RCP located at the downstream end of the existing channel. The system was analyzed for each interval storm event to assess the potential increase in Hydraulic Grade Line ("HGL") due to the increased flow. The analysis was performed assuming the pipe was in backwater condition. In cases where the flow will be inlet controlled, the increases will be less than reported hereon.

The resulting increases in flow are tabled below for the 48-inch conduit:

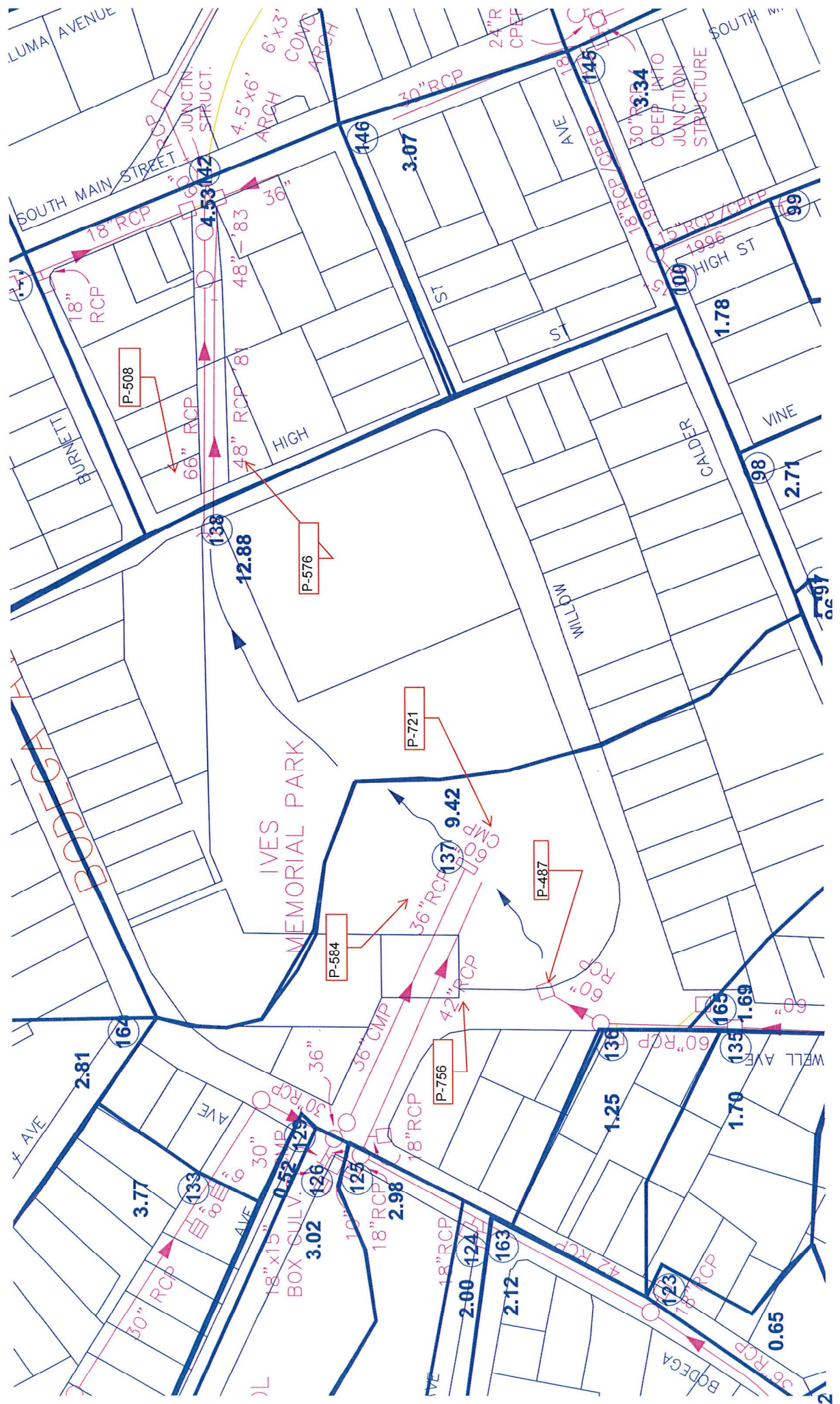
<u>Storm Event</u>	<u>Increase in flow</u>
10-year	3.05 CFS

The resulting increases in upstream HGL would be as tabled below:

<u>Storm Event</u>	<u>HGL Elevation increase</u>
10-year	0.21'

However, it is expected that the added flows will be directed toward the 66-inch culvert exiting Ives Park, as the water surface elevations for these two pipes will be the same at the inlets. If the added 3.05 CFS is taken by the 66-inch storm drain, the increase in HGL is only 0.05 FT. This is too minor to be measurable given the methods used to determine area hydrology.

The park project proposes to soften the edges of the existing channels to allow a more natural look for the creek. The extent that this can provide hydraulic capacity increases and slow the flow rate to the downstream end will determine the eventual effect on the downstream culverts. In addition, as the area below the Weir structure is widened as part of the bank softening, some additional detention capacity can be developed to assist in offsetting the minor increase in the flows anticipated with the undergrounding of part of the creek channel. At this point, without any slowing of the flows, the increases in the hydraulic grade line at the downstream end of the park are minor and within the level of error expected for this analysis.





CITY OF SEBASTOPOL

**STORM DRAIN SYSTEM
UTILITY MASTER PLAN**

December 2005

Scenario: Build-out According to General Plan

Calder Creek - Jewell Ave North

Label	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Tc (min)	External CA (acres)	External Tc (min)	System CA (acres)	System Flow Time (min)	System Intensity (in/hr)	System Rational Flow (cfs)	Full Capacity (cfs)	Line Size (in)	Line Shape	Line Length (ft)	Line Slope (ft/ft)	Veloc. In (ft/s)	Veloc. Out (ft/s)	EGL In (ft)	EGL Out (ft)	HGL In (ft)	HGL Out (ft)
Pipe-1160							1.43	10.04	2.46	3.56	9.04	15	Circular	37	0.0227	4.55	3.78	141.58	140.78	141.26	140.56
SDMH-788							13.88	17.97	1.81	25.37						7.06	7.06	131.50	131.28	130.72	130.51
P-488							13.88	17.97	1.81	25.37	148.26	30	Circular	91	0.1515	7.06	6.53	131.28	117.51	130.51	116.85
POC 102	0.39	0.90	0.35	7.00	0.00		1.79	10.13	2.45	4.41						4.96	4.96	140.94	140.89	140.56	140.51
P-16							1.79	10.13	2.45	4.41	20.97	15	Circular	224	0.1222	4.96	3.89	140.89	113.60	140.51	113.37
POC 104	0.37	0.80	0.30	7.00	0.00		14.18	18.03	1.81	25.86	83.16	30	Circular	112	0.0477	7.12	7.12	117.63	117.52	116.85	116.73
Pipe-1156							14.18	18.03	1.81	25.86						5.99	5.99	117.52	112.27	116.73	111.72
POC 103	1.12	0.56	0.63	10.00	0.00		2.41	10.40	2.42	5.88	13.73	15	Circular	50	0.0524	5.69	5.69	113.87	113.76	113.37	113.26
Pipe-1157							2.41	10.40	2.42	5.88						2.43	2.43	113.76	111.96	113.26	111.60
POC 105	1.36	0.56	0.77	10.00	0.00		0.77	10.00	2.47	1.91	8.41	15	Circular	30	0.0197	2.43	2.43	102.06	102.06	101.96	101.96
Pipe-1161							0.77	10.00	2.47	1.91						7.65	7.65	102.06	102.02	101.96	101.98
BC 5							16.59	18.16	1.80	30.16	83.15	30	Circular	214	0.0477	7.65	6.85	112.51	112.44	111.60	111.53
Pipe-1155							16.59	18.16	1.80	30.16						7.66	7.66	112.44	102.29	111.53	101.56
POC 107	6.70	0.53	3.55	10.00	130.61	45.53	134.16	45.53	1.11	150.33	58.65	60	Circular	68	0.0006	7.66	7.66	95.65	95.65	94.74	94.74
Pipe-1141							134.16	45.53	1.11	150.33						7.66	7.66	95.65	95.39	94.74	94.48
SDMH-753							17.36	18.39	1.79	31.34	89.28	30	Circular	202	0.0550	7.80	7.80	102.51	102.31	101.56	101.37
89.50							17.36	18.39	1.79	31.34						7.80	7.80	102.51	102.31	101.56	101.37
POC 106	0.39	0.85	0.33	7.00	0.00		151.85	45.68	1.11	169.86	177.85	60	Circular	159	0.0054	8.65	8.65	95.22	95.04	94.05	93.88
P-485							151.85	45.68	1.11	169.86						8.65	8.65	95.04	94.26	93.88	93.10
POC 135	1.70	0.62	1.05	10.00	0.00		152.91	45.98	1.11	170.44	178.77	60	Circular	86	0.0055	8.68	8.68	94.27	94.20	93.10	93.03
Pipe-1143							152.91	45.98	1.11	170.44						7.15	7.15	94.20	93.77	93.03	92.60
POC 165	1.69	0.60	1.01	10.00	2.53	11.11	3.54	11.11	2.33	8.34	19.98	15	Circular	52	0.1110	7.15	6.80	94.72	94.72	93.93	93.93
Pipe-1144							3.54	11.11	2.33	8.34						8.87	8.87	94.72	93.66	93.93	92.95
BC 1							156.45	46.15	1.10	174.07	177.62	60	Circular	76	0.0054	8.87	8.87	93.82	93.74	92.60	92.51
Pipe-1146							156.45	46.15	1.10	174.07						8.87	8.87	93.74	93.34	92.51	92.12
POC 136	1.25	0.60	0.75	10.00	0.00		0.75	10.00	2.47	1.87	32.80	15	Circular	20	0.2990	3.64	3.64	93.35	93.35	93.14	93.14
Pipe-1147							0.75	10.00	2.47	1.87						1.52	1.52	93.35	92.06	93.14	92.02
BC 2							157.20	46.29	1.10	174.62	177.98	60	Circular	24	0.0054	8.89	8.89	93.25	93.24	92.02	92.01
Pipe-1145							157.20	46.29	1.10	174.62						8.90	8.90	93.24	93.12	92.01	91.89
SDMH-754							157.20	46.34	1.10	174.53	179.43	60	Circular	89	0.0055	8.90	8.89	93.12	92.67	91.89	91.44
P-487							157.20	46.34	1.10	174.53						8.90	8.89	92.67	92.23	91.44	91.00
Ives Memorial Park							157.20	46.48	1.10	174.24						0.00	0.00	91.00	91.00	91.00	91.00

Scenario: Existing Condition

Calder Creek - Dutton

Label	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Tc (min)	External CA (acres)	External Tc (min)	System CA (acres)	System Flow Time (min)	System Intensity (in/hr)	System Rational Flow (cfs)	Full Capacity (cfs)	Line Size (in)	Line Shape	Line Length (ft)	Line Slope (ft/ft)	Veloc. In (ft/s)	Veloc. Out (ft/s)	EGL In (ft)	EGL Out (ft)	HGL In (ft)	HGL Out (ft)
CB-168	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00	0.00	7.19	12	Circular	46	0.0472	0.00	0.00	119.04	119.04	119.04	119.04
P-593	0.36	0.90	0.32	7.00	0.00	0.00	0.32	7.00	2.98	0.97	12.43	18	Circular	40	0.0162	0.73	0.73	118.59	118.59	118.58	118.88
POC 130	3.29	0.60	1.97	8.50	0.00	0.00	1.97	8.50	2.69	5.35	13.68	18	Circular	61	0.0197	4.89	4.89	118.59	118.58	118.58	118.58
P-594	2.82	0.62	1.75	8.50	5.95	13.16	1.97	8.50	2.69	5.35	13.68	18	Circular	61	0.0197	4.89	4.89	118.59	118.58	118.58	118.58
POC 127																					
P-595																					
POC 118																					
P-592																					
SDMH-758																					
P-591																					
SDMH-759																					
Pipe-1183																					
POC 133																					
Pipe-1185																					
CB-501																					
P-587																					
POC 126 & 129																					
P-588																					
BC 7																					
Pipe-1184																					
SDMH-1423																					
P-586																					
SDMH-757																					
SDMH-862																					
P-585																					
SDMH-756																					
P-584																					
Calder POC I	0.00	0.00	0.00	10.00	213.31	47.98	213.31	47.98	1.08	232.52	76.50	60	Circular	17	0.0029	11.84	11.84	91.78	91.78	89.60	89.60
Pipe-721 - CMP																					
Outlet at Ives Pk																					

Scenario: Existing Condition with Improvements

Calder Creek - East-into JCT

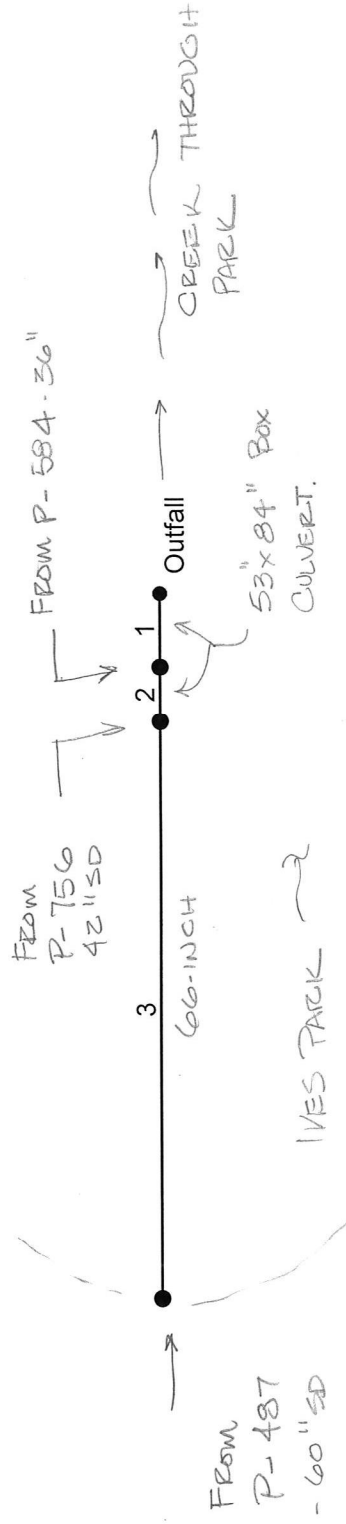
Label	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Tc (min)	External CA (acres)	External Tc (min)	System CA (acres)	System Flow Time (min)	System Intensity (in/hr)	System Rational Flow (cfs)	Full Capacity (cfs)	Line Size (in)	Line Shape	Line Length (ft)	Line Slope (ft/ft)	Veloc. In (ft/s)	Veloc. Out (ft/s)	EGL In (ft)	EGL Out (ft)	HGL In (ft)	HGL Out (ft)
CB-1137	0.00	0.00	0.00	10.00	113.00	52.92	113.00	52.92	1.03	116.99	321.05	66	Circular	349	0.0106	8.83	8.83	77.21	77.21	76.00	76.00
P-508					113.00	52.92	113.00	52.92	1.03	116.99	321.05	66	Circular	349	0.0106	8.83	4.92	77.21	76.12	76.00	75.74
SDMH-790					113.00	53.39	113.00	53.39	1.02	116.45	321.12	66	Circular	66	0.0106	4.90	4.90	76.12	76.10	75.74	75.72
P-509					113.00	53.39	113.00	53.39	1.02	116.45	321.12	66	Circular	66	0.0106	4.90	4.90	76.10	76.00	75.72	75.63
SDMH-789					113.00	53.61	113.00	53.61	1.02	116.19	322.17	66	Circular	74	0.0107	4.89	4.89	76.00	75.97	75.63	75.60
Pipe-1179					113.00	53.61	113.00	53.61	1.02	116.19	322.17	66	Circular	74	0.0107	4.89	4.89	75.97	75.87	75.60	75.50
POC 142 at JCT STR					113.00	53.86	113.00	53.86	1.02	115.90						0.00	0.00	75.50	75.50	75.50	75.50
POC 139	2.53	0.90	2.28	7.00	4.78	17.05	7.06	17.05	1.86	13.26	15.76	18	Circular	49	0.0161	7.87	7.87	84.20	84.20	83.24	83.24
P-581					7.06	17.05	7.06	17.05	1.86	13.26	15.76	18	Circular	49	0.0161	7.87	7.50	84.20	83.60	83.24	82.72
CB-330	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00	0.00	2.00	12	Circular	30	0.0037	0.00	0.00	82.62	82.62	82.62	82.62
P-582					0.00	0.00	0.00	10.00	0.00	0.00	2.00	12	Circular	30	0.0037	0.00	0.00	82.62	82.62	82.62	82.62
POC 140	0.33	0.90	0.30	7.00	0.00	0.00	7.35	17.13	1.86	13.78	25.89	24	Circular	214	0.0152	6.18	6.18	83.21	83.02	82.62	82.43
P-580					7.35	17.13	7.35	17.13	1.86	13.78	25.89	24	Circular	214	0.0152	6.18	5.22	83.02	79.83	82.43	79.41
POC 141	2.24	0.90	2.02	7.00	0.00	0.00	9.37	17.56	1.83	17.33	28.39	24	Circular	46	0.0183	6.85	6.85	80.14	80.07	79.41	79.34
P-579					9.37	17.56	9.37	17.56	1.83	17.33	28.39	24	Circular	46	0.0183	6.85	6.56	80.07	79.24	79.34	78.57
CB-319	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	18	Circular	20	0.0000	0.00	0.00	78.50	78.50	78.50	78.50
P-583					0.00	0.00	0.00	10.00	0.00	0.00	0.00	18	Circular	20	0.0000	0.00	0.00	78.50	78.50	78.50	78.50
SDMH-1422					9.37	17.64	9.37	17.64	1.83	17.29	19.98	24	Circular	221	0.0090	6.85	6.85	79.23	79.23	78.50	78.50
P-578					9.37	17.64	9.37	17.64	1.83	17.29	19.98	24	Circular	221	0.0090	6.85	6.59	79.23	77.23	78.50	76.56
CB-318	0.00	0.00	0.00	10.00	0.00	0.00	9.37	18.15	1.80	17.03	75.87	24	Circular	45	0.1304	6.79	6.79	77.28	77.21	76.56	76.49
P-577					9.37	18.15	9.37	18.15	1.80	17.03	75.87	24	Circular	45	0.1304	6.79	5.42	77.21	76.13	76.49	75.67
CB-1127	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00	0.00	227.85	36	Circular	85	0.0691	0.00	0.00	75.63	75.63	75.63	75.63
Pipe-2019					0.00	0.00	0.00	10.00	0.00	0.00	227.85	36	Circular	85	0.0691	0.00	0.00	75.63	75.63	75.63	75.63
CB-1138	0.00	0.00	0.00	10.00	123.46	52.92	123.46	52.92	1.03	127.82	121.81	48	Circular	464	0.0083	10.17	10.17	81.82	81.82	80.22	80.22
P-576					123.46	52.92	123.46	52.92	1.03	127.82	121.81	48	Circular	464	0.0083	10.17	10.17	81.82	77.56	80.22	75.96
CB-317	0.00	0.00	0.00	10.00	0.00	0.00	132.83	53.68	1.02	136.49	469.63	60	Circular	35	0.0377	6.95	6.95	76.38	76.36	75.61	75.61
Pipe-795					132.83	53.68	132.83	53.68	1.02	136.49	469.63	60	Circular	35	0.0377	6.95	6.95	76.36	76.25	75.61	75.50
JCT STR					132.83	53.76	132.83	53.76	1.02	136.38						0.00	0.00	75.50	75.50	75.50	75.50

Scenario: Existing with Improvements

Calder Creek - Bodega Ave

Label	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Tc (min)	External CA (acres)	External Tc (min)	System CA (acres)	System Flow Time (min)	System Intensity (in/hr)	System Rational Flow (cfs)	Full Capacity (cfs)	Line Size (in)	Line Shape	Line Length (ft)	Line Slope (ft/ft)	Veloc. In (ft/s)	Veloc. Out (ft/s)	EGL In (ft)	EGL Out (ft)	HGL In (ft)	HGL Out (ft)
Pipe-1188							49.91	22.53	1.61	80.96	156.50	42	Circular	181	.0281	9.78	8.41	104.68	100.15	103.19	99.05
SDMH-755							51.69	22.71	1.60	83.50						9.96	9.96	99.96	99.69	98.42	98.15
P-756							51.69	22.71	1.60	83.50	144.58	42	Circular	415	.0240	9.96	8.68	99.69	92.67	98.15	91.50
Outlet at Ives Prk							51.69	23.16	1.59	82.66						0.00	0.00	91.50	91.50	91.50	91.50

119008-DS check



Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data							Line ID			
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)		Inlet/ Rim El (ft)		
1	End	20.0	-180.0	MH	20.27	0.00	0.00	17.2	102.11	0.80	102.27	60X84	Box	0.014	0.15	108.00			
2	1	15.0	0.0	MH	55.87	0.00	0.00	23.2	102.27	0.80	102.39	60X84	Box	0.014	0.15	108.00			
3	2	158.0	0.0	MH	174.24	0.00	0.00	46.5	102.39	0.80	103.66	60	Cir	0.014	1.00	112.00			
119008-DS check																		Number of lines: 3	Date: 2/7/2013

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	20.0	0.00	0.00	0.00	0.00	0.00	17.2	46.8	0.0	250.4	427.4	11.43	x 80 b	0.80	102.11	102.27	105.00	105.68	108.00	108.00	
2	1	15.0	0.00	0.00	0.00	0.00	0.00	23.2	46.7	0.0	230.1	427.4	9.92	x 80 b	0.80	102.27	102.39	105.68	105.61	108.00	108.00	
3	2	158.0	0.00	0.00	0.00	0.00	0.00	46.5	46.5	0.0	174.2	216.8	11.61	60	0.80	102.39	103.66	105.78	107.44	108.00	112.00	
119008-DS check														Number of lines: 3						Run Date: 2/7/2013		
NOTES: Intensity = 7.08 / (Inlet time + 0.00) ^ 0.53; Return period = Yrs. 10 ; c = cir e = ellip b = box																						

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	60 84 B	250.4	102.11	105.00	2.89	20.23	12.38	1.71	106.71	0.000	20.0	102.27	105.68	3.41**	23.87	10.49	1.71	107.39	0.000	0.000	n/a	0.15	n/a
2	60 84 B	230.1	102.27	105.68	3.41	23.87	9.64	1.62	107.30	0.000	15.0	102.39	105.61 j	3.22**	22.56	10.20	1.62	107.23	0.000	0.000	n/a	0.15	0.24
3	60	174.2	102.39	105.78	3.39*	14.19	12.28	1.86	107.65	0.000	158.0	103.66	107.44	3.78**	15.92	10.94	1.86	109.30	0.000	0.000	n/a	1.00	n/a
119008-DS check												Number of lines: 3								Run Date: 2/7/2013			
Notes: * Normal depth assumed.; ** Critical depth.; j-Line contains hyd. jump. ; c = cir e = ellip b = box																							

Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc.

Thursday, Feb 7 2013

Circular Culvert

Invert Elev Dn (ft) = 101.92
Pipe Length (ft) = 30.00
Slope (%) = 0.30
Invert Elev Up (ft) = 102.01
Rise (in) = 60.0
Shape = Circular
Span (in) = 60.0
No. Barrels = 1
n-Value = 0.024
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Embankment

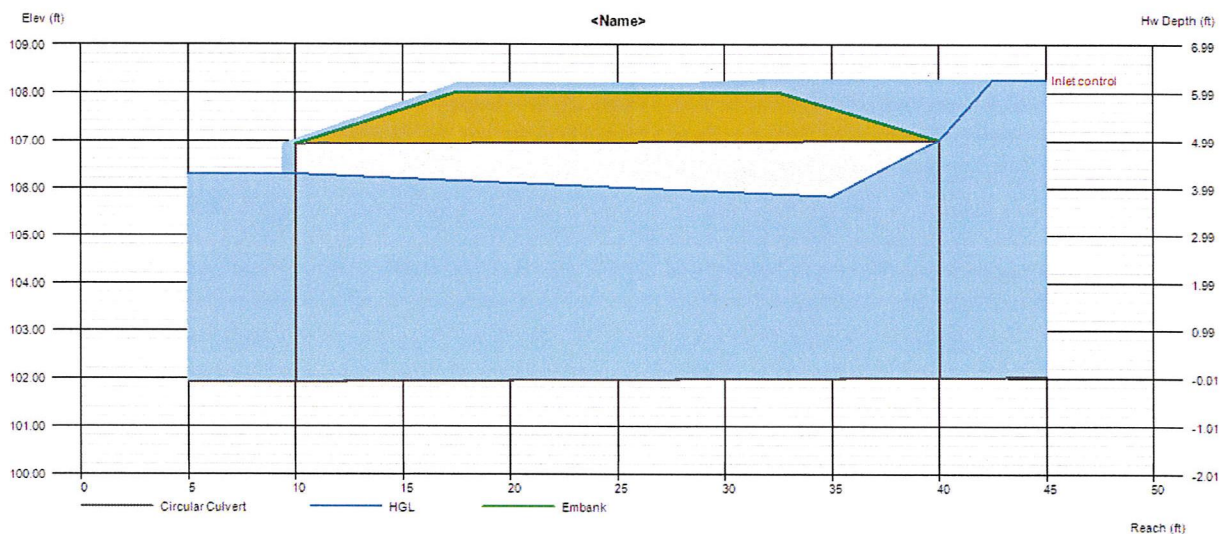
Top Elevation (ft) = 108.00
Top Width (ft) = 15.00
Crest Width (ft) = 15.00

Calculations

Qmin (cfs) = 0.00
Qmax (cfs) = 250.00
Tailwater Elev (ft) = $(dc+D)/2$

Highlighted

Qtotal (cfs) = 175.00
Qpipe (cfs) = 169.07
Qovertop (cfs) = 5.93
Veloc Dn (ft/s) = 9.30
Veloc Up (ft/s) = 10.78
HGL Dn (ft) = 106.28
HGL Up (ft) = 105.73
Hw Elev (ft) = 108.26
Hw/D (ft) = 1.25
Flow Regime = Inlet Control



60-INCH CMP

P-721

OVERTOPPING @ 10-YR EVENT

P-576 POST PROJECT

IVES PARK → 1 48-INCH SD P-576 ● Outfall

PRE-DEV.

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data							Line ID			
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)		Inlet/ Rim El (ft)		
1	End	464.00	-180.00	Hdwl	130.86	0.00	0.00	54.3	87.95	0.83	91.81	48	Cir	0.014	1.00	99.00			
P-576 POST PROJECT																		Number of lines: 1	Date: 2/7/2013

Page 1

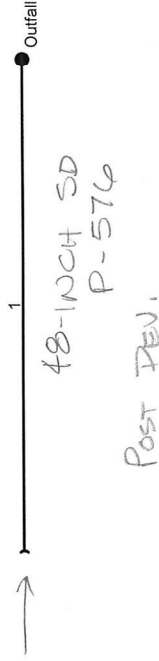
Storm Sewers v9.00

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)	
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)			
1	48	130.9	87.95	94.50	4.00	12.56	10.42	1.69	96.19	0.963	464.00	91.81	98.97	4.00	12.57	10.41	1.69	100.65	0.963	0.963	4.467	1.00	1.69	
P-576 POST PROJECT												Number of lines: 1								Run Date: 2/7/2013				
; c = cir e = ellip b = box																								

P-576 PRE PROJECT

IVES
PARK



Storm Sewer Inventory Report

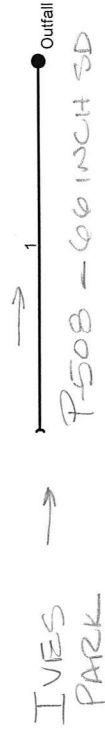
Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	464.00	-180.00	Hdwl	127.82	0.00	0.00	52.9	87.95	0.83	91.81	48	Cir	0.014	1.00	99.00	
P-576 PRE PROJECT										Number of lines: 1							Date: 2/7/2013

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	464.00	0.00	0.00	0.00	0.00	52.9	52.9	0.0	127.8	121.7	10.17	48	0.83	87.95	91.81	94.50	98.76	95.00	99.00		
P-576 PRE PROJECT														Number of lines: 1		Run Date: 2/7/2013						
NOTES: Intensity = 6.40 / (Inlet time + 0.00) ^ 0.46; Return period = Yrs. 10 ; c = cir e = ellip b = box																						

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	48	127.8	87.95	94.50	4.00	12.56	10.17	1.61	96.11	0.919	464.00	91.81	4.00	12.57	10.17	1.61	100.37	0.918	0.918	4.262	1.00	1.61	
P-576 PRE PROJECT										Number of lines: 1										Run Date: 2/7/2013			
; c = cir e = ellip b = box																							

P-508 PRE PROJECT



Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data							Line ID		
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)		Inlet/ Rim El (ft)	
1	End	349.00	-180.00	Hdwl	116.99	0.00	0.00	52.9	88.11	1.06	91.81	66	Cir	0.014	1.00	99.70		
P-508 PRE PROJECT																	Number of lines: 1	Date: 2/7/2013

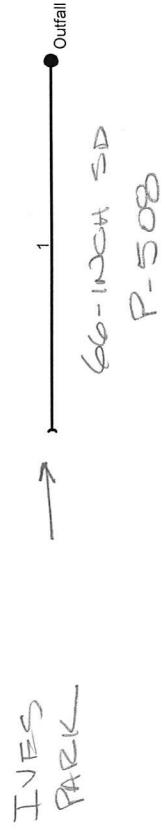
Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	349.00	0.00	0.00	0.00	0.00	52.9	52.9	0.0	<u>117.0</u>	321.1	6.88	66	1.06	88.11	91.81	93.61	<u>94.81</u>	95.00	99.70		
												I = 1.04 TOP OF BANK $\approx$ 99.70'										
P-508 PRE PROJECT																Number of lines: 1		Run Date: 2/7/2013				
NOTES: Intensity = 6.40 / (Inlet time + 0.00) ^ 0.46; Return period = Yrs. 10 ; c = cir e = ellip b = box																						

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)	
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)			
1	66	117.0	88.11	93.61	5.50	13.24	4.93	0.38	93.99	n/a	349.00	91.81	94.81	3.00**	13.24	8.84	1.21	96.02i	n/a	n/a	n/a	1.00	n/a	
P-508 PRE PROJECT											Number of lines: 1								Run Date: 2/7/2013					
Notes: ; ** Critical depth. ; c = cir e = ellip b = box																								

P-508 POST DEV



Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data							Line ID	
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)		Inlet/ Rim El (ft)
1	End	349.00	-180.00	Hdwl	122.83	0.00	0.00	54.2	88.11	1.06	91.81	66	Cir	0.014	1.00	99.70	
P-508 POST DEV										Number of lines: 1							Date: 2/7/2013

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	349.00	0.00	0.00	0.00	0.00	54.2	54.2	0.0	<u>122.8</u>	321.1	7.08	66	1.06	88.11	91.81	93.61	<u>94.89</u>	95.00	99.70		
$Q = 113 (I) + 3.05 \text{ CFS}$$= 122.8 \text{ CFS}$ $I = 1.06$																						
P-508 POST DEV														Number of lines: 1				Run Date: 2/7/2013				
NOTES: Intensity = 6.40 / (Inlet time + 0.00) ^ 0.46; Return period = Yrs. 10 ; c = cir e = ellip b = box																						

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)		
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)				
1	66	122.8	88.11	93.61	5.50	13.67	5.17	0.42	94.03	n/a	349.00	91.81	94.89	3.08**	13.67	8.99	1.26	96.14i	n/a	n/a	n/a	1.00	n/a		
P-508 POST DEV																						Number of lines: 1		Run Date: 2/7/2013	
Notes: ; ** Critical depth. ; c = cir e = ellip b = box																									

APPENDIX I

BIOLOGICAL CONSTRAINTS

MEMORANDUM

DATE: January 30, 2013

TO: Tom Fitzgerald
Royston Hanamoto Alley & Abey

FROM: Laura Lafler

SUBJECT: Biological Constraints for the Ives Park Project, City of Sebastopol, Sonoma County

LSA Associates, Inc. (LSA) submits this memorandum describing the results of the reconnaissance-level biological assessment conducted for the above-referenced project. This assessment has been prepared to provide an evaluation of the potential presence of special-status species and/or sensitive habitats on and in the immediate vicinity of the site, as well as to identify potential biological resource constraints associated with project implementation.

METHODS

LSA searched the California Natural Diversity Database (CNDDDB; CDFG 2012) for records of special-status species occurrences within 5 miles of the site. The California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants (CNPS 2013) was also reviewed for species in the *Sebastopol*, *Guerneville*, *Healdsburg*, *Santa Rosa*, *Cotati*, *Mark West Springs*, *Camp Meeker*, *Valley Ford*, and *Two Rock* U.S. Geological Survey (USGS) 7.5-minute quadrangles. Using these database sources, special-status plants and animals were evaluated to determine their potential to occur on or in the vicinity of the site.

LSA biologist Dan Sidle visited the site on January 25, 2013, to assess current habitat conditions and evaluate the site's potential to support special-status plant and animal species. The survey involved walking throughout the project site to ensure that all habitat types and features on the site were identified. All plants and animals observed were recorded in field notes

Plant taxonomy and nomenclature in this report follow Baldwin et al. (2012). Common and scientific names for animals are based on Crother (2012) for amphibians and reptiles, the American Ornithologists' Union (AOU) *Check-list of North American Birds* (AOU 1998) and supplements for birds, and Baker et al. (2003) for mammals.

EXISTING CONDITIONS

The project site is located within the City of Sebastopol, Sonoma County, California. The site is surrounded by urban development and is bordered to the south by Willow Street, to the north by Bodega Avenue, and to the east by South High Street, and to the west by Jewell Avenue and Bodega Avenue. The project site is occupied by Ives Park, which includes a little league ballpark, a swimming pool, a playground, picnic areas, a performance stage, turf grass, landscaped trees and shrubs, and a portion of the Calder Creek channel.

Soils

The soil units on the site are mapped as Sebastopol sandy loam, 2-9 and 9-15 percent slopes (U.C. Davis Soil Resource Laboratory 2013). The Sebastopol sandy loam soil type is listed as a well-drained, non-hydric soil.

Vegetation

Vegetation within the project site consists of landscaped native and ornamental trees and shrubs, ruderal and non-native annual grassland vegetation within a meadow area of the Calder Creek enclosure, and turf grass. Trees include coast redwood (*Sequoia sempervirens*), oak (*Quercus agrifolia* and *Quercus* sp.), liquidambar (*Liquidambar styraciflua*), cypress (*Cupressus* sp.), juniper (*Juniperus* sp.), pine (*Pinus* sp.), date palm (*Phoenix* sp.), and weeping willow (*Salix* sp.). Ground cover beneath the trees is mostly bare dirt and leaf litter, but some of the trees had periwinkle (*Vinca* sp.) and English ivy (*Hedera helix*) growing at the base of their trunks. Shrubs observed include the native toyon (*Heteromeles arbutifolia*) and various non-native ornamental species. A meadow area along Calder Creek supports mostly ruderal forbs and non-native annual grass species, including Himalayan blackberry (*Rubus armeniacus*), tall flatsedge (*Cyperus eragrostis*), wild radish (*Raphanus sativus*), dandelion (*Taraxacum officinale*), filaree (*Erodium* sp.), and pampas grass (*Cortaderia selloana*). Oak seedlings and a California buckeye (*Aesculus californica*) sapling were also observed in the meadow area.

Animals

The disturbed condition of the site reduces the site's suitability for many native animals, but several animal species that have adapted to urban settings could be present. Animal species observed on or near the site during the reconnaissance-level survey consist of Sierran treefrog (*Pseudacris sierra*), cattle egret (*Bubulcus ibis*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), yellow-rumped warbler (*Setophaga coronate*), bushtit (*Psaltiriparus minimus*), American robin (*Turdus migratorius*), white-crowned sparrow (*Zonotrichia leucophrys*), and fox squirrel (*Sciurus niger*).

SENSITIVE BIOLOGICAL RESOURCES

Waters of the United States/State

Potentially jurisdictional features observed on the site consist of Calder Creek and an associated seasonal wetland in the meadow area immediately south of the creek. Calder Creek flows east-west within an open concrete channel through the park. A portion of the creek is released from the confines of its concrete channel and was, at one time, flooded to create a small pond that was made possible via a weir consisting of board erected in the creek channel during the spring months (RHA 2013). A potential seasonal wetland, which contained tall flatsedge, a wetland plant species, was observed in the meadow area of the creek, likely in a location where the pond may have previously pooled water. Calder Creek and the associated seasonal wetland are likely subject to regulation by the U.S. Army Corps of Engineers (Corps), the Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW).

Special-Status Species

Special-Status Plants. Disturbance at the project site and the site's location within an urban setting make the site unsuitable for special-status plant species. Although a number of special-status plant species are known to occur in grasslands and wet meadows within the region based on records from the CNDDDB (CDFW 2012) and the CNPS On-line Inventory of Rare and Endangered Plants (2013), such species would not occur in the park setting where all the habitats are disturbed and dominated by ornamental and ruderal species. Even the creek channel and meadow area are highly modified by grading, mowing, and the introduction of non-native plants, thereby precluding the presence of special-status plants.

Special-Status Animals. The project site's location within an urban park surrounded by urban development with no connection to natural open space limits the site's potential for special-status animal species. Special-status animal species that have potential to occur on or in the general vicinity of the site include the following:

- **California tiger salamander** (*Ambystoma californiense*) is known to occur east of the site on the Santa Rosa Plain, but the location of the park outside the geographic range of the species, lack of suitable breeding and upland habitat at the park, and the isolation of the park from occupied habitat by urban development, prohibits this species from occurring on the site.
- **California red-legged frog** (*Rana draytonii*) is not known to occur in Calder Creek or on the Santa Rosa Plain. The closest CNDDDB records are sensitive locations suppressed by CDFW (CDFW 2012). The constructed Calder Creek channel is shallow and appears to flow very rapidly during rain events making it unsuitable as breeding habitat for this species. The urban setting of Calder Creek, lack of emergent vegetation to provide cover for the frogs, and the creek's isolated location from occupied natural habitat prevents this species from occurring on the site. Likewise, the unlined channel section was not ponded during the winter breeding season and therefore does not provide suitable breeding habitat for California red-legged frogs (not deep enough or with a sufficient period of ponding).
- **Western pond turtle** (*Actinemys marmorata*) is known to occur approximately 0.75 mile northeast of the park in the Laguna de Santa Rosa (CDFW 2012). Although the Laguna de Santa Rosa has a hydrological connection to Calder Creek, it is separated from Calder Creek by several underground culverts. It is unlikely that pond turtles make regular movements through the culverts and the inhospitable urban habitat that separates the site from the Laguna. If turtles were to reach the site, there is no suitable breeding, basking, or nesting habitat in the park for this species.
- **White-tailed kite** (*Elanus leucurus*) could nest in the trees within or adjacent to the park, but the park's urban location and lack of suitable foraging habitat on or immediately adjacent to the park likely precludes their presence.
- **Bats** such as the Townsend's western big-eared bat (*Corynorhinus townsendii townsendii*), pallid bat (*Antrozous pallidus*), and other non-special-status bat species could forage over the park, but are unlikely to have day or maternity roosts on the park due to the lack of suitable roosting habitat such as caves and abandoned buildings.

POTENTIAL BIOLOGICAL CONSTRAINTS

Based on the reconnaissance-level survey and review of the database searches, LSA identified the following potential biological resource constraints for the proposed project:

- **Presence of Jurisdictional Areas.** A formal wetland delineation and regulatory permits from the Corps, RWQCB, and CDFW would likely be required if Calder Creek and the adjacent areas exhibiting seasonal wetland vegetation are impacted by the project. Removing portions of the concrete channel, realigning the creek channel, and planting native riparian vegetation within the channel banks would require permits from the Corps, RWQCB, and CDFW.
- **Nesting Birds.** Pre-construction surveys for nesting birds would likely be required if construction occurs during the nesting season (February 1 through August 31).
- **Tree Removal.** Removal or pruning of more than one-third of trees larger than 10 inches diameter at breast height (dbh), except for acacia, wattle, eucalyptus, plume albizia, poplar, tamarisk, and salt cedar, may require a permit from the City of Sebastopol.

REFERENCES

- American Ornithologists' Union (AOU). 1998. Check-list of North American birds. 7th edition. American Ornithologists' Union, Washington, D.C.
- Baker, R.J., L.C. Bradley, R.D. Bradley, J.W. Dragoo, M.D. Engstrom, R.S. Hoffmann, C.A. Jones, F. Reid, D.W. Rice, and C. Jones. 2003. Revised checklist of North American mammals north of Mexico, 2003. Museum of Texas Tech University Occasional Papers 229.
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- California Department of Fish and Wildlife (CDFW). 2012. Query of the California Natural Diversity Database for special-status species occurrences within 5 miles of the project site. Biogeographic Data Branch, California Department of Fish and Game, Sacramento. December 1, 2012.
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University of California, Davis Soil Resource Laboratory. 2013. Online Soil Survey, California Soil Resource Laboratory. Accessed at <<http://casoilresource.lawr.ucdavis.edu/drupal/node/27>> on January 25, 2013.

APPENDIX J

CULTURAL CONSTRAINTS



LSA ASSOCIATES, INC.
157 PARK PLACE
PT. RICHMOND, CALIFORNIA 94801

510.236.6810 TEL
510.236.3480 FAX

BERKELEY
CARLSBAD
FORT COLLINS

FRESNO
IRVINE
PALM SPRINGS

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

MEMORANDUM

DATE: February 6, 2013

TO: Cordy Hull and Tom Fitzgerald, RHAA

FROM: Michael Hibma, Cultural Resources Manager, LSA Associates, Inc.

SUBJECT: Cultural Resources Constraints Summary for the Ives Park Renovation Master Plan, Sebastopol, Sonoma County, California (LSA #RHA1101)

This memorandum presents the results of background research and a brief pedestrian field review conducted by LSA Associates, Inc. (LSA), to identify potential cultural resource constraints for the Ives Park Renovation Master Plan. The study area for this summary includes the approximately 8-acre Ives Park site at 7400 Willow Street in Sebastopol, Sonoma County, California. The summary was prepared by LSA Architectural Historian Michael Hibma, M.A., RPH #603. This summary does not include an evaluation of the eligibility of Ives Park for inclusion in the California Register of Historical Resources, nor an assessment of potential impacts to historical resources pursuant to *CEQA Guidelines* §15064.5. It is based on archival research and qualitative observations.

BACKGROUND RESEARCH

Background research consisted of a records search and a review of materials provided by the City of Sebastopol (City). Each step is described below.

On January 29, 2013, LSA conducted a records search (File #12-0759) of the study area and adjacent properties at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park. The NWIC is the official state repository of cultural resource records and reports for Sonoma County.

As part of the records search, the following federal and State of California inventories were reviewed:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation, April 5, 2012). The directory, updated quarterly, includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

Background Research Results

The records search did not identify any previously recorded cultural resources in or adjacent to the study area (California Office of Historic Preservation 2012). A copy of a property deed dated March 3, 1941, indicates that the land that eventually contained Ives Park was conveyed to the City by the estate of Mrs. Katherine Ives on the condition that the park be used for children's sporting activities, such as Little League baseball and swimming. Background information provided in a 2010 City Planning Commission Staff Report states that Ives Park opened in April of 1946. The Little League field (built in 1957 and known as Irene "Grandma" Polley Field), Ives Pool (since demolished and rebuilt in 1981), and playground area were built "shortly thereafter." The portion of Ives Park dedicated to a children's playground has been a feature of the park "for more than 50 years," and contemporary aerial photographs show that, other than a major remodeling of Ives Pool in 1981, "... the park has changed little since then" (City of Sebastopol 2010).

FIELD REVIEW

On January 29, 2013, LSA Architectural Historian Michael Hibma, M.A., RPH #603 conducted a pedestrian field review of the entire study area to identify landscape and built environment elements that are integral to the park's original design and aesthetic, as well as its current use. The review was documented with field notes and photographs.

POTENTIAL CONSTRAINTS

Ives Park contains natural and built environment features that appear to date from the early years of its inception. These features, as observed during the field review, define the spatial and functional characteristics of the park, determine how visitors use and enjoy the facilities, and convey some aspects of the design intent of the park's architect. As such, these features could be considered "character defining" and central to the present appearance and function of the landscape, as well as visitor experience and perception. Changes to these elements would alter the function and presentation of the park as they have evolved since its construction. The guidance provided in *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes* (National Park Service n.d.) was reviewed to identify the conceptual components that comprise the landscape, its elements, and potential sources of functional continuity through time.

The following categories reflect the elements that traditionally convey a sense of order, design, and spatial organization to designed landscapes such as Ives Park.

Existing Topography and Grading

- Gently sloping down from south to north, central area mostly flat, bisected by channelized Calder Creek

Natural Features

- Calder Creek
- Meadow-like area in an enclosed area on the north bank of along Calder Creek.

Land Uses

- Picnic areas
- Playground
- Little League baseball field
- Open grassy areas for recreation, repose, open space
- BBQ areas
- Community pool

Circulation

- Asphalt paths
- Entry points at the eastern, southern, and western edges of the park
- Main path follows channelized Calder Creek, which is spanned by several pedestrian bridges

Views and Vistas

- Calder Creek and grassy areas beyond
- Oak groves
- Surrounding neighborhood context

Vegetation

- Native and ornamental trees and shrubs
- Turf lawn
- Coast redwood
- Oak (mature and seedlings)
- Liquidambar
- Cypress
- Juniper
- Pine
- Date palm -- likely over 75 years old based on comparable size and condition of similar trees of known age
- Weeping willow
- California buckeye

Landscape Dividers

- Channelized Calder Creek with chain link fence enclosure
- Fence around Polley Field
- Raised area with curved concrete retaining wall beyond Polley Field outfield fence
- Fence enclosure around Playground area
- Concrete dam in Calder Creek east of the meadow area

Site Furnishings

- Benches
- Picnic tables
- BBQ pits

- Playground equipment (swing sets, slides, sandboxes, etc.)
- Little League baseball backstop, dugouts, aluminum bleacher seats
- Masonry stone drinking fountain (non-operational)
- Two wood stages

Lighting

- Standard galvanized lampposts

Buildings

- Ives Community Pool and Bathhouse
- Polley Field equipment storage and concession stand

Signs

- Conventional park signage regarding rules and regulations
- Irene “Grandma” Polley Field
- Various ads from local boosters at Polley Field
- BBQ pit plaques and playground plaque

Bodies of Water

- Channelized Calder Creek

Sculpture and Other Art

- Rotary International “Service Above Self” art piece. Dedicated June 2005 (west of Polley Field)

SUMMARY

Ives Park has not been previously identified as a historical resource as defined at California Public Resources Code Section 21084.1. The landscape elements identified above were observed during the field review and appear to comprise the public space, facilities, and appurtenances that define the form, function, and appearance of Ives Park. The destruction or displacement of these elements would result in a change to the character of Ives Park, the way it is perceived by its visitors, and the means by which it is utilized as a recreational amenity.

REFERNECES CITED

California Office of Historic Preservation

- 1976 *California Inventory of Historic Resources*. California Department of Parks and Recreation, Sacramento.
- 1988 *Five Views: An Ethnic Historic Site Survey for California*. California Department of Parks and Recreation, Sacramento.
- 1992 *California Points of Historic Interest*. California Department of Parks and Recreation, Sacramento.
- 1996 *California Historical Landmarks*. California Department of Parks and Recreation, Sacramento.
- 2009 *Directory of Properties in the Historic Property Data File*, April 5, 2012. California Department of Parks and Recreation, Sacramento.

City of Sebastopol

- 2010 Staff Report – Planning Commission. *Community Forum and Public Hearing – Ives Park Improvements*. May 25, 2010. On file at City of Sebastopol Planning Commission, Sebastopol, California.

National Park Service

- n.d. *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes*. National Park Service, Washington D.C. Electronic document, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb18.pdf>, accessed February 6, 2013.

Sonoma County Recorder

- 1941 Deed. Volume 533 of Official Records, Page 147, Sonoma County Recorder. 3 March 1941. On file at Sonoma County Recorder's Office, Santa Rosa, California.

CALDER CREEK

RESTORATION & VISION CONCEPTS

Sebastopol, California



Waterways
Restoration
Institute



WILDLING
DESIGN STUDIO



Sebastopol is a small, charming city known for its agricultural history and environmental ethos. The restoration of Calder Creek builds on this sensibility, bringing back the invigorating experience of a living stream to public spaces, and providing an inviting backdrop that creative and thoughtful urban design can respond to. Moreover, creek restoration here reestablishes watershed processes that build resilience to climate change and promote a natural processes-infused approach to integrated water management.

This Summary explores of Calder Creek restoration opportunities from Jewell Avenue to the Laguna de Santa Rosa. This project was focused on Ives Park, the city's "central park", with consultations with individual upstream property owners as well as "vision" level concepts for daylighting the creek through downtown Sebastopol.

Background

Draining a one square mile watershed, the creek initially traverses low hills and low density residential properties. Through these properties, willow riparian habitat along the creek supports songbirds, hawks, waders, aquatic birds, frogs, minks and river otters. While an 1886 newspaper article noted salmon in the creek, it was better known for a water wheel and wood slate dam, the latter which created a seasonal swimming pond. When the creek was engineered into a channel and also culverted into underground stormdrain pipes, its footprint was reduced, and flood flows increased in velocity. Eventually operation of the seasonal pond ceased, and the remaining creek area at Ives Park, with steep channel walls and floodable areas, became a management concern. The creek remains in this straightened and hardened channel through Ives Park, and is otherwise forgotten through downtown. It outlets in the Railroad Forest, approximately three hundred feet downstream from the Joe Rodota Trail trailhead at Petaluma Avenue.

Above: Overview of Calder Creek Restoration Concept and Vision Plan opportunity areas

Forward-looking Creek Restoration

As climate change and population pressures increase, the need for more housing, preservation of biodiversity, and water resource management is becoming more acute. Restoration of Calder Creek, including daylighting of culverted reaches and reestablishing and reconnecting its floodplain, creates a lower-maintenance option for stormwater storage, groundwater recharge, habitat and recreation. The restored channel corridor provides greater capacity and increases storage for those times when the Laguna de Santa Rose backwaters. The riparian canopy of the creek produces a zone of greater evapotranspiration, offsetting urban heat islands with shade and spaces for relaxation and respite. This will be a benefit through Ives Park as well as through any daylighted urban areas.

At Ives Park, the proposed stream restoration concept builds on the 2013 Ives Park Master Plan, maintaining the existing uses of the park while adding the necessary stream length and meander for a “dynamically stable” stream channel (one that erodes and deposits sediment in balance to maintain its channel form). It also widens and reconnects the stream to a functioning floodplain, creating more space for flooding or backwatering from extreme storms. Within the creek corridor, picnicking, trails, wading, informal nature exploration, and a sculpture garden are all accommodated. Options for modifying the Jewell Street/Willow Street intersection were evaluated in terms of pedestrian and vehicular movement, and benefit to the creek and park. A proposed “T” intersection was included in the Ives Park Master Plan with Creek Restoration presented here.

Beyond Ives Park, opportunities for Calder Creek were explored from High Street to

“The riparian canopy of the creek produces a zone of greater evapotranspiration, offsetting urban heat islands with shade and spaces for relaxation and respite...”

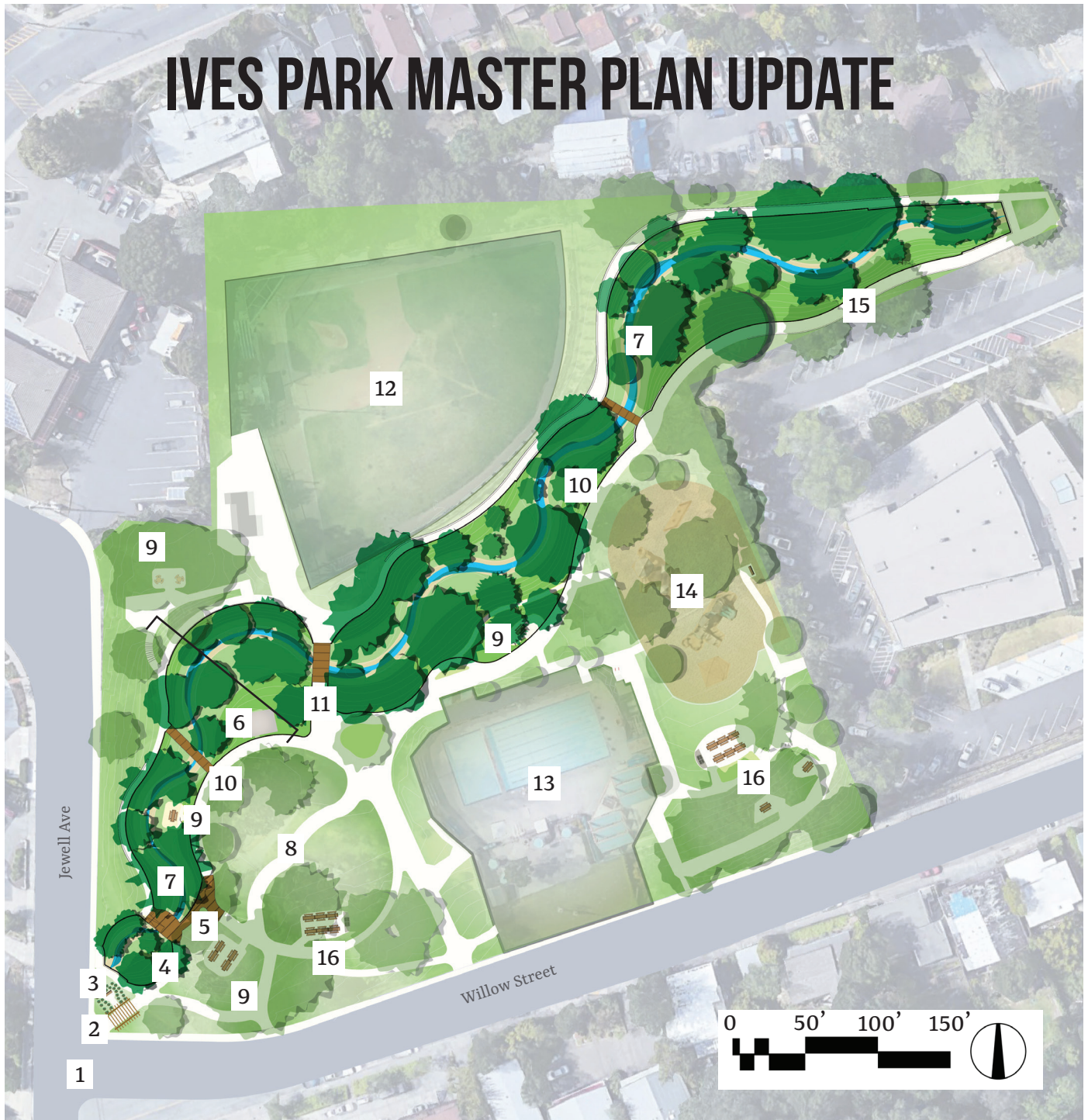
Petaluma Avenue. In some cases, the culverted creek crosses through private property. Therefore, the Vision Plan shows possibilities to demonstrate to property owners that the buried creek as a potential attraction that adds value to developments, while also serving as a public asset for its flood management, stormwater and habitat benefits.

With chronic flooding at Petaluma Avenue due to sedimentation in the stormdrain pipes and non-native trees obstructing flows in the open-channel reaches of Calder Creek in the Railroad Forest, this project also suggests increasing flood capacity within the Railroad Forest by removal of the railroad fill prism and replacement of the trail with a boardwalk, daylighting approximately three hundred feet of the creek that is currently culverted and allowing it to establish its own channel.

Acknowledgements

This project was made possible by a Switzer Foundation Leadership Grant to the Waterways Restoration Institute (WRI) with Wildling Design Studio (Wildling), and the cooperation of the City of Sebastopol.

IVES PARK MASTER PLAN UPDATE



OVERVIEW

CALDER CREEK RESTORATION INFORMS MASTER PLAN UPDATE

- | | | |
|---------------------------|----------------------------|----------------------------------|
| 1 New T Intersection | 6 New stage | 12 Baseball field |
| 2 New park entry | 7 Restored Calder Creek | 13 Pool |
| 3 Rose garden | 8 Central green | 14 Playground |
| 4 Preserved redwood trees | 9 Picnic area | 15 Sculpture Garden / High Entry |
| 5 Boardwalk trail section | 10 Pedestrian bridge | 16 BBQ area |
| | 11 Vehicular access bridge | |



Restoration of Calder creek creates a safe and accessible interface to bring the public back to the water's edge, increases habitat, flood storage and groundwater infiltration.

A portion of the existing vertical channel wall is maintained to protect a stand of redwood trees. A deck is cantilevered over this wall, with an overlook crossing the creek at the current outlet location, marking a terminus of an accessible loop trail around the creek. A pedestrian bridge protects a city sewer main within its alignment, while another bridge is rated for vehicular access. The design modifies an existing sculpture garden and uses the riparian canopy as a backdrop for some of the

artwork. The playground and a bbq area are shifted to accommodate the creek, while the stage is relocated along the creek to create a large central green with seating upslope from performances.

With a geomorphic approach to restoring the channel, wide floodplains also accommodate trails, relaxing, exploration, play and habitat. Preliminary grading focused on an equilibrium stream and accessible pathways, inviting all users to experience the creek. Terracing and some vertical walls area also used to achieve this. The increase in varied terrain creates new sightlines and points of interest within the park.

Facing Page: Master Plan Update with Creek Restoration

Above: Section through creek near upper Jewell entry looking upstream towards pedestrian bridge with protected sewer line, and in the distance, redwoods, boardwalk and overlook.

Right: View of park entry from High Street with sculpture garden in the foreground. Landscape terracing in the background balances an accessible walkway with the creek's geomorphic equilibrium channel design approach.



HIGH STREET - S. MAIN STREET



DOWNTOWN VISION CONCEPTS

CALDER CREEK CAN INSPIRE NEW AMENITIES AND ATTRACTIONS

- 1 Daylighted Creek
- 2 Boardwalk
- 3 Overlook
- 4 Promenade
- 5 Seating area
- 6 Creek access
- 7 Walkway

Through downtown Sebastopol, public and private parking areas are shown converted back to a daylighted Calder Creek. Due to site constraints, there is a naturalized creek bed with vertical channel walls.

Between High and Main Street, these narrow constraints in one area result in cantilevered boardwalks along the edges, with one stretch of boardwalk crossing through the creek corridor. This is to provide support and protection for an existing city sewer main.



Top: Vision Concept for daylighting Calder Creek between High and S. Main Streets.

Above right: A daylighted Calder Creek can create an open space amenity for future urban design if desired by property owners.

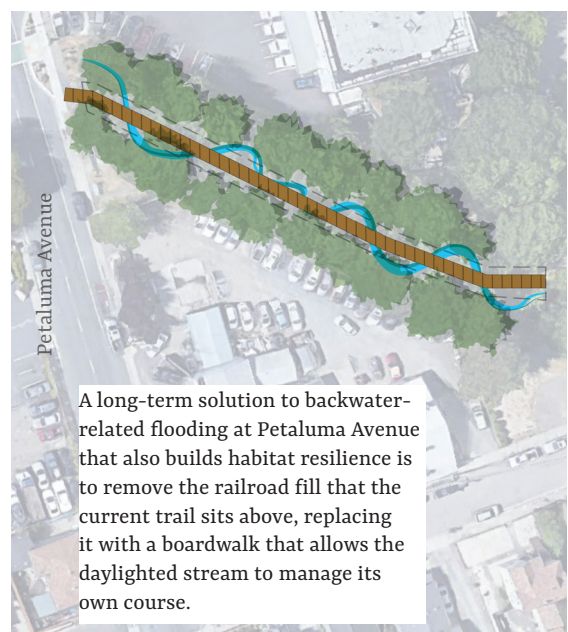
Opposite page, top: Vision Concept for daylighting Calder Creek between S. Main Street and Petaluma Avenue.

Opposite page, left: A promenade leverages the urban cooling and shade provided by the daylighted Calder Creek corridor, with outdoor dining and socializing.



Between Main Street and Petaluma Avenue, the creek creates a visual focus along a promenade that includes a side path gently sloping to the creek bottom. A narrower walkway completes a loop around the channel while maintaining some parking. This promenade includes extended terraces for seating ideal for future dining, from food truck “food courts” or restaurants associated with new development.

RAILROAD FOREST





California Urban Streams Partnership
7567 Elphick Rd
Sebastopol, Ca 95472

Sebastopol Planning Commissioners

Evert Fernandez
Jennifer Koelemeijer
Paul Fritz
Joan Harper
Alex Harper
C/o Jane Riley jriley@cityofsebastopol.gov
Victoria Henkel vhenkel@cityofsebastopol.gov

October 7, 2026

Dear Planning Commissioners,

You will be asked to vote on approving a Rotary Centennial Celebration project in Ives Park on October 13, 2026 . The Rotary project directly conflicts with an approved City effort to restore Calder Creek in Ives Park. If you approve the Rotary plan in its current iteration you will be rescinding a restoration concept plan approved by the Planning Commission and City Council on February 1, 2022, and then formally adopted on September 6 , 2022 by unanimous Council vote as the update of the Ives Park Master plan. For emphasis: the City will be rescinding its own prior votes, approvals, and decisions. The burden should be on Rotary to have a good reason to impact an already approved project, which seems to be mostly driven by the wishes of Rotary or its donor(s).

Engineering and Design Considerations For Calder Creek

The approved Calder Creek restoration plan went through extensive public vetting. Its development involved two public workshops the fall of 2021 and meetings before the commission and council. The Planning Commission and City Council rejected a design alternative that involved a straightened creek in the downstream reach. This alternative was rejected because:

- It introduces instability in a channel and long term erosion maintenance liabilities
- Conflicts with developing more unified usable public space for events

California Urban Streams Partnership • 2150 Allston Way, Suite 460 • Berkeley, CA 94704
A project of Earth Island Institute • CUSTreams@gmail.com

- Conflicts with community feedback to save as many redwood trees as possible
- Avoids impacting more sewer lines than necessary
- Compromises habitat potential for instream aquatic life and tree lined stream corridor
- Makes the project less competitive for state grants

The Rotary Plan blocks an entire meander and we invite you to look at the attached plan with the Rotary Plaza overlay on top of the restoration project. To reconnect the up and downstream creek channel brings us back to a design that was previously rejected with the above listed problems.

The current creek is held in place with rock and concrete. To restore a creek so that it meets the definition of restoration by funding and regulatory agencies we need to replace a creek now in a constrained straight- jacket to one that has the natural functions of meandering, riffles and pool creation, and near bank habitat. The natural dynamics of streams are what attract people to appreciate them and attracts funding from resources programs. Everyone making a decision on the Rotary plan needs to be aware of the problems it causes to the creek restoration project. If the creek is straightened to go around the Rotary paving it becomes too short and is too steep. Typically, this steepened condition creates the reactions called head-cutting, flanking of erosion control rock, and erosion of the bottom of the creek compromising any attempts at bank hardening, as well as erosion of the opposite bank. The public workshops held in 2022 illustrated what happens if we take meanders out of a creek and don't construct a now unjacketed creek with the correct lengths, meanders, widths and depths. We have attached photos that show:

1. A creek meander removal in Alum Park, San Jose that resulted in blowing out the bank re-inforcement intended to stabilize it
2. A U.S. Army Corps of Engineers project that removed a meander on Trabuco Creek. The steepened incising creek undercut the concrete lining constructed to hold the banks. Only emergency rocking is holding it together
3. An illustration of how a creek can "headcut" to attempt to flatten its slope after being straightened and steepened.
4. A creek "flanks" or flows around rock intended to hold it in place because the channel is too short and erodes the bottom .
5. A U.S. geological Survey photos illustrating how taking out meanders can result in bridges, sewer lines and other infrastructure being undercut.
6. How the Rotary project takes out a meander and straightens Calder Creek

The creek project alignment is not a piece of artwork, it is based on geomorphic science and hydraulic factors. CUSP is happy to send the detailed [Calder Creek Basis of Design Report](#) to any parties wanting to review it.

Oriana Hart our Public Works Director offered to add the Rotary straightened creek scenario for hydraulic modeling by a firm that was modeling for the city's waterways. While this offer is appreciated it doesn't address the issues in play with the conflicts the Rotary project has with the restoration project. GHD engineering firm had previously already modeled the approved restoration design and found that it increases flood capacity in the park by 24%. Hydraulic models are used to measure the performance of a channel for flood control functions such as estimating the velocities, stream flood stages and channel capacities and sometimes shear stresses acting on banks. The two outputs from the kind of hydraulic model being used that can provide relevant information for us are velocities and shear stress that can be applied to designing soil bioengineering planting projects. These analytical equations applied in hydraulic models do not address the stream dynamics behind headcutting, flanking of riprap, and unanticipated "blowouts" of channels and their engineered linings.

The science that addresses these issues of stream management is known as fluvial geomorphology. This river science has developed correlations between channel slopes, shapes, channel forming discharges and watershed factors. This is the science we used to make sure that we would provide the city with a Calder Creek channel that won't excessively erode or deposit sediment and create short or long term maintenance problems. A report by the Army Corps of Engineers in 1990 concluded that after multiple project failures, they developed the understanding that hydraulic models in common use were too limited to use alone as a tool for stream engineering (McCarley, Ingram Brown, Reese, USACE 1990). This evaluation of past failures created a new engineering paradigm and revised engineering manuals were released by federal engineering agencies in 2002 and 2007 to emphasize the need to integrate fluvial geomorphology into stream and river projects. The new manuals warned of the limitations of hydraulic models and the need to integrate the river science just described if the projects were to provide stable conditions. While the output from hydraulic models typically address about 5 variables river scientists identify 15 variables controlling stream dynamics.

The Funding Plan

Some have questioned why it is taking longer than initially planned to deliver grants to the city for stream project implementation. The first problems for fund raising came in 2023-2024 when we did not have a Planning Director or City Manager to work with because of city personnel issues. It wasn't until April 2025 and May 2026 that we received the necessary city resolutions required to accompany grant proposal submissions. During 2025-2026 the California Urban Stream Partnership required 9 months to negotiate a service agreement with the city to work for free to submit grant applications on the city's behalf. During 2024-2026 CUSP has been distracted by the Rotary proposal seeking to occupy the same footprint in Ives Park as our project

A proposed project that conflicts with the existing approved plan creates havoc for following through on grant applications and securing permits for the restoration project. The Department of Water Resources invited a full proposal to their Urban Streams Restoration Program based on the approved 2022 plan. While we are applying to grant programs using a phased approach the grant programs do not want to fund half a project without knowing the features of the complete project. Likewise regulatory agencies

need culvert to culvert complete plans to permit. The CEQA analysis that will be completed with grant funds needs to address a complete project, not a piecemeal project.

The complete stream restoration and related trails will bring about \$7million to the city to address the unsafe liability of an aging flood control project on Calder Creek. Multiple benefits accrued from this plan include:

- Reducing flooding in the park,
- Improving trails for bicycles and disabled access
- Rebuilding the dangerous traffic interchange at Jewell and Willow Streets.
- Beautifying the park and increasing its use by Sebastopol residents
- Increase public space in the park by removing channelized creek fencing and regrading park topography

The CUSP has a long successful record receiving state grant programs for multi benefit projects such as this and the granting programs trust our track record to deliver. In the Fall of 2025 proposition 4 injected new funding into the stream restoration grants programs located in the Department of Water Resources, Wildlife Conservation Board, State Water Resources Control Board, the Coastal Conservancy and Resources Agency River Parkways programs. These programs are coming on line currently and offer a rare funding opportunity for Sebastopol. Some patience is required for the Department of Finance to transfer funds from Proposition 4 allocations to the agencies to distribute as grants.

Who is the community to be Benefitted By The Adopted 2022 Plan

CUSP appreciates very much that Rotary consulted organizations on their desires for Ives Park. The Rotary states that their plaza plan represents what the community at large wants. The community they describe are the Chamber of Commerce and their Apple Blossom Faire, Little League and some Peace Concert supporters. We consider these entities community we also want to serve. One of the issues we took seriously was the concern that the creek project would reduce public space for events. Our computations of square footage currently available for public space and concert attendees, under channelized creek and chain link fence conditions, is approximately 42,000 square feet. Removing chain link fencing, restoring gentle sloped grassed areas by the restored creek and squaring off the intersection at Willow and Jewell, which expands park space, creates 45,000. square feet of public space.

The Planning Commission should consider the definition of “Community” we are identifying as beneficiaries. While the Rotary reports raising \$100,000 to support the Centennial Memorial effort, the state and regional funding we will bring to Ives Park in order to remove a dated, crumbling engineered channel, increase park usage and fund safety improvements to the traffic triangle is approximately \$7

million dollars. The list of our grants advisory group to guide grants submissions is an attachment to this letter. The Sierra Club, Friends of Calder Creek (more than 50 members) Atascadero Watershed Council, Apple Blossom Bike Trial advocates, upstream property owners, and Ives Park neighbors, Main Street merchants, residents at the Luther Burbank Housing, the Native Song Bird Care and Conservation organization, Forests Unlimited and Salmon Creek Middle School teachers and students are among the groups listed.

Rather than set up a conflict over who is the public to be served at Ives Park we humbly recommend that the Rotary perform the public service of selecting and funding an area of the 2022 Ives Park Master Plan update which can advance the City's implementation needs. CUSP can support public design meetings in which we can together resolve the size and placement of the stage, play area upgrades, trail improvements, art display spaces, and other aspects that a broader definition of public would be interested with. Recently CUSP donated 40 hours of CAD interactive 3D model work to create exhibits of park topography, master plan uses and plan views of the conflict area between the Rotary Plan and the adopted 2022 Master Plan Update. We tried to facilitate a discussion with Rotary on the siting options for their centennial plaza and we reviewed our efforts to look at alternatives. In addition to being able to locate a plaza space at the intersection of Jewell and Willow, given Rotary's interest in public event space, we see the large oval lawn and stage area as a great example of a Master Plan element that would benefit from Rotary attention and that would advance the City's implementation of the Master Plan. It's clear there are plenty of opportunities to site a Rotary Centennial pavement that don't conflict with the park master plan. Therefore we are baffled as to why the Rotary planning continues to focus on an area of conflict and does not include collaboration using a wider vision.

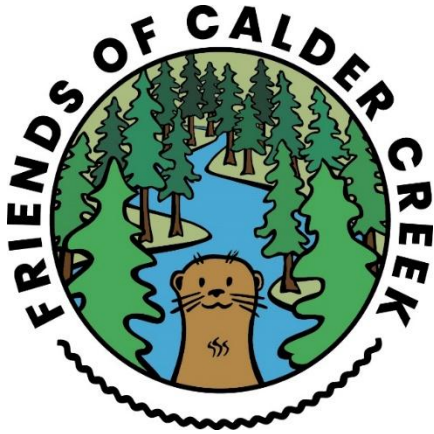
Sincerely,

Ann L. Riley Ph.D

Co-Director of California Urban Streams Partnership

rileyaterways@gmail.com

attachments



Calder Creek Advisory Team

Burbank Heritage Orchard Housing Residents: Angela Ford and Leta LaBorde

Apple Blossom Trail Committee: Lynn Deedler

Forests Unlimited: Rick Coates

EcoRing: Rick Coates

Laguna Foundation: Brent Reed

Peter Van De Burgt: Nature Conservancy and Laguna Foundation

Native Song Bird Rescue and Conservation: Veronica Bowers

Sonoma Group Redwood Chapter Sierra Club: Shirley Johnson

Salmon Middle School teacher and students: Park Guthrie

Sebastopol Art Gallery, Main St. and Ives park side residence: Chris Boyd

Muir Tea Room, Main St. proprietor: Christine Dzilvelis

Raptors Are The Solution: Lisa Owens

Atascadero Watershed Council: Woody Hastings

North Bay Conservation Corps: Greg Sitter



Photo 1: Meander removal to straighten stream resulted in stream meandering around grade control structure.

Photo 2: Failed concrete lining due to incision and incorrect channel geometry.

Arrow points towards bottom of slope where channel bottom has dropped lower than the bottom of the concrete lining.



Photo 3: Headcut erosion in stream bed



Photo 4: Flanking of stream around placed rock

Photo 5: Straightened stream steepened slope, causing undercutting and exposing of bridge piers. White arrow points to previous stream bottom elevation.

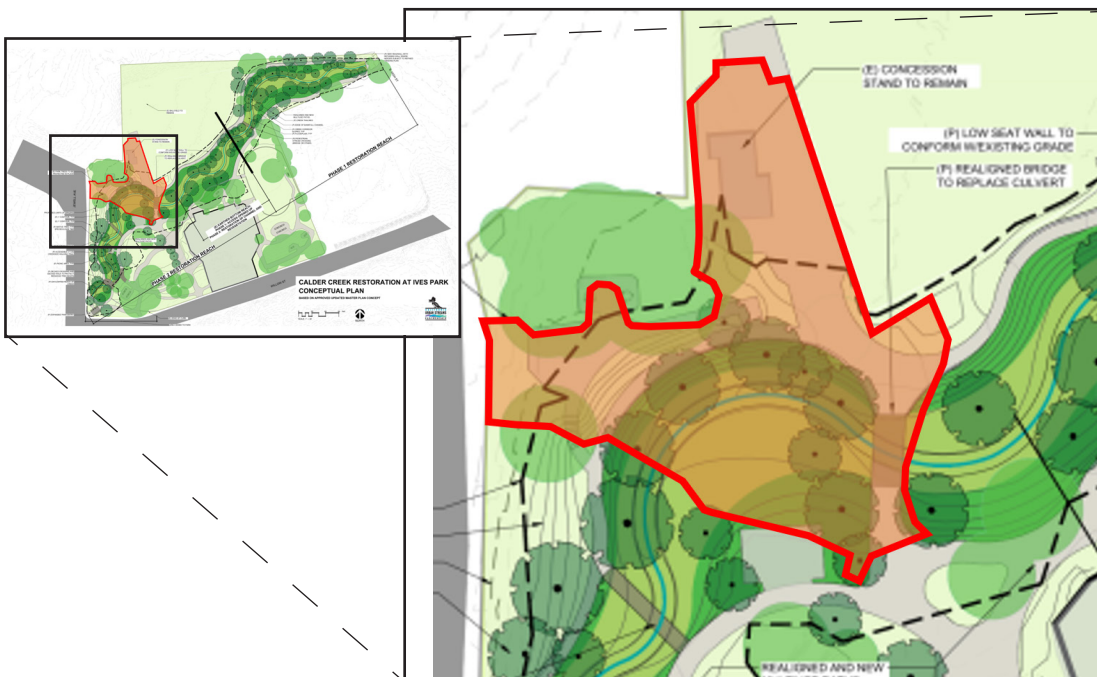


Photo 6: Proposed Rotary project would remove meander to Calder Creek's planned restored channel.

William Greenwood



5 October, 2026

Dear Sebastopol Planning Commissioners,

Evert Fernandez
Jennifer Koelemeijer
Paul Fritz
Joan Harper
Alex Kanzler

C/O Jane Riley jriley@cityofsebastopol.gov
and Victoria Henkel vhenkel@cityofsebastopol.gov

The City of Sebastopol approved a plan for restoration of Calder Creek in 2022. This decision followed the recommendations of creek experts and the will of the community to make the creek safer and more beautiful. The plan would introduce natural meanders and give Ives Park a creekside setting for walking and meeting other families to the peaceful sound of running water. This plan accompanied a vision of stimulating downtown revitalization along the naturalized creek one day extending out to the lagoon.

Now we learn that the City is considering a proposal coming out of no public process that would underground the heart of the meanders. It is a fool's errand to consider such a proposal by throwing away a long, appropriate open process and hard won decision. To approve such a plan would run counter to the will of the people and constitute a voluntary act of civic amnesia.

Please reaffirm and follow through with the wise decision already in place.

Thank You,
William Greenwood



October 8, 2026

Sebastopol Planning Commission
7120 Bodega Avenue, Sebastopol, CA 95472
Via Email: planning@cityofsebastopol.gov

Re: Item # 6A Rotary Centennial Plaza at Ives Park, October 13

Dear Chair Fernandez and Commissioners:

We write on behalf of the hundreds of members and supporters of the Atascadero / Green Valley Watershed Council in the Sebastopol-West County community to urge you to deny the permits for the Rotary Centennial Plaza at Ives Park in downtown Sebastopol..

We appreciate the charitable work of the Sebastopol Rotary and the Rotary's good intentions in proposing this project. We are not opposed to the Rotary proposing a revised project that is consistent with existing approved plans. But the plan before you is a non-starter in our view, given that it is in direct conflict with the previously approved Calder Creek Restoration Plan, approved by this Commission and the City Council in 2022.

The Atascadero / Green Valley Watershed Council (AGVWC) is a California 501(c)3 nonprofit with a mission to inspire collective action to protect and foster a flourishing watershed through advocacy, education, and community engagement. Although the proposed project is not within the boundaries of the Atascadero / Green Valley watershed, it is immediately adjacent, and many of our members and supporters live, work and play in Sebastopol, Ives Park, and other areas along the Calder Creek watercourse.

Calder Creek, like so many other riparian systems in California and the rest of the United States, should never have been destroyed – boxed up in concrete and chained off from the community. But it is never too late to amend errors of the past. We see the time for this long-overdue restoration is now. By naturalizing Calder Creek, the City of Sebastopol is joining other cities that have taken similar actions with much success, restoring and healing their local environments and revitalizing their communities. Among them, is the restoration of [Santa Rosa Creek](#) and [Napa River and Napa Creek](#). These projects were made possible by state and regional grant funding, the strategy that is being used to bring the necessary funding for the Calder Creek restoration.

We strongly support the vision and work of the Sebastopol Planning Commission and City Council in supporting both Phases 1 & 2 of the Calder Creek restoration plan, approved February 2022. Naturalizing the flow and meander of Calder Creek and growing native riparian vegetation will have multiple benefits, among them restoring health and habitat of the Calder Creek ecosystem, and with that supporting pollinators such as bees, moths, birds and other native wildlife. Benefits also include creating a more beautiful and vibrant park featuring a

natural creek that offers experiential and educational opportunities people of all ages to enjoy; providing a living environmental experience for local students, as well as opportunities for stewardship and volunteering; enlivening the park and attracting West County residents and tourists to Sebastopol businesses.

For these and many other reasons, the AGVWC urges you to deny the Rotary Centennial Plaza as proposed, and to continue your well-established support for the restoration of Calder Creek.

Respectfully,

The Atascadero / Green Valley Watershed Council Board of Directors



October 8, 2026

To Planning Commission (c/o Jane Riley jriley@cityofsebastopol.gov)
Evert Fernandez, Chair, and Commissioners Fritz, Harper, Koelemeijer & Kanzier

Dear Planning Commissioners:

Calder Creek is a place where salmon once have flourished. I pray they will again one day.

One hopeful step in that direction is the Calder Creek Restoration Project which has been designed to naturalize Calder Creek as it moves through Ives Park on its way to the Laguna de Santa Rosa, thence the Russian River to the Pacific Ocean. This visionary project was approved by yourselves and the City Council in 2022 and since then has been widely vetted and supported by the community at large, including Friends of Calder Creek.

Recently, the Sebastopol Rotary Club decided it would like to celebrate its 100th birthday by constructing a large concrete platform ("Celebration Plaza") directly atop the already-approved Calder Creek Restoration Project. October 13th they come for your approval of their birthday project.

I am writing to urge you to vote 'no' – to deny the Rotary Club's current proposal.

There are other more appropriate locations for this concrete plaza in Ives Park that do not conflict with the already, long-approved Calder Creek Restoration Project.

And by voting 'no' you bring us one step closer to the return of salmon in our Calder Creek watershed.

Thanks for your kind attention.

Sincerely,

Angela Ford, Member
Friends of Calder Creek

October 7, 2026

TO: Sebastopol Planning Commission
Evert Fernandez, Chair and Commissioners
C/o Jane Riley jriley@cityofsebastopol.gov
Victoria Henkel vhenkel@cityofsebastopol.gov

FR: Undersigned 56 Residents of Burbank Heights & Orchards
[REDACTED]

Dear Chair Fernandez, and Planning Commissioners,

We the undersigned residents of Burbank Heights & Orchards low-income senior community are writing to express our strong support for the Calder Creek restoration plan in Ives Park as approved by the Planning Commission and City Council 4 years ago - in 2022.

We live high in the headwaters of Calder Creek watershed – a creek where salmon once flourished and where river otters still visit. We hold the vision that once again salmon will find their way home to Calder Creek from the Pacific Ocean by way of the Russian River and the Laguna. We miss them.

As Sebastopol residents we enjoy the many gifts Ives Park has to offer - among them Peacetown, Apple Blossom Festival and other public and musical events. Additionally, we welcome the many opportunities to experience strolling around the outdoor sculpture, bird-watching, swimming, bicycling, picnicking and more. A naturalized Calder creek will greatly enhance all of our lives, bringing a year-round major amenity to the heart of Sebastopol and our entire region.

The rich and diverse habitat to be created along a gently flowing, unimpacted creek is very important to us. We look forward to the return of more wildlife, including birds, bees, butterflies to Ives Park. And we welcome opportunities for collaborating with the California Urban Streams Partnership (CUSP) on native planting projects for Calder Creek's restoration and for helping to maintain the newly naturalized park as well.

In June of this year, the California Urban Stream Partnership made a presentation to our Burbank Heights & Orchards community - where among other things, we learned the importance of applying good stream restoration science to the creek enhancement project so that the Calder Creek channel will be stable and avoid causing long term maintenance issues and costs for the city. The current Calder Creek restoration plan approved by the City Council in 2022 has been meticulously designed to do just that.

We request that the Planning Commission deny the Rotary Club's request for approval of their "Centennial Plaza" project. The proposed Rotary project would lay a large hardened pad directly on top of the already-approved Calder Creek restoration project. And so, would directly impact and undermine the many years' efforts by CUSP and others working to create a naturalized Calder Creek.

Along with many others in the community, we question why an organization would choose to impact an existing already-approved project. So, while we support the Rotary Club celebrating its hundredth anniversary, we believe their project should be compatible with the existing approved master plan for Ives park – which it clearly is not.

We thank you for your kind attention.

Sincerely,

Allen Green
Amanda Matthews-Ramsay
Angela Ford
Annie Fouty
Anthony Phillipson
Barbara Lee
Caverly Whittemore
Cindi Soliz
Cyndy Williams
Dale Wiley
Deborah Carter-Hope
Denise Lebel
Dian Hardy
Diane Budo
Dorothy Schwartzberg
Edward Limbaugh
Ellen Sennewald
Ellen Solomon
Gayle LaVal
Geoffrey Pickton

Grace Bartiome
Hari Meyers
Irene Grauten
Jacob Saffarian
John DeMars
Judy Morrison
Julie Peterson
Juliet Rowe
Katherine McNeil
Katie Watters
Laura Ice
Leah Lampley
Lenore Hocking
Leta Laborde
Margaret Robbins
Marie Monet
Marieta Mercier
Marilyn Read
Mary Cunov
Maureen O'Connell

Michele Linfante
Monte Mentre
Pam Gentry
Patty Hiller
Penny Bentley
Renate Lundberg
Rick Hadley
Roberta Llewellyn
Rose Diamond
Royelyn Wootten
Sally Smith
Sandy Campbell
Sandy Tate
Susie Nosker
Thomas Westberg
Yvonne Moses

Letter to Sebastopol Planning Commission Sebastopol Planning Commissioners

From Chris Boyd [REDACTED]
Date Sat 10/3/2026 5:41 PM
To Planning <planning@cityofsebastopol.gov>

October 3, 2026

Dear Commissioners

I am writing as a neighbor of Ives Park at 190 Jewell, to request that you deny the Sebastopol Rotary Club project application for their centennial project as it is currently sited for Ives Park. I volunteer on the Calder Creek Advisory Team to support the Calder Creek restoration project unanimously approved by the Planning Commission and City Council in 2022. The proposed Rotary project in its current form places a substantial area of pavement on top of the approved streams restoration project.

The 2022 approved project was laid out to minimize sewer line crossings, impacts to the redwoods on the eastern end of the park and provide a stable planform to prevent maintenance issues in the future. The city approved layout also responded to requests to provide cohesive open space for public use at concerts and other events. Because the project removes fencing and a dangerous concrete ditch it will enable a new open, gently sloped lawn space for concert viewers and attendees. The open space increases from about 42,000 sq feet to 45,000 square

feet. The restoration plan can also bring grant funding to the city to address the dangerous connection of the traffic triangle at Jewell and Willow by attaching the triangle to the park and reconfiguring the traffic circulation.

I want to see a successful restoration project and look forward to increasing community use of the site with volunteer planting projects, student involvement, attraction of native aquatic life and bird and wildlife habitat and the creation of an aesthetic feature in the center of the city.

I appreciate all the good work and contributions the Rotary has provided to the community over many years, but on balance, the Calder Creek restoration Project will serve as a positive environmental legacy for generations to come.

Therefore, I respectfully recommend that the Planning Commission suggest a re-siting of the Rotary project that does not conflict with a previously approved project.

Thank you for honoring this long awaited project.

Sincerely,

Christine Boyd

Calder Creek

From J Glenn [REDACTED]
Date Wed 10/7/2026 2:39 PM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

Dear Sir/Madam;

I'm writing in support of the naturalization of Calder Creek as proposed by Friends of Calder Creek. In the many years of progress and decline that modern life represents, it is important to remember the natural world around us. Not all progress should be forced upon the environment nor should natural boundaries and species be stripped away. Not that long ago giant redwood trees were felled from the Russian River to Highway 101. Maybe in humble gratitude for all that we have taken or received over the years, we should give back to the local ecology that has been so generous to us. Restore the creeks boundaries and in as much as possible restore our relationship with this creek and all of the life that it supports.

I would hope that the good the Rotarians can manifest would serve the public best at another sports facility. This is a win-win process that no one needs to lose.

Kind regards,

Constance Jelevia Glenn

Calder Creel

From liz hagen [REDACTED]

Date Wed 10/7/2026 10:47 AM

To John Jay <jjay@cityofsebastopol.gov>; Planning <planning@cityofsebastopol.gov>

Dear Planning Committee,

I walk through Ives Park every day. I commonly think of how our main city park could be improved, and should be our crown jewel. As it stands, an engineered creek with chain link fencing is obviously not appealing and does not invite locals and tourists to linger and hang out.

I am very happy that there is an approved restoration project (2022) plan that hopefully will bring grant funding to help fund it. This plan would enhance the park by promoting a restoration to more natural space.

I understand that The Sebastopol Rotary Club has also proposed a plan that would potentially conflict with the 2022 plan including adding more concrete. I see the Sierra Club does not promote the Rotary Club's plan.

I urge the Planning Commission to recommend a review of the Rotary Club's plan in light of a conflict with the approved 2022 plan.

Sincerely,

Resident Elizabeth Hagen

[REDACTED]

--

Elizabeth Hagen

[REDACTED]

Rotary Club Proposal for Centennial Project

From Eric Storm [REDACTED]

Date Tue 10/6/2026 1:15 PM

To Jane Riley <jriley@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>

Dear Planning Commissioners,

I am writing to request that you deny the Sebastopol Rotary Club project application for their centennial project. The Centennial Plaza portion of what the Rotary is proposing is particularly problematic as it conflicts with the Calder Creek restoration project unanimously approved by the Planning Commission and City Council in 2022. It also seems inappropriate for a social club like the Rotary to label part of a public park as the "Rotary Centennial Plaza".

Despite public statements concerned about the loss of public space for events, my understanding is that the Calder Creek restoration project planned for gently sloping banks that would provide event space during the drier months, especially summer.

I am glad that the Planning Commission voiced its support of the City's existing plan for the park back in January when the Rotary proposed this plan. I request that the Planning Commission continue to move forward with the restoration and deny the Sebastopol Rotary Club project application.

Thank you for your time and attention to making Sebastopol a great place to live.

Eric Storm
[REDACTED]

Calder Creek Restoration Plan - public comment

From Jen Petke [REDACTED]

Date Wed 10/7/2026 4:29 PM

To Jane Riley <jriley@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>

Dear Sebastopol Planning Commissioners,

I live across the street from Ives Park and am a daily park user. I think everyone can agree that the current aging channel infrastructure is an eyesore. My neighbors and I have been excited about the approved plan and eagerly anticipating the fruits of the grantwriting efforts underway to daylight and naturalize Calder Creek.

Therefore, I was alarmed and dismayed to learn about the proposed Rotary project, which is in direct conflict to the approved Calder Creek naturalization plan.

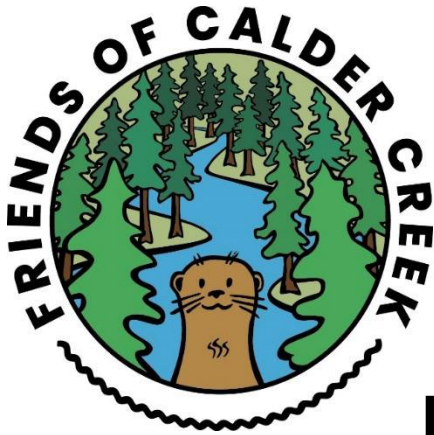
The Rotary project appears to double-down on outdated placemaking principles with more hardscape and steep channeling. For an organization of community leaders, I would think Rotarians would be more forward-thinking in their aspirations for our city's most central park and watershed. Let's look at the next 100 years, not replicate the previous 100. I have utmost respect for the organization and know they can think creatively and adapt/modify their project to align with the natural landscape's long-term needs.

The creek is a hidden jewel on many dimensions - aesthetic, visitor experience, sustainability, floodplain mitigation, wildlife habitat, and more. Please stay the course and heed the advice of scientists and engineers who have outlined what it takes for a naturalized creek design.

I hope we all live to see the day where the creek flourishes. In a world of increasing environmental peril, let's give Mother Nature a win.

Thanks for your consideration.

Sincerely,
Jennifer Petke
[REDACTED]



Sebastopol Planning Commissioners

Evert Fernandez

Jennifer Koelemeijer

Paul Fritz

Joan Harper

Alex Kanzler

C/o Jane Riley jriley@cityofsebastopol.gov; Eli Arreola earreola@cityofsebastopol.gov; Victoria Henkel vhenkel@cityofsebastopol.gov

The Friends of Calder Creek is a community organization of over 50 members supporting the restoration of Calder Creek in Ives Park and advocating for the eventual restoration of the creek through town to the Joe Rodota trail. We oppose the Sebastopol Rotary Club's Centennial Celebration project which proposes hardscaping that conflicts with the long-approved Calder Creek restoration plan. While we support the Sebastopol Rotary Club's celebrating their 100th birthday, we find it unfortunate that they have chosen a location and design that impacts an approved project for which the city is in contract with the California Urban Streams Partnership for grant-writing. This doesn't strike us as a positive way to celebrate their well-regarded organization.

The alignment of the creek naturalization project plan was approved by the Planning Commission and City Council in 2022 because it creates a natural, unconstrained creek using a scientific design methodology to avoid long-term safety and maintenance problems. This approach helps the city mitigate the future liability of failing concrete walls from an aging channelization project while making the natural creek a central amenity of the park. The Rotary Club's Centennial proposal would remove an important length of channel meander (curvature) which compromises this stable creek design. An over-steepened channel can induce "head-cutting" wherein the creek bed incises resulting in unstable banks. Those city officials who approved the plan in 2022 understood the factors going into a stable channel because of two community workshops explaining the "do's and don'ts" of naturalized creek design. The adopted creek project design intentionally avoids crossing as many sewer lines as possible and maximizes saving and supporting the existing creekside redwood trees. The Calder Creek plan

October 6, 2026

also provides safe, gently graded creek banks that offers public space for enjoying events at Ives Park.

Sebastopol deserves a natural creek to replace the outdated, inaccessible eye sore in Ives Park. We need assurances that the approved creek plan will take priority over subsequent proposals that conflict with the stable channel design. We need to design smartly to avoid future maintenance, funding and permitting issues. Uncertainty and inconsistency complicate grant funding proposals that are currently underway and can impede permitting processes with natural resources agencies.

The Friends of Calder Creek look forward to involving community members and school students in creek restoration and stewardship activities. We also look forward to enjoying summer Peacetown Concerts along a restored, beautiful, living creekbanks!

Sincerely,

Joshua Bradt, Chair
Friends of Calder Creek

Attachments:

1. Sebastopol Rotary Club Proposal Footprint Overlay on City Approved Calder Creek Plan
2. Simplified "Discussion Draft" of Rotary Club Plaza Proposal on Creek Plan



letter re Rotary proposed project for Ives Park

From [REDACTED]

Date Mon 9/21/2026 2:24 PM

To Jane Riley <jriley@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>

September 21, 2026

Dear Commissioners Fernandez, Koelemeijer, Fritz, Harper and Harper c/o Jane Riley and Victorial Henkel:

I am writing as a Sonoma County resident and volunteer with Dark Skies Sebastopol to request that you deny the Sebastopol Rotary Club project application for their centennial project as it is currently sited for Ives Park. I volunteer on the Calder Creek Advisory Team to support the Calder Creek restoration project unanimously approved by the Planning Commission and City Council in 2022. The proposed Rotary project in its current form places a substantial area of pavement on top of the approved streams restoration project.

The 2022 approved project was laid out to minimize sewer line crossings, impacts to the redwoods on the eastern end of the park and provide a stable planform to prevent maintenance issues in the future. The city approved layout also responded to requests to provide cohesive open space for public use at concerts and other events. Because the project removes fencing and a dangerous concrete ditch it will enable a new open, gently sloped lawn space for concert viewers and attendees . The open space increases from about 42,000 sq feet to 45,000 square feet. The restoration plan can also bring grant funding to the city to address the dangerous connection of the traffic triangle at Jewell and Willow by attaching the triangle to the park and reconfiguring the traffic circulation.

I want to see a successful restoration project and look forward to increasing community use of the site with volunteer planting projects, student involvement, attraction of native aquatic life and bird and wildlife habitat and the creation of an aesthetic feature in the center of the city. This additional habitat will help mitigate for the extensive loss of trees in Sebastopol that has occurred in recent years.

I respectfully recommend that the Planning Commission suggest a re-siting of the Rotary project that does not conflict with a previously approved project.

Sincerely,

Lisa Owens Viani

[REDACTED]

Sebastopol, CA 95472

Rotary Plan, Calder Creek

From lynndeed [REDACTED]

Date Thu 10/8/2026 10:04 AM

To Victoria Henkel <vhenkel@cityofsebastopol.gov>; Jane Riley <jriley@cityofsebastopol.gov>

Sebastopol Planning Commission,

Re: Problems with the Rotary plan for Ives Park.

The plan presented next to the ball field is poorly conceived. All the hardscape is too much, and out of character with the rest of Ives Park. It takes away from other uses and most significantly the long hoped for Calder Creek restoration.

If the creek is moved to accommodate this project and the creek alignment is moved it will significantly decrease the audience area left for Peace town and others venues using the stage area.

The hard scape and benches would eliminate the lawn area closest to the ball park. This area is now well used by people there for the baseball activity. They are the parents, partners, kids and friends of those on the ball field. They use this area to play catch, run around, etc. Between all the hardscape and an adjacent creek bed these people will have no convenient play area.

These are the big issues. There are other lesser problems ones as well. This is an oversized project that takes away more than it improves this area and the Park.

Lynn Deedler

Calder Creek Restoration

From park guthrie [REDACTED]

Date Sat 10/3/2026 5:56 PM

To Jane Riley <jriley@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>

Cc A.L. Riley [REDACTED]; Joshua Bradt [REDACTED]

Dear Sebastopol Planning Commissioners

I am writing as a local resident to request that you deny the current Sebastopol Rotary Club project application for their centennial project as it is currently sited for Ives Park. I volunteer on the Calder Creek Advisory Team to support the Calder Creek restoration project which was unanimously approved by the Planning Commission and City Council in 2022. The proposed Rotary project in its current form places a substantial area of pavement on top of the approved stream restoration project.

The 2022 approved project was laid out to minimize sewer line crossings, impacts to the redwoods on the eastern end of the park and to provide a stable platform to prevent maintenance issues in the future. The city-approved layout also responded to requests to provide cohesive open space for public use at concerts and other events. Because the project removes fencing and a dangerous concrete ditch it will enable a new open, gently sloped lawn space for concert viewers and attendees. The open space increases from about 42,000 sq feet to 45,000 square feet. The restoration plan can also bring grant funding to the city to address the dangerous connection of the traffic triangle at Jewell and Willow by attaching the triangle to the park and reconfiguring the traffic circulation.

I want to see a successful restoration project and look forward to increasing community use of the site with volunteer planting projects, student involvement, attraction of native aquatic life and bird and wildlife habitat and the creation of an aesthetic feature in the center of the city.

We respectfully recommend that the Planning Commission suggest a re-siting of the Rotary project that does not conflict with a previously approved project.

Thank you for your consideration.

Sincerely,

Park Guthrie

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Park Guthrie



Calder Creek Restoration Project

From RANDY HAGEN [REDACTED]

Date Wed 10/7/2026 11:06 AM

To Planning <planning@cityofsebastopol.gov>

As a long-time resident of Sebastopol, and daily user of Ives Park, I am very much in favor of the Calder Creek Restoration Project. Ives Park is in desperate need of an upgrade and the creek restoration project would be a fantastic start. Therefore, I object to the Rotary Club's proposed expansion of its footprint into the creek restoration area that was previously approved by the City in 2022. I see no reason why the Rotary Club would want to deny us Sebastopolians of a better park experience. I encourage you to deny their expansion plans so this restoration project can proceed as approved. Thank you.

Randy Hagen



SONOMA GROUP

Oct. 2, 2026

Dear Commissioners:

I am writing as a member of the Sierra Club Sonoma Group and as a volunteer on the Calder Creek Advisory Team to respectfully request that the Planning Commission deny the Sebastopol Rotary Club's centennial project application in its current location and configuration at Ives Park.

I support the Calder Creek restoration project that was unanimously approved by the Planning Commission and City Council in 2022. The proposed Rotary project, as currently designed, would place a substantial area of pavement on top of, and in conflict with, the approved creek restoration plan.

The 2022 restoration design was carefully developed to minimize sewer-line crossings, reduce impacts to the redwood trees at the eastern end of the park, and establish a stable stream planform that will help avoid future maintenance problems. The approved design also responds to the community's desire for cohesive open space that can accommodate concerts, gatherings, and other public events.

Importantly, the restoration project will remove fencing and a dangerous concrete ditch, creating a safer and more accessible, gently sloped lawn area for concert viewers and other park users. The project increases usable open space from approximately 42,000 to 45,000 square feet. From a conservation perspective, the restoration also offers an important opportunity to improve ecological conditions in the heart of Sebastopol.

As a Sierra Club member, I strongly value projects that restore natural systems while also creating meaningful public spaces. I want to see the Calder Creek restoration succeed and look forward to the many environmental and community benefits it can provide.

For these reasons, I respectfully urge the Planning Commission to recommend re-siting the Rotary Club's centennial project to a location and configuration that does not conflict with the previously approved Calder Creek restoration project.

Thank you for your consideration and for your commitment to protecting and enhancing Sebastopol's natural resources and public spaces.

Sincerely,

Shirley Johnson

Sierra Club Sonoma Group Chair & Calder Creek Advisory Team Volunteer