



City of Sebastopol

CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF:

October 6, 2026

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To: Honorable Mayor and City Councilmembers
From: Eli Arreola, Staff Associate Planner
Responsible Department: Planning Department
Subject: 2025 General Plan Implementation Report

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RECOMMENDATION:

Receive the 2025 General Plan Implementation Report (Exhibit 1), which summarizes the City's progress in implementing the General Plan, including the Housing Element, through the 2025 calendar year.

PROCESS OF AGENDA ITEM:

- If the item remains on the Consent Calendar, no presentation is required, and the item will be approved as part of the Consent Calendar.
- If the item is removed from the Consent Calendar, it will be heard as a regular agenda item and will proceed as follows:
 - a. Presentation by staff
 - b. Council questions and discussion
 - c. Public comment
 - d. Council deliberation and action

EXECUTIVE SUMMARY:

This item presents the 2025 General Plan Implementation Report, which supplements the City's 2025 General Plan and Housing Element Annual Progress Reports (APRs). State law (Government Code Section 65400) requires every city and county to report annually on General Plan and Housing Element implementation to its legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD). The City met that requirement by submitting its APRs to the City Council and the State by the April 1, 2026, deadline. This report provides the Council and the community with a fuller, Element-by-Element account of the work completed in 2025. Key findings:

- **Progress on Implementing General Plan actions.** Of the 458 implementation actions in the General Plan's nine Elements, 364 (79%) are ongoing, in progress, or complete: 318 are ongoing (69%), 23 are in progress (5%), and 23 have been completed (5%). The remaining 94 actions (21% of the total) have not yet been started. The City is about halfway through the 20-year period of the General Plan
- **Housing production.** In the first three years of the eight-year 6th Cycle (2023–2031), the City issued building permits for 185 units, equal to 87% of its 213-unit Regional Housing Needs Allocation (RHNA) and well ahead of its proportional need.
- **Remaining housing need.** Production is uneven across income levels. As of the end of 2025, the City had met or exceeded its very low- and low-income targets, but 30 moderate-income and 37 above moderate-income units remain to be permitted. The City's remaining RHNA obligation is 67 units, distributed between the moderate and above moderate-income categories.
- **Housing Element programs.** Of the Housing Element's 26 implementation actions, 16 are ongoing, 8 are in progress, 1 is complete, and 1 has not been started.

BACKGROUND:

The City's General Plan, adopted in 2016, serves as its "constitution for development" and provides the framework for decisions on growth, development, and the conservation of open space and resources, consistent with the quality of

life desired by Sebastopol’s residents and businesses. Government Code Section 65400(a)(1) directs the planning agency to investigate and recommend to the legislative body “reasonable and practical means for implementing the general plan,” and Section 65400(a)(2) requires an annual report on the status of the plan and progress in its implementation. The APRs satisfy that annual reporting requirement; this report supplements them with a more complete analysis of General Plan implementation.

Every California city and county must maintain a General Plan with several mandatory elements, including a Housing Element that analyzes the community’s housing needs at all income levels and identifies strategies to meet them. HCD reviews each Housing Element for compliance with State law. Most jurisdictions, including Sebastopol, update their Housing Elements on an eight-year cycle. The City’s current 6th Cycle runs from 2023 through 2031, and the 2025 APR is the third annual report of the cycle.

For each cycle, HCD determines the total housing need (RHND) for each region, by income level, using Census and California Department of Finance data. In the Bay Area, the Association of Bay Area Governments (ABAG) distributes the regional need among individual cities and counties through a RHNA methodology developed with a Housing Methodology Committee of local elected officials and staff and reviewed by HCD. Sebastopol’s current (6th Cycle) RHNA is 213 units, distributed by income level as follows:

Income Level	Very Low (<50% AMI)	Low (50 - 80% AMI)	Moderate (80 - 120% AMI)	Above Moderate (>120% AMI)	Total
RHNA Allocation	55	31	35	92	213

DISCUSSION:

The General Plan contains 458 implementation actions across nine Elements; Housing Element actions have unique legislative requirements and thus are tracked separately at the end of this section and in Exhibit 3. Exhibits 1 and 2 detail implementation activity through the end of 2025. One-time actions are assigned a priority of “A” (highest), “B”, or “C” (lowest), while actions that are continuous in nature are designated “Ongoing.” The status of all 458 actions at the end of 2025 is summarized below.

Status	Count	% of Total
Ongoing	318	69%
Not Started	94	21%
In Progress	23	5%
Complete	23	5%
Total	458	100%

Percentages are rounded and may not total exactly 100%. Major 2025 implementation activities for each Element are summarized below.

Land Use Element (31 actions)

- **Action LU-1a: Housing Element Implementing Zoning Code Update.** The Planning Commission held hearings on a comprehensive Zoning Code update to implement the certified Housing Element and, on December 9, 2025, recommended that the City Council adopt the implementing ordinance. Council consideration was scheduled for early 2026.
- **Action LU-6a: Consideration of Opt-In State Housing Laws (SB 10 and AB 1033).** The Planning Commission held workshops on two opt-in State housing laws: SB 10 (streamlined upzoning near transit and job centers) and AB 1033 (sale of accessory dwelling units as condominiums). On December 9, 2025, the Commission recommended that the Council adopt the AB 1033 provisions; an ordinance was scheduled for Council consideration in early 2026.

Circulation Element (58 actions)

- **Action CIR-1g: Downtown Sustainable Transportation Corridor Plan.** Using a Caltrans grant, and in coordination with the Sonoma County Transportation Authority, Caltrans, the City of Santa Rosa, Sonoma County, and Sonoma County Transit, the City studied traffic and safety improvements along the Main Street corridor. Outreach in 2025 included a community survey (more than 600 responses) and two public workshops, leading to a preferred alternative; adoption was anticipated in spring 2026.
- **Action CIR-2s: Active Transportation Plan Prioritization.** Several priority bicycle and pedestrian improvements from the City's Active Transportation Plan were incorporated into the Capital Improvement Program adopted on July 1, 2025.

Community Services and Facilities Element (72 actions)

- **Action CSF-6i: Facility Needs Assessment and Building the Commons Initiative.** Staff completed preliminary facility needs assessments as part of the FY 2025–26 Capital Improvement Program and Council goal-setting process and, with the Building the Commons Ad Hoc Committee, began exploring consolidation of City facilities, shared-use options, and partnership opportunities. This work informed the April 2025 Council Goals Workshop and continues in 2026.

Conservation and Open Space Element (105 actions)

Implementation of this Element has continued primarily through routine application of the City's existing regulations rather than new initiatives. This includes the Environmental and Scenic Open Space (ESOS) Combining District (SMC 17.46), which requires resource analysis for projects that could affect sensitive natural resources (Action COS-2a), and the Wetlands Combining Districts, which conserve wetland and riparian habitat within the city (Actions COS-3b and COS-3f).

Noise Element (8 actions)

Noise Element actions continue to be implemented through routine application of the City's Noise Control Ordinance (SMC 8.25).

Community Design Element (40 actions)

- **Action CD-1k: Sign Ordinance Review.** In 2025, the Design Review Board appointed a subcommittee to review the City's Sign Ordinance and propose updates to enhance community character and limit signage that detracts from Sebastopol's visual quality.

Safety Element (66 actions)

- **Action SA-3a: Emergency Operations Plan Update.** Staff drafted an update to the Multihazard Emergency Operations Plan to maintain consistency with County and regional plans and reflect changing conditions; adoption was scheduled for 2026.
- **Action SA-6b: New Solid Waste Services Contract.** The City selected Sonoma County Resource Recovery as its new solid waste services contractor, supporting continued implementation of the City's solid and hazardous waste management programs.

Economic Vitality Element (33 actions)

- **Action EV-1c: Downtown Business and Community Event Support.** The City continued to support the Chamber of Commerce and Downtown Association, Economic Business Gardening town halls and events, and major community events, including the Apple Blossom Festival, Halloween, and the Holiday Tree Lighting.
- **Action EV-2a: Economic Development Strategy.** A full update of the Economic Development Strategy is on hold pending Priority Development Area (PDA) data expected in mid-2026. Related work advanced in the interim, including submission of a cultural arts district grant application.

Community Health and Wellness Element (45 actions)

Most actions were carried forward through existing programs and through related actions in other Elements, including continued public health outreach and community garden expansion efforts.

Housing Element (26 actions)

Table D of the Housing Element APR (Exhibit 3) details the City’s 2025 Housing Element implementation activities. Of the 26 implementation actions, 16 are ongoing, 8 are in progress, 1 is complete, and 1 has not been started.

Housing Element Programs include staggered due dates throughout the planning cycle to ensure complete implementation by the end of the Cycle. Prioritizing the implementation of Housing Element Programs with past due or upcoming deadlines is important for the City to remain in Housing Element Compliance. When certifying the City’s Housing Element, HCD also identified priority programs for implementation. The majority of actions required to implement these programs were achieved through the Zoning Ordinance that was adopted by Council in January 2026.

RHNA progress. By the end of 2025, the City was three years into the eight-year 6th Housing Element cycle. To “meet” its RHNA, the City would need to issue building permits for the designated number of units in each income category by the end of the cycle.

On a straight-line basis, the City would have needed to permit roughly 80 units (three-eighths of its 213-unit RHNA) by the end of 2025. The City issued building permits for 185 units from 2023 through 2025, or 87% of its entire RHNA, distributed by income level as follows:

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Units Permitted (2023–2025)	89	31	5	55	185

The City’s remaining RHNA obligation for the remainder of the cycle is 67 units, all in the moderate and above-moderate income categories:

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	0	0	30	37	67

The approved Canopy project will provide another estimated 50 above moderate and 12 moderate-income units during the planning cycle. Additional moderate-income units to meet the City’s RHNA are expected to be provided mainly with Accessory Dwelling Units (ADUs) and potentially with additional sales-restricted units at moderate levels.

STAFF ANALYSIS:

Nearly eighty percent (80%) of the General Plan’s implementation actions (364 of 458, or 79%) are ongoing, in progress, or complete, and about one-fifth (94) have not yet been started. The small number of completed actions largely reflects the structure of the General Plan: most actions are continuous policies carried out through day-to-day operations or on an ongoing/routine basis rather than one-time tasks. The Safety Element shows the highest level of active implementation, with 92% of its actions ongoing or in progress. The Community Design Element has the highest proportion of implementation actions that have not been started, with 12 of its 40 actions (30%) not yet started. Many of these are lower-priority (C) actions under the General Plan’s staggered priority framework.

By the end of 2025 (three years into the eight-year cycle, or 38%), the City had permitted 185 units, equal to 87% of its total 6th Cycle RHNA. Progress is uneven by income level: the City has already met or exceeded its very low- and low-income targets (89 of 55 and 31 of 31 units, respectively), and above moderate-income production stands at 55 of 92 units (60%). Moderate-income production lags, at 5 of 35 units (14%).

As noted above, the 2016 General Plan included an A-C prioritization program for its many actions, with “A” indicating the highest priority and “C” indicating the lowest. The remaining “A” priority actions are identified in Exhibit 2. The

following table identifies remaining “A” priority programs that staff considers to be critical to undertake within the next year:

Program	Deadline	Requirement	Actions
A-3.3 Missing Middle Housing	December 31, 2024 ¹	SB 9 Ordinance – Amend the Municipal Code to allow up to 4 units on qualifying single-family parcels, subject to objective standards.	SB 9 objective standards are approximately 70% done; this is anticipated to be completed by December 2027.
A-3.5: Opportunities for By Right Housing	December 31, 2024 ¹	Allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective design standards	This will be addressed through the PDA Grant project that also implements the Workforce Housing Overlay; this is anticipated to be completed by December 2026.
Action CIR 6g	N/A	Consider exemptions or reductions in parking requirements for small additions, changes in use, and developments on small sites in the downtown area	
A-4.2: Fee Mitigation and Transparency		Update the 2021 Impact Fee Nexus Study	
Action CIR 4a		Maintain and routinely update the City’s Development Impact Fee Program	
Action CSF 2n	December 31, 2029	Periodically review, and if necessary, update the City’s Park and Traffic Impact Fee	
Action CSF 5c		Consider creating a public safety impact fee to ensure that new development addresses its public safety effects	Due to recent updates to State law, this update is required sooner. The City has drafted an RFP for the update of the Development Impact Fee Nexus Study. The Impact Fee Study is in the FY 26-27 Budget and the RFP is anticipated to be released in December 2026.
Action LU-1d	N/A	Review definitions for childcare uses to ensure consistency with State law	Recent updates to State Law require additional Code updates to address childcare uses. This is

¹ The priority programs that were identified in HCD’s March 2023 compliance letter reflect the Department’s priorities for the City’s on-time implementation to avoid Housing Element compliance issues.

Program	Deadline	Requirement	Actions
			anticipated to be completed by December 2027.
Action COS 9e	N/A	Provide educational materials and resources to the public and local businesses that emphasize the benefits of energy efficiency construction measures	Implementation of this action falls under Climate Action Committee Workplan items; and is anticipated to be completed by July 2027.
Action COS 9f	N/A	Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings	Implementation of this action falls under Climate Action Committee Workplan items; and is anticipated to be completed by July 2027.

CITY COUNCIL GOALS/PRIORITIES AND GENERAL PLAN CONSISTENCY:

This agenda item represents the City Council goals/priorities as follows:

Goal 4: High-Performance Organization

Restoring public trust through transparent and inclusive processes
Improving communications and community engagement

Receiving this report is consistent with the General Plan, as it fulfills the annual review of General Plan implementation progress contemplated by Government Code Section 65400.

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. Any comments received after the report is published and distributed will be provided to the City Council as supplemental materials before or at the meeting. Members of the public may also comment during the public comment portion of this item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public review at least 72 hours before the scheduled meeting.

FISCAL IMPACT:

Staff time to prepare this report is covered by existing budgeted salaries. Receiving the report has no additional fiscal impact.

RESTATED RECOMMENDATION:

Receive the 2025 General Plan Implementation Report (Exhibit 1), which summarizes the City's progress in implementing the General Plan, including the Housing Element, through the 2025 calendar year.

OPTIONS:

Note: Discussion of the options would require removal of this item from the consent calendar for discussion.

1. Receive the Report and direct staff to provide additional information or analysis on specific implementation actions at a future meeting.
2. Continue the item to a future meeting date.

ATTACHMENT(S):

Exhibit 1 – 2025 General Plan Implementation Report

Exhibit 2 – General Plan Implementation Table

Exhibit 3 – Housing Element Annual Progress Report Table D

APPROVALS:

Department Head Approval: Approval Date: 9/29/2026

CEQA Determination (Planning): Approval Date: 9/29/2026

Receiving and filing this report is not a “project” as defined by CEQA Guidelines Section 15378 and is therefore not subject to CEQA (CEQA Guidelines Section 15060(c)(3)).

Administrative Services/Financial Approval: Approval Date: N/A

Costs authorized in City Approved Budget: ☐ Yes ☐ No R N/A

Account Code (if applicable) _____

City Attorney Approval: Approval Date: N/A

City Manager Approval: Approval Date: 9/30/2026



2025 GENERAL PLAN ANNUAL PROGRESS REPORT CITY OF SEBASTOPOL

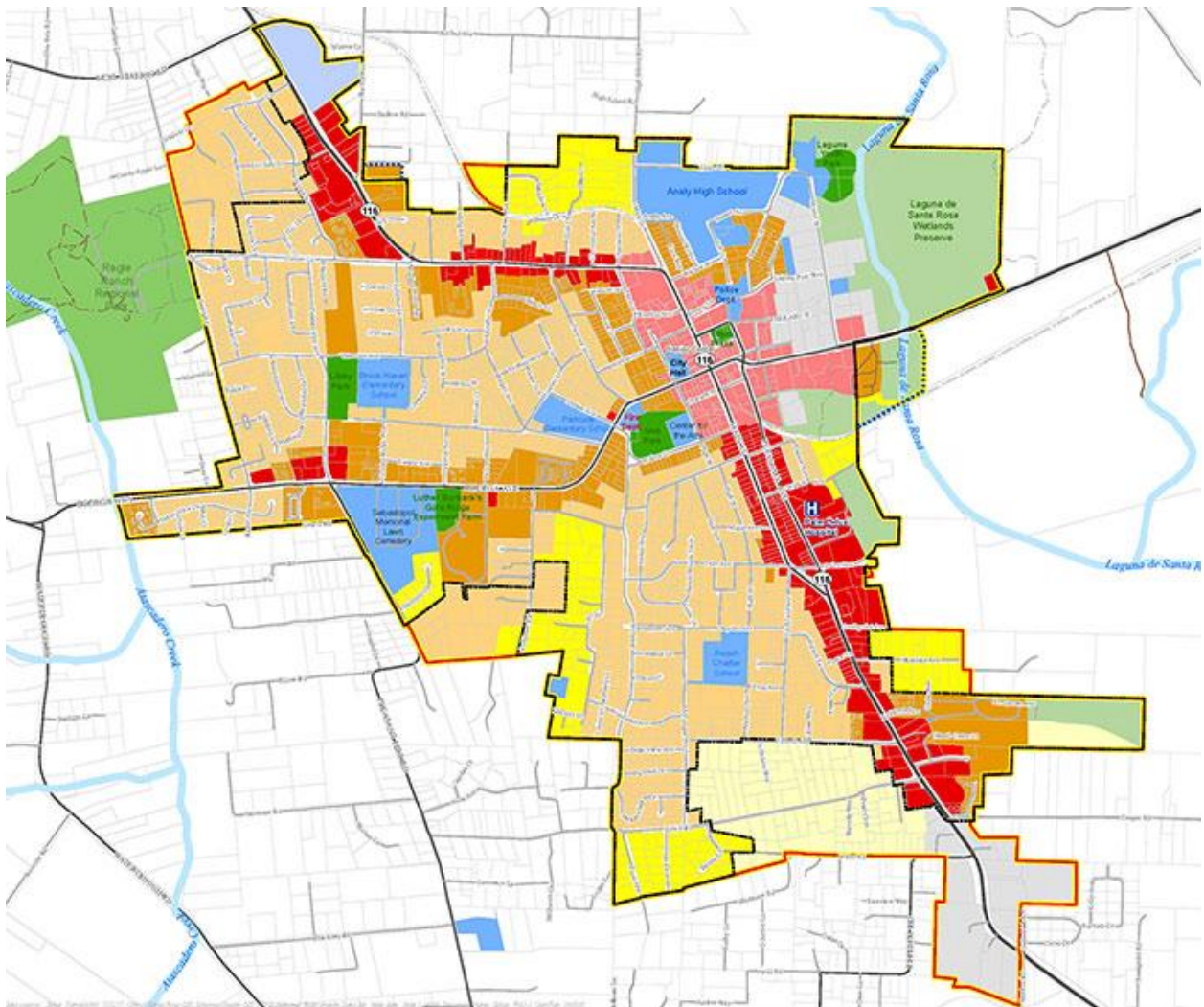




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Introduction

The City of Sebastopol's current General Plan was adopted in 2016, and provides a framework that guides decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by the City's residents and businesses.

Annual Progress Reports for General Plan and Housing Element implementation are required to be submitted to the City of Sebastopol (City) City Council, the California Governor's Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD). Those reports were submitted to City Council and the required State agencies by the annual deadline of April 1st. Pursuant to Government Code Section 65400(a), which requires all jurisdictions to "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan." To further this goal, California Government Code Section 65400(a) (2)) requires annual reporting of the status and progress of General Plan implementation. That requirement is satisfied by the Annual Progress Reports that are submitted to the State each year. This Report is a wholistic analysis of General Plan implementation through the 2025 calendar year and is intended to supplement the previously submitted General Plan Annual Progress Report and the Housing Element Annual Progress Report.

Background

State Law

All cities and counties in California are required to have a General Plan, which includes several required "Elements" that identify areas where jurisdictions' among the required elements of a General Plan is the "Housing Element." A Housing Element provides an analysis of a community's housing needs for all income levels and identifies strategies to respond to and provide for those housing needs. In 1980, the State began requiring scheduled Housing Element updates and (pursuant to Government Code Section 65400) General Law Cities are required to submit an annual report on Housing Element progress (Annual Progress Report or APR) to the Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD), outlining the progress made towards implementing the City's Housing Element.

Housing Element Background

California Department of Housing and Community Development

The California Department of Housing and Community Development (HCD) reviews every local government's housing element to determine whether it complies with state law and then submits written findings back to each local government. Jurisdictions must update their housing elements on a set schedule, with most following an eight-year cycle. Like most cities, the City of Sebastopol is on an eight-year cycle, with the current "6th Cycle" being from 2023-2031, making this years' APR the third report for the 6th Cycle.



These housing cycles have historically partially aligned with the schedule that the local council of governments/metropolitan planning organizations (or COGs/MPOs) use to update their Regional Transportation Plans (which are updated every four years). Additionally, the Regional Transportation Plans are now mandated to align with housing plans in Regional Sustainable Communities Strategies. In the Bay Area, the COG is commonly known as the Association of Bay Area Governments (ABAG) and the MPO is known as the Metropolitan Transportation Commission (MTC). These two organizations merged in 2016, and Plan Bay Area 2050 is the combined transportation plan and sustainable community strategy, the foundational document for all Bay-area communities' Housing Elements.

Calculating the Housing Need in Each Region

HCD is responsible for determining the regional housing needs assessment (RHNA), segmented by income levels, for each COG. HCD starts with demographic population information from the Census and California Department of Finance and uses a formula to calculate a figure for each region/COG. Each COG uses its own demographic figures and growth projections to calculate what it believes the regional housing need is, gathering input from the individual communities within the COG to further refine their projections. Each COG then coordinates with HCD — considering additional factors which may not have been captured in the calculations — to arrive at a final figure. This final figure is the regional housing needs assessment (RHNA) for the region.

Regional Housing Needs Assessment Allocation

Once HCD and the COG have agreed to the region's assessment figure (the amount of housing that must be planned for), the COG is responsible for allocating the housing need amongst all of the jurisdictions (cities/counties) within that region. The COG does this in a Regional Housing Need Allocation Plan (RHNA Plan) created with input from a Housing Methodology Committee (HMC), made of elected and staff representatives from individual communities, and based on individual input and statutory requirements. This methodology is then used to allocate individual communities their "share" of the regional RHNA. In a COG as diverse as the San Francisco Bay Area, it can be challenging to meet all the various needs and individual characteristics of each jurisdiction within the COG. Both the methodology and individual RHNA allocations are ultimately approved by HCD before they are formally approved for each community within the COG. **Sebastopol's 6th Cycle RHNA is 213 units.**

Major Implementation Activities in 2025

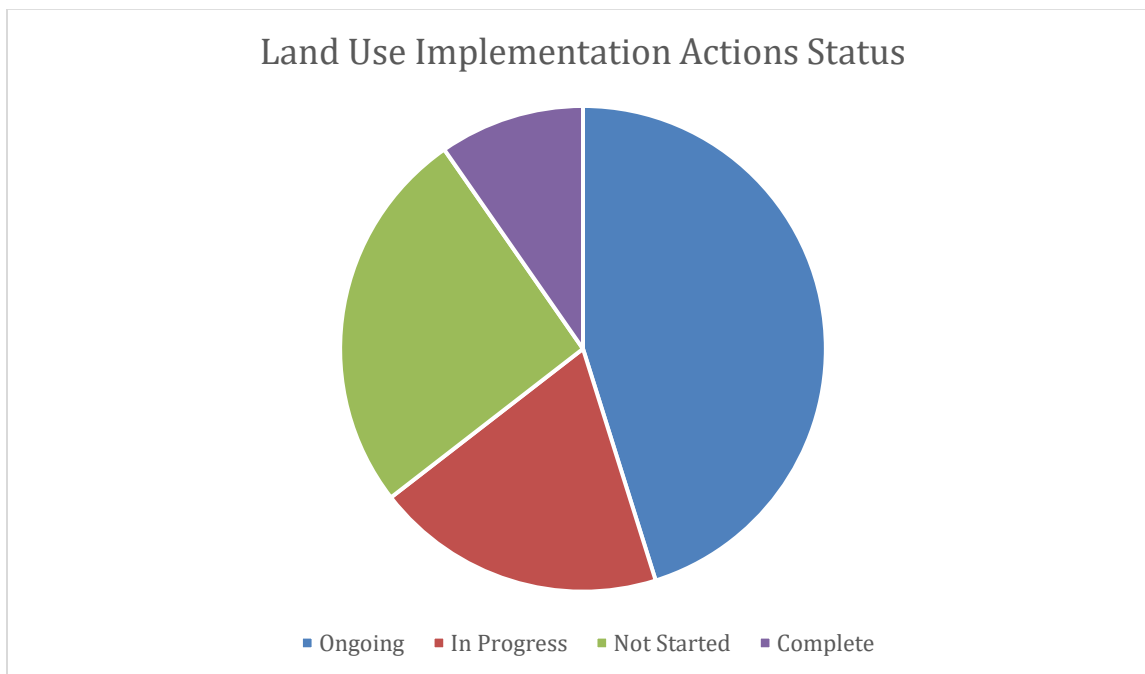
The following sections highlight major implementation activities undertaken in the 2025 calendar year to implement each General Plan Element. The General Plan includes 458 total implementation actions, excluding Housing Element implementation actions, which are included in the Housing Element as a separate document. Discrete, one-time implementation actions received a letter grade of A, B, or C, which identifies the Priority level of the action. The letter A signifies a high-priority action, while the letter C identifies a lower priority action. Other implementation actions included in the General Plan are continuous actions, identified by their "ongoing" priority/timing status. A breakdown of the status for all implementation actions included in the 2016 General Plan is included in the table below.



Status	Count	% of Total
Ongoing	318	69%
Not Started	94	21%
In Progress	23	5%
Complete	23	5%
Total	458	100%

Land Use Element

The Land Use Element includes a total of 31 implementation actions. The chart below identifies the status of implementation actions.



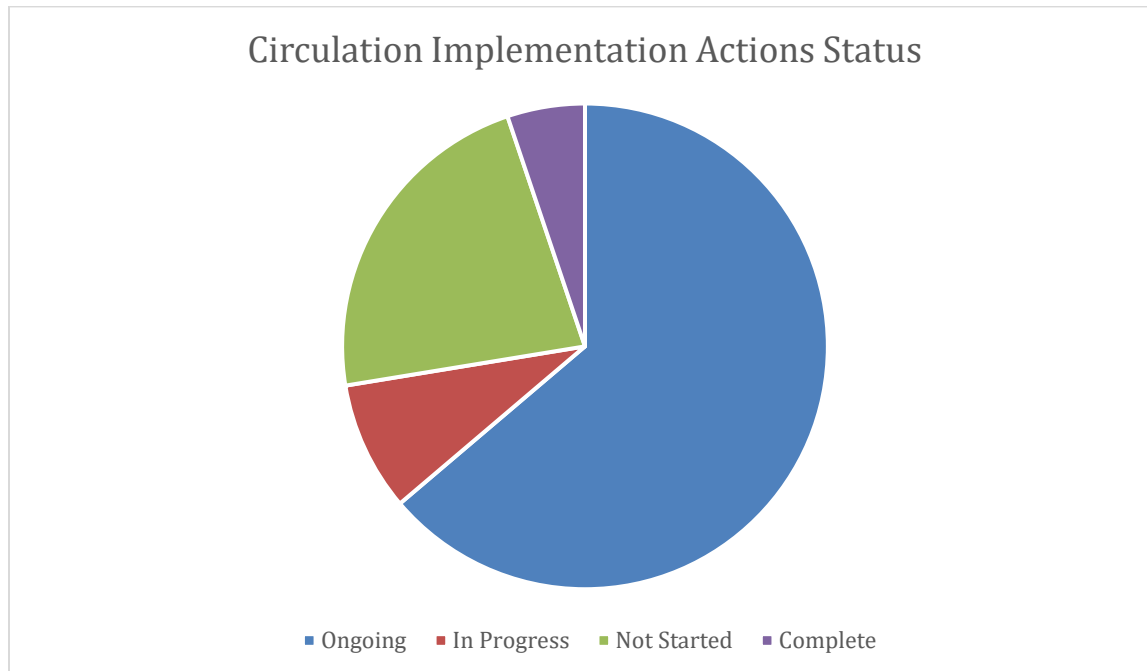
Action LU-1a: Housing Element Implementing Zoning Code Update. The Planning Commission held hearings on a comprehensive Zoning Code update to implement the certified Housing Element, including revised land use designations and Housing Element consistency measures, and on December 9, 2025, recommended that the City Council adopt the implementing ordinance. The ordinance is scheduled for City Council consideration in early 2026. (Planning Department)

Action LU-6a: Consideration of Opt-In State Density Laws (SB 10 and AB 1033). The Planning Commission held workshops evaluating the City's adoption of opt-in state housing laws, including SB 10 (streamlined up-zoning near transit and jobs) and AB 1033 (allowing sale of accessory dwelling units as condominiums). The Commission recommended that the City Council adopt AB 1033 provisions at its December 9, 2025 meeting, with an ordinance scheduled to go before the Council in early 2026. (Planning Department)



Circulation Element

The Circulation Element includes a total of 58 implementation actions. The chart below identifies the status of implementation actions.

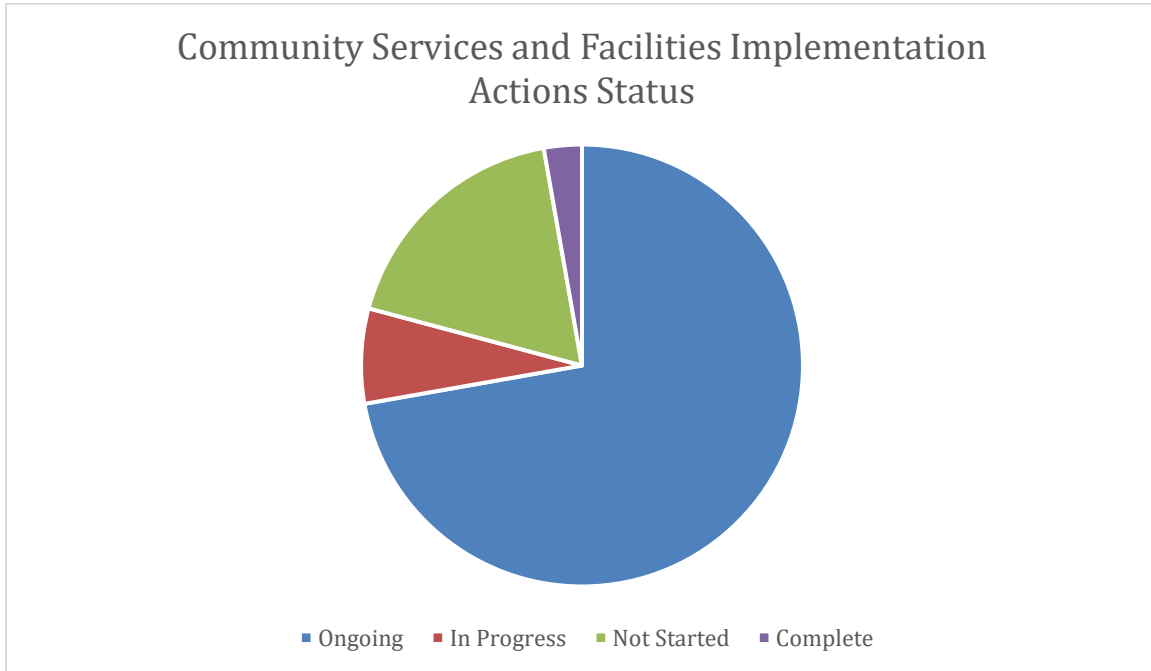


Action CIR-1g: Downtown Sustainable Transportation Corridor Plan. Utilizing a Caltrans Downtown Sustainable Transportation Grant, the City studied traffic patterns and safety improvements along a section of the Main Street corridor in coordination with SCTA, Caltrans, the City of Santa Rosa, Sonoma County, and Sonoma County Transit. In 2025, the effort included a community survey that drew over 600 responses and two public workshops, resulting in identification of a preferred alternative; adoption is anticipated in spring 2026. (Planning and Public Works Departments)

Action CIR-2s: Active Transportation Plan Prioritization. Several priority improvements identified in the City's Active Transportation Plan were incorporated into the Capital Improvement Program adopted on July 1, 2025, advancing funded implementation of bicycle and pedestrian network priorities. (Planning Department)

Community Services and Facilities Element

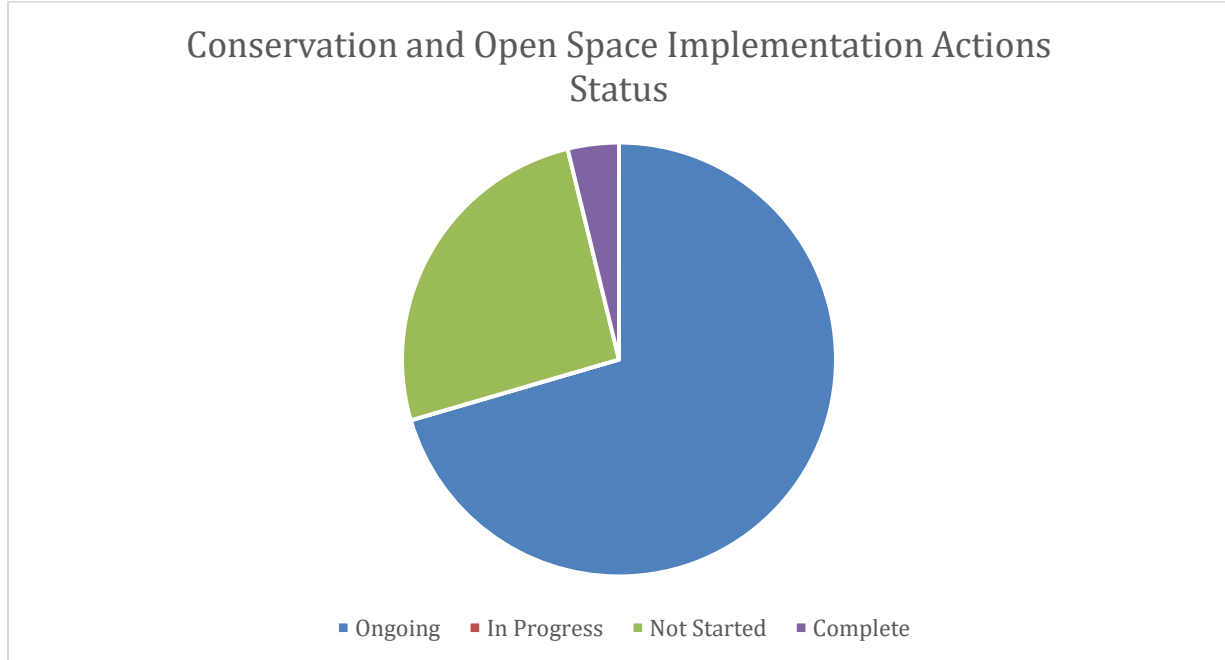
The Community Services and Facilities Element includes a total of 72 implementation actions. The chart below identifies the status of implementation actions.



Action CSF-6i: Facility Needs Assessment and Building the Commons Initiative. Staff completed preliminary facility needs assessments as part of the FY 2025–26 Capital Improvement Program and Council goal-setting process. The City Manager’s office worked with the Public Works Department and the Building the Commons Ad Hoc Committee to explore consolidation of City facilities, shared-use options, and partnership opportunities. This effort also guided the Council Goals Workshop held in April 2025 and continues into 2026. (City Manager's Office)

Conservation and Open Space

The Conservation and Open Space Element includes a total of 105 implementation actions. The chart below identifies the status of implementation actions.



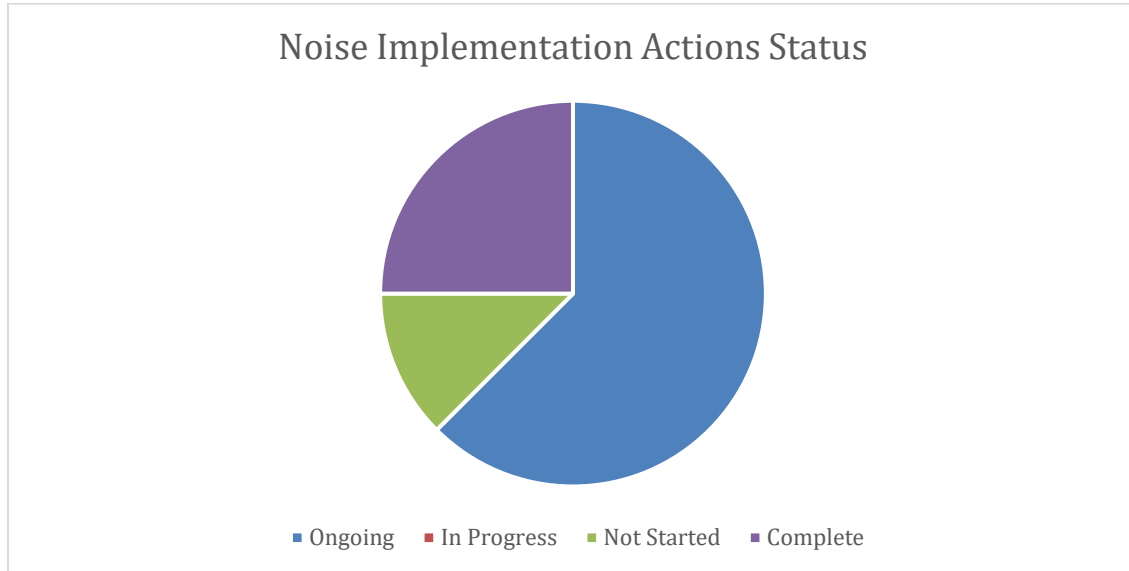
Conservation and Open Space actions continued to be implemented in 2025 primarily through the ongoing, routine application of the City's existing regulatory framework rather than through discrete new initiatives. Representative examples include:

Action COS-2a: Environmental and Scenic Open Space (ESOS) Combining District. City staff continued to implement the ESOS Combining District provisions of the Zoning Ordinance (SMC § 17.46), requiring resource analysis for development, infrastructure, and long-range planning projects with potential impacts to sensitive natural resources. (Planning Department)

Actions COS-3b/3f: Wetlands Combining District Enforcement. The City continued to implement the Wetlands Districts (W, WS Combining, and WF Combining) to conserve wetlands and riparian habitat within city limits, including review of applicable development proposals for consistency with these standards. (Planning Department)

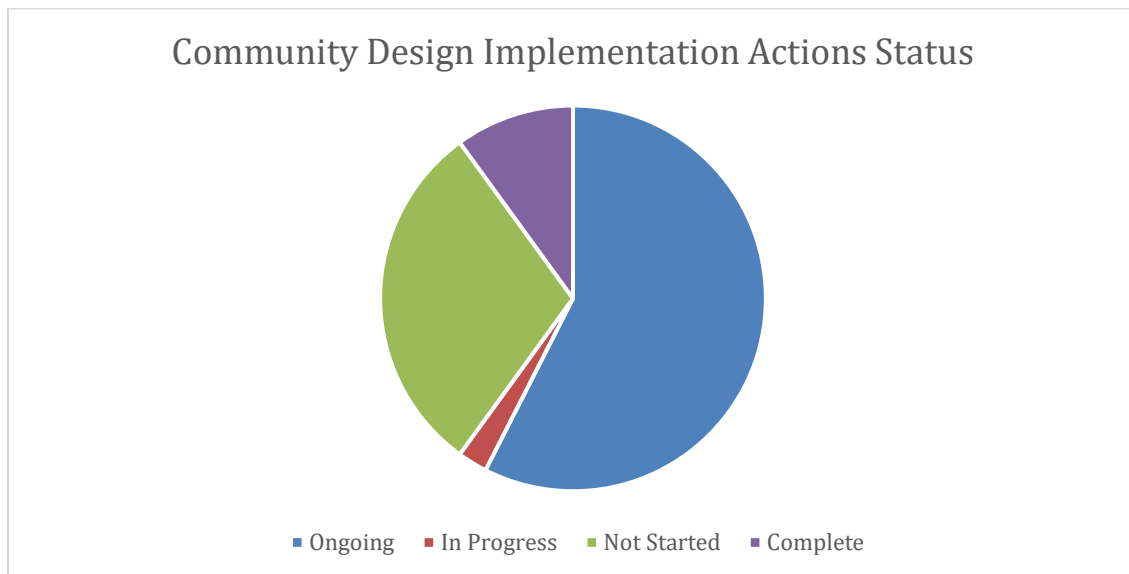
Noise Element

The Noise Element includes a total of 8 implementation actions. Noise Element actions continued to be implemented in 2025 primarily through the ongoing, routine application of the City's existing Noise Control Ordinance (SMC 8.25). The chart below identifies the status of implementation actions.



Community Design Element

The Community Design Element includes a total of 40 implementation actions. The chart below identifies the status of implementation actions.

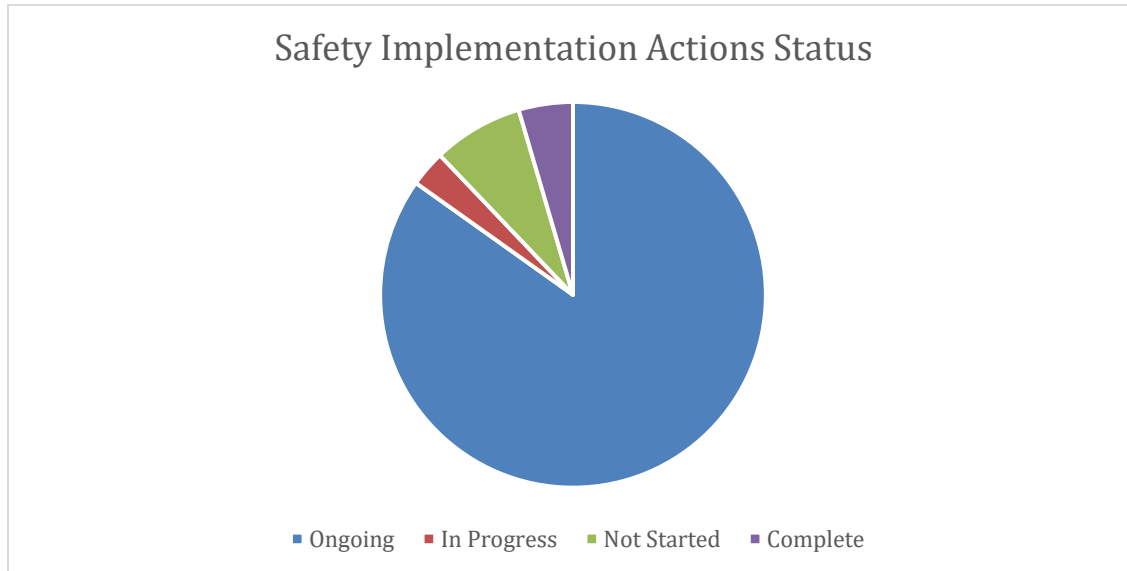


Action CD-1k: Sign Ordinance Review. In 2025, the Design Review Board appointed a subcommittee to review the City's Sign Ordinance and propose updates intended to enhance community character and limit signage that detracts from the visual quality of Sebastopol. (Planning Department / Design Review Board)

Safety Element



The Safety Element includes a total of 66 implementation actions. The chart below identifies the status of implementation actions.

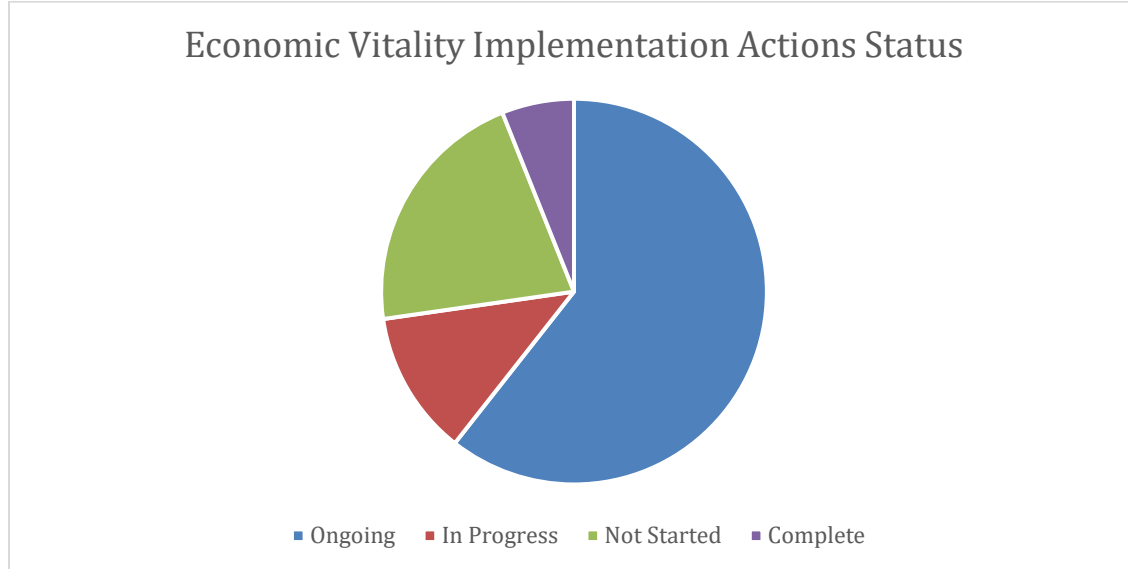


Action SA-3a: Emergency Operations Plan Update. City staff worked in 2025 on drafting an update to the Multihazard Emergency Operations Plan to maintain consistency with County and regional plans and to reflect changing conditions; adoption is scheduled for 2026. (Fire Department)

Action SA-6b: New Solid Waste Services Contract. The City selected Sonoma County Resource Recovery as its new solid waste service contractor in 2025, supporting continued implementation of the City's hazardous and solid waste management programs. (Public Works Department)

Economic Vitality Element

The Economic Vitality Element includes a total of 33 implementation actions. The chart below identifies the status of implementation actions.

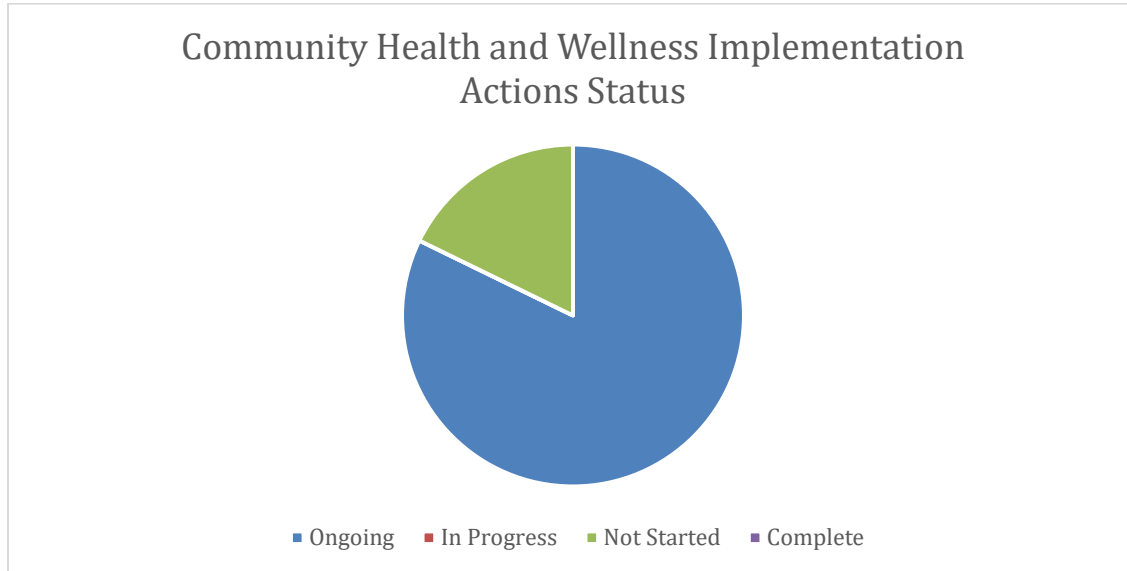


Action EV-1c: Downtown Business and Community Event Support. The City continued strong support in 2025 for the Chamber of Commerce and Downtown Association, including Economic Business Gardening town halls and events, community events such as the Holiday Tree Lighting, Apple Blossom Festival, and Halloween, and business-development efforts such as continued permit streamlining review and coordination with Sonoma County Tourism. (City Manager's Office)

Action Ev-2a: Economic Development Strategy – Partial Progress. A full update to the City's comprehensive Economic Development Strategy was placed on hold pending Priority Development Area (PDA) data expected in mid-2026. In the interim, the City advanced related work in 2025, including the Business Gardening program and submission of a cultural arts district grant application. (City Manager's Office / Finance Department)

Community Health and Wellness Element

The Community Health and Wellness Element includes a total of 45 implementation actions. The chart below identifies the status of implementation actions.



As with Conservation and Open Space and the Noise Elements, most Community Health and Wellness actions were carried forward in 2025 through continued application of existing programs and cross-referenced implementation of other General Plan elements (Land Use, Circulation, Open Space, Conservation, Housing, Safety, Noise, and Economic Vitality). Specific ongoing efforts in 2025 included:

Housing Element

As identified, the current eight-year 6th cycle “RHNA”, runs from 2023 to 2031. The number of housing units constructed during this timeframe provides one metric for how HCD assesses a jurisdiction’s progress toward meeting the assigned RHNA numbers for that cycle. In the 5th cycle (2015-2023) the City exceeded its RHNA by three units. The Annual Production Report (attached) provides the basis for this assessment. As identified, the City is reporting for the current eight-year RHNA cycle which began Jan. 1, 2023. This is also the basis by which HCD may exercise its’ new authority to refer jurisdictions to the State Attorney General for enforcement due to lack of progress in housing production.

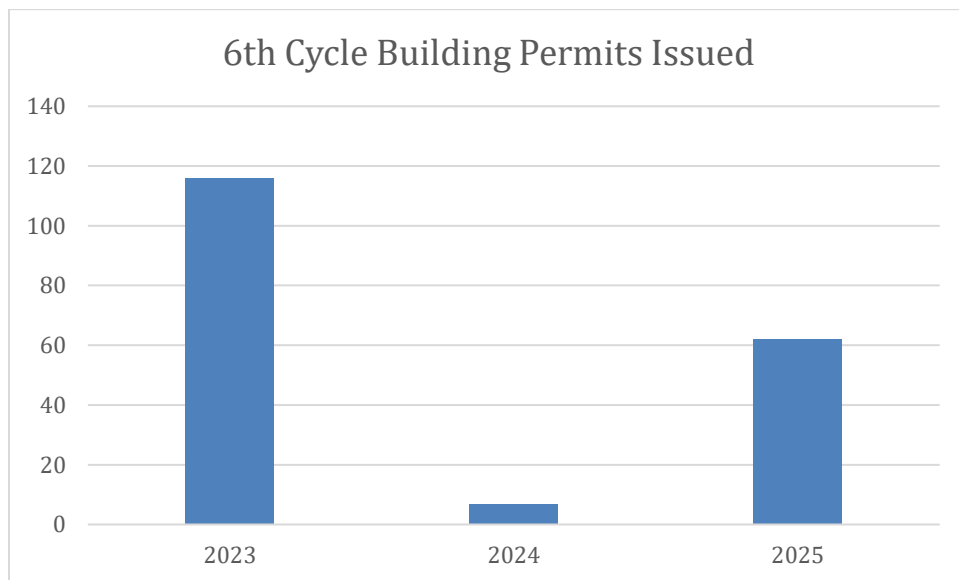
The attached Housing Element APR (Exhibit 2) is a template report required by HCD to demonstrate progress on the current housing element. As such, it includes both accounting metrics on the number of homes approved and constructed with in the City, and a progress summary for each of the programs in the current housing element. Staff directs the public, Planning Commission, and City Council to Table D for more information on each of these topics. The following table displays the City’s RHNA allocation for the 6th cycle, distributed by affordability level.

Income Level:	Very Low Income (<50% of Area Median Income	Low Income (50 80% of Area Median Income)	Moderate Income (80 120% of Area Median Income)	Above Moderate Income (>120% of	Total
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	Area Median Income)			
RHNA Allocation:	55	31	35	213

The City is required to issue building permits for the required number of units within each income category by December 31, 2031. As of December 2025, the City was approximately one-third of the way through the planning cycle. To remain on pace with its RHNA, the City would have had to issue approximately 71 total building permits (one-third of the City's total RHNA), distributed amongst the required affordability levels identified in the table above. Between 2023 and 2025 the City issued a total of 185 building permits or roughly 87% of the City's RHNA. The chart below shows the number of building permits that the City has issued by year, for this RHNA cycle.



The table below identifies how these permits are distributed amongst the required income distribution.

Income Level:	Very Low Income (<50% of Area Median Income)	Low Income (50 80% of Area Median Income)	Moderate Income (80 120% of Area Median Income)	Above Moderate Income (>120% of Area Median Income)	Total
Units Issued Permits:	89	31	5	55	185

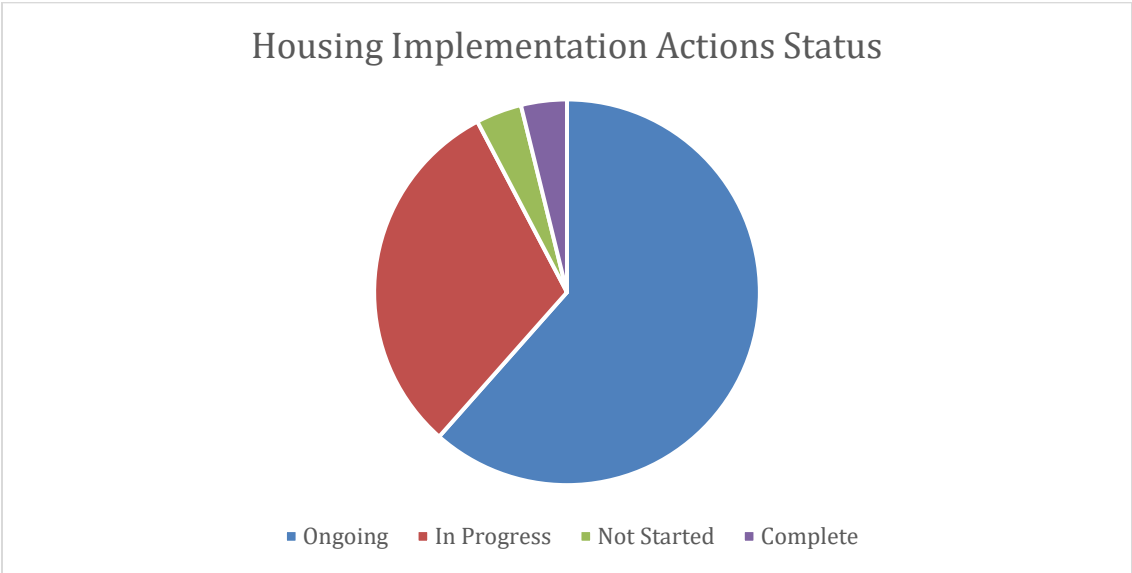
Table 3 identifies the City's remaining RHNA for this planning cycle, which runs through December of 2030.



Income Level:	Very Low Income (<50% of Area Median Income)	Low Income (50 80% of Area Median Income)	Moderate Income (80 120% of Area Median Income)	Above Moderate Income (>120% of Area Median Income)	Total
Remaining RHNA:	0	0	30	37	67

Housing Element Implementation Actions

The City’s 2023 Housing Element includes a total of 26 implementation actions. As previously identified, Table D of Exhibit 2 contains a detailed breakdown of actions taken by the City in 2025 to implement the Housing Element. The chart below shows the status of implementation actions included in the Housing Element.



12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action LU 1a:</u> Review and update the Zoning Code to: 1) implement the policies and actions of this General Plan, including implementation of land use designations and Figure LU-1, Land Use Map, 2) clarify and streamline Zoning Code implementation, and 3) revise parking requirements, setbacks, and lot coverage standards within the Central Core to facilitate and allow higher residential development densities, as established by Policy LU 1-4.	Planning Department	A	☐ Complete ☒ In progress <i>Comments:</i> In progress, a zoning code update to implement the Housing Element was approved adopted in early 2026
<u>Action LU 1b:</u> Direct new development to locations within the city limits through prioritizing processing of applications within the City limits and encouraging developers interested in Sebastopol to focus on in-fill development.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments:</i> The Community Development Department continues to prioritize processing of applications proposing to develop in-fill properties as applications are received.
<u>Action LU 1c:</u> Revise the Zoning Code to establish a minimum height of two stories for new major development projects within the Central Core. This requirement shall not apply to rehabilitation or improvements to existing uses.	Planning Department	A	☒ Complete ☐ In progress <i>Comments:</i> Complete.
<u>Action LU 1d:</u> Review and update the Zoning Code to add definitions and descriptions for the following: • Update definition of what constitutes a ‘permanent dwelling’; • Clarify whether hotels are treated as residential or commercial uses; • Define ‘retail use’; • Revise definition of restaurant, and consider separate definitions for ice cream shops and coffee shops; • Define ‘secondary use’; • Review definitions for child care uses to ensure consistency with State law; • Generally review all definitions in relation to consistency with list of allowed uses and to provide increased clarity (e.g., all uses identified in the Zoning Code shall be defined in the Zoning Code).	Planning Department	A	☒ Complete ☐ In progress <i>Comments:</i> Complete.

12. IMPLEMENTATION

<u>Action LU 1e:</u> Review and update the Zoning Code to address uses and standards for the following: • Develop regulations for amateur bee keeping; • Develop regulations for commercial outdoor barbecues; • Include standards for cottage food uses, consistent with State law; • Update standards for child care uses to ensure consistency with State law;	Planning Department	A	■ Complete □ In progress Comments: Complete.
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION			
Implementation Program	Responsible Department	Priority/ Timing	Status

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- Consider allowances for mortuaries; - Develop standards that guide allowed uses in the Light Industrial area located west of Morris Street, between Bodega Avenue and Laguna Park Way; - Consider defined standards and an administrative approval process for small wine tasting establishments; - Modify the Mobile Home Park zoning overlay district to include provisions that would prohibit the conversion of mobile home parks to high density residential uses; - Review and update standards and provisions for community gardens; - Provide authority to require deed restrictions regarding accessory buildings regarding potential use as a dwelling; - Review home occupation regulations regarding the number of clients allowed on the premises, and consider establishing provisions to allow for small classes to occur as part of a home occupation use; - Establish Use Permit requirements and standards for smoke shops; - Update gas station and car wash standards; - Provide standards for mobile food trucks; - Establish appropriate standards and regulations for medical and, if made legal, non-medical cannabis dispensaries and related operations and activities; - Review and update Temporary Use regulations; - Establish policies and standards for outdoor music uses and activities; - Generally review allowed uses for similar zoning districts to ensure consistency; - Add provisions to address uses that are not currently addressed.			
<u>Action LU 2a:</u> Reserve a specific amount of wastewater capacity and potable water supply to be used for existing development outside the city limits, particularly older subdivisions in the SOI which may require connection to the City's wastewater and/or water system when septic system or water supply delivery failures occur.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: The City currently has sufficient capacity for growth and is not reserving wastewater capacity.</i>
<u>Action LU 2b:</u> Limit the amount of land designated for urban uses to those areas that can be reasonably predicted to be developed over the 20-year life of the	Planning Department	Ongoing	☐ Complete ☒ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

12. IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
General Plan. Areas not projected for urban development within the life of the General Plan will be kept outside the UGB.			<i>Comments: In progress. The community development department continues to encourage infill development within the established UGB.</i>
<u>Action LU 3a:</u> Maintain Level of Service (LOS) standards and guidelines for City services. • Water Flow: The standard for water volume and flow is established by Title 24 of the California Code of Regulations. The standard for fire flow is 1,000 gallons per minute. • Wastewater: The standard for sewage treatment is based on capacity. The City shall maintain a reserve capacity of at least 5% (0.042 million gallons per day). At the time that the City reaches the reserve capacity, it must either reduce the amount of development commensurately, increase wastewater treatment capacity, or reduce wastewater through reduction measures. • Parks: The standard for parks is five acres of park land for each 1,000 residents. • Fire: The standard for fire service is an emergency response time of less than nine minutes for 90 percent of calls. • Police: The standard for police service is a response time of three minutes for 70 percent of emergency calls. • Drainage: The standard for storm drainage facilities is established by the Sonoma County Water Agency. • Schools: The standard for school class size and appropriate square footage of play area per student is established by the Sebastopol Union School District and Analy High School District. • Traffic: The standard for traffic is shown in the Circulation Element.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

12. IMPLEMENTATION

<u>Action LU 3b:</u> Periodically review and revise the Growth Management Ordinance to meet the City's needs. Address the following in the next update to the Growth Management Ordinance: • Increase annual residential allocations to 50 units per year in order to accommodate planned General Plan growth and to address the housing needs of economic segments of the community as identified in the Housing Element; • When residential development activity is lower than the maximum established, any unused residential allocations under the maximum, or cap, will carry over to be used in future years, but not longer than two years;	Planning Department	A	☐ Complete ☒ In progress <i>Comments: In conformance with state law, the City does not enforce a GMO. And this Program will not be implemented.</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
• Limit total residential allocations to 750 residential units through 2035. • Residential units approved within the Central Core shall be exempt from the annual allocation cap, but shall count towards the total allowed residential unit allocation; • Update the findings regarding utility capacity to reflect current conditions; • Simplify the allocation procedures; and • Include provisions for very small houses and mixed use units to count as a reduced allocation (e.g., one mixed use unit or very small house unit is counted as 0.5 of an allocation).			
<u>Action LU 3c:</u> Continue to monitor development in the City and SOI and the capacities of wastewater treatment facilities, water distribution, roads, including road maintenance, public schools, and parks and recreation facilities. City staff will provide annual reports on growth and changes in infrastructure capacity to the Planning Commission, City Council, and the public. The information will be used to assist in determining when the city is approaching Levels of Service where resources will be exceeded and what actions must be taken.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action LU 3d:</u> Review all development proposals for their direct and cumulative effects on City-adopted LOS standards. The City will only permit developments that meet City-adopted LOS standards.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: The Planning Department continues to do this through the new regulations of SB743, which tracks Vehicle Miles Travelled (VMT) instead of LOS for CEQA purposes. This was adopted by the City Council in March of 2024.</i>

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<u>Action LU 3e:</u> Maintain a computerized land use database system that includes current parcel-specific information regarding General Plan, Zoning, parcel size, pending and approved development, and other relevant factors.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing, the City's GIS database is maintained by the City of Santa Rosa.</i>
<u>Action LU 4a:</u> Identify a referral area that surrounds the UGB and formally request that the County provide the City with notice of development applications and related actions within the referral area and provide the City an opportunity to comment on land use changes and development proposals under review. The City's review of projects within the referral area shall emphasize the importance of: • The protection of agricultural lands and open space; • The protection of biological resources, including riparian habitat and corridors; • The protection of groundwater recharge areas and watersheds; • Reducing sprawl;	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
• Maintaining and expanding community separators; and • Ensuring quality development that is consistent with the character and values of Sebastopol.			
<u>Action LU 5a:</u> Through the design review process, screen development proposals for land use compatibility and ensure that development proposals are designed to be compatible with existing residential and other land uses, are designed to reduce aesthetic, noise, safety, odor, and lighting impacts to residential areas, and are consistent with Sebastopol's unique, small-town character.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: As allowed by law, the Planning Department utilizes the Design Review process to assess proposed projects for land use compatibility, aesthetics, and potential impacts on surrounding properties.</i>
<u>Action LU 5b:</u> Maintain the Zoning Code provisions to allow non-conforming single family residences to expand and rebuild even if they are destroyed to an extent greater than 50 percent of their assessed value.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action LU 6a:</u> Encourage new housing projects to develop in the upper range of allowed densities.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Planning Commission held</i>

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			workshops to consider pursuing adoption of opt-in State laws, including SB 10 and AB 1033. Planning Commission also recommended that City Council adopt AB 1033 provisions at the December 9 th Meeting. The ordinance is scheduled to go before City Council in early 2026.
<u>Action LU 6b:</u> Consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate Medium Density Residential areas.	Planning Department	A	☒ Complete ☐ In progress <i>Comments: Completed with the adoption of the R6 zone in 2018.</i>
<u>Action LU 6c:</u> Implement the policies and actions in the housing element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: See Housing Element Table</i>
<u>See Action LU 6d:</u> Explore and encourage creative approaches to providing affordable housing, including market rate housing affordable to moderate income households, within the community. Such approaches may include public/private partnerships, land trusts, housing cooperatives, and co-housing.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Planning Commission held workshops to consider pursuing adoption of opt-in State laws, including SB 10 and AB 1033. The City Council adopt AB 1033 provisions in early 2026.</i>
<u>Action LU 6e:</u> Review and update the Zoning Code to establish provisions for congregate housing facilities within all zoning districts that allow residential uses.	Planning Department	A	☒ Complete ☐ In progress <i>Comments: Included in HE 2.2 (completed in 2025)</i>
<u>Action LU 7a:</u> Consider the establishment of a "Gateway" overlay district or similar designation, at the north and south ends of town along SR 116 (see Figures 2.4 and	Planning Department	B	☐ Complete ☐ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
2.5). The purpose would be to provide design and land use standards to enhance the entrance points to the city, help foster community identity and sense of place through design, and increase economic development opportunities in key commercial/industrial nodes outside the Downtown.			<i>Comments: Not Started.</i>

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<u>Action LU 7b:</u> Ensure that applications for new development contain sufficient information for staff to analyze its contribution to a jobs/housing balance in the Sebastopol area.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Staff maintains up to date checklists for development projects to ensure adequate information is provided for staff to perform a complete analysis of the project.</i>
<u>Action LU 7c:</u> Revise the Zoning Code to require any new project in the Central Core be at least two stories in height, and allow up to four stories in the Central Core if residential uses are on any of the upper stories.	Planning Department	A	☒ Complete ☐ In progress <i>Comments: Complete.</i>
<u>Action LU 7d:</u> Revise the Sebastopol Downtown Plan to: 1) provide updated information regarding existing conditions and opportunity sites, 2) encourage affordable housing, 3) provide for increased residential uses, particularly over commercial and office uses, and 4) reflect the circulation system envisioned in this General Plan.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: The Sustainable Transportation Grant Project has updated existing conditions for the downtown and initiated a study to reflect a 2-way street system.</i>
<u>Action LU 7e:</u> Adopt a Specific Plan for the Northern Gateway District. The Specific Plan should resolve issues such as improving the northern gateway to the city and identifying appropriate commercial, office, industrial, and mixed use development that would contribute to the character of the area and meet the City's economic and fiscal needs.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action LU 8a:</u> Regularly review the amount of vacant or underdeveloped land designated for office, commercial, and mixed use development and approved and pending development proposals on such lands to ensure that an adequate supply remains to accommodate the City's needs.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action LU 9a:</u> Review and revise the Zoning Code as appropriate to accommodate research and technology uses as permitted uses in industrial zones and to accommodate a mix of complementary uses in industrial zones.	Planning Department	A	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action LU 9b:</u> Require proposed major industrial development to provide the City with an engineering report of the anticipated potable water and wastewater demand. Additional review will be required for proposed industrial uses with a high potable water and wastewater demand.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action LU 9c:</u> Adopt a Specific Plan for the Gravenstein South Area within the SOI, prior to considering large annexation requests in this area. The Specific Plan should	Planning Department	C	☐ Complete ☐ In progress

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
resolve issues such as improving the southern gateway to the city; incorporating and enhancing current and former industrial facilities and land uses so that they becomes a part of the City's economic and tax base; resolving infrastructure delivery challenges; and preserving the Laguna while increasing its accessibility. Constraints to development in this area are the Laguna itself, the need to accommodate and buffer a wide variety of different and potentially incompatible land uses, limited accessibility, and the difficulty of extending sewer service which would involve a pump station and the construction of a sewer line underneath Gravenstein Highway South and Petaluma Avenue. In particular, the growth-inducing aspects of additional wastewater capacity in this area needs to be properly evaluated and mitigated.			<i>Comments: Not started.</i>
<u>Action LU 9d:</u> Adopt design standards for industrial development.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action LU 9e:</u> Where feasible, provide infrastructure improvements as part of the Capital Improvement Program that support development of industrial areas.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments:</i>
<u>Action CIR 1a:</u> The City shall cooperate with other jurisdictions in Sonoma County to reduce transportation congestion through the following actions: • Staff should participate in the SCTA's technical advisory groups in pursuing funding opportunities. • Encourage public input into SCTA's congestion management planning process • Participate in future updates to the Comprehensive Transportation Plan • Coordinate with the County of Sonoma including the Parks & Recreation Department in efforts to expand regional bicycle and pedestrian networks to meet anticipated demands	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments:</i> The City was awarded a Downtown Sustainable Transportation Grant through CalTrans to study traffic patterns and safety improvements along a section of the Main Street corridor. This project involves engagement and collaboration with SCTA, CalTrans, City of Santa Rosa, Sonoma County, Sonoma County Transit, and other local stakeholders. The City held two public workshops and several

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			meetings with the Planning Commission where a preferred alternative was identified. The plan is scheduled for adoption in Spring 2026.
Action CIR 1b: Coordinate with the County of Sonoma, Caltrans, and the City of Santa Rosa to investigate, and as appropriate, determine feasible alternative routes, bypasses or “beltway connector” routes, including both north-south and east-west routes, (e.g. Llano Road extension from SR 12 to Occidental Road, or measures to divert some Hwy. 116 traffic at the southern terminus of Llano Road, or diversion of some Hwy. 12 traffic to Occidental Road at Fulton Road, or improving Ragle Road) and evaluate benefits provided by these routes. If appropriate, work collaboratively	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: As part of the Downtown Sustainable Transportation Grant, the City investigated alternative circulation routes for the downtown corridor to improve safety and traffic flow.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
with the County of Sonoma and Caltrans to determine the extent of roadway improvements needed to support these bypass routes, add the project to the City’s Capital Improvement Plans (CIP) and/or seek County or other agencies plan improvements, encourage proactive participation and coordination by the SCTA and support funding through the SCTA or other sources, and as appropriate, update both City and County General Plan Circulation Elements to include these routes.			
Action CIR 1c: In collaboration with Caltrans, complete a comprehensive 2-way street analysis for SR 116 (South Main Street, Petaluma Avenue and McKinley Street) including traffic operational analysis, concept designs, urban design/landscaping improvements, economic benefits and identification of potential funding sources. As appropriate, work with SCTA, Caltrans, and other affected agencies to update policy objectives based on the results of the analysis. As interim roadway improvements to the SR 116 corridor are proposed, they shall be evaluated by City staff for compatibility with a future conversion to 2-way streets, in order to foster informed decision making.	Public Works Department	B	☐ Complete ☒ progress <i>Comments: In progress, the sustainable transportation grant has initiated a 2-way street analysis for SR 116 through the Downtown Core.</i>

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<u>Action CIR 1d:</u> Consider the following roadway improvements and projects included in the CIP to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan. • Healdsburg Avenue (SR 116)/Covert Lane intersection - install a traffic signal or roundabout • Healdsburg Avenue (SR 116)/Murphy Avenue intersection - install a traffic signal or roundabout • Gravenstein Highway South (SR 116)/Fircrest Avenue intersection - install a traffic signal or roundabout • McKinley Street/Laguna Park Way/Petaluma Avenue intersection - install a beacon or appropriate pedestrian crossing improvements on the southern leg pedestrian crossing • Willow Street - extend the street through the City parking lot from Main Street to Petaluma Avenue <i>to enhance grid connectivity</i> • Abbott Avenue - change route to parallel Sebastopol Avenue, with a potential connection to Morris Street	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing</i>
<u>Action CIR 1e:</u> The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the City's CIP.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
• Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding. • The pavement management program data system should address signage and pavement quality throughout the city.			

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<u>Action CIR If:</u> As part of the development review process, the Planning Department, Public Works Department, Police Department, and Fire Department shall review development projects to ensure that developers: - Construct transportation improvements along property frontages when appropriate - Address the project's proportional-share of impacts to the City's circulation network through payment of traffic mitigation fees - Provide for complete streets to the extent feasible; facilitating walking, biking, and transit modes - Provide appropriate on-site pedestrian and bicycle features - Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures - Provide adequate emergency vehicle access - Minimize driveway cuts consistent with access and site planning considerations	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR Ig:</u> Update the City's Traffic Impact Fee (TIF) schedule to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.	Public Works Department	A	☒ Complete ☐ In progress <i>Comments: Complete</i>
<u>Action CIR Ih:</u> Use the City's CIP to identify and address deficient areas, such as areas where additional striping, sidewalks, maintenance, and other improvements are needed.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CIR Ii:</u> Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CIR Ij:</u> Provide staff support/liaison to regional agencies such as SCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in western Sonoma County.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

12. IMPLEMENTATION

<u>Action CIR 1k:</u> Ensure regular monitoring of traffic accidents, traffic levels of service, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action CIR 1l:</u> Continually seek opportunities to fund maintenance of and improvements to the circulation network, including through active pursuit of a wide range of grant sources.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action CIR 1m:</u> Establish specific Transportation Demand Management (TDM) requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	B	☐ Complete ☐ In progress Comments: Not started
<u>Action CIR 1n:</u> Create incentives for proposed development to incorporate measures to reduce vehicle trips, such as mixed use projects and including bicycle and pedestrian facilities in the development plans and connections to existing bicycle and pedestrian facilities.	Public Works Department	B	☐ Complete ☐ In progress Comments: Not Started.
<u>Action CIR 1o:</u> Ensure that future development provides roadway improvements and/or fees contributing towards transportation improvements consistent with the Circulation Diagram and Circulation Element system-wide mobility goals and improvements identified as part of the City's Traffic Impact Fee (TIF) to improve the safety, efficiency and connectivity of the current circulation system for all modes of transportation, and to support buildout of the General Plan.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CIR 1p:</u> Require future development to complete a fair share calculation and to pay their contribution upon the development of the project.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing. Development projects are required to pay their fair share of public improvement costs through development impact fees.
<u>Action CIR 1q:</u> Provide outreach and opportunities for public engagement with transportation planning issues and project initiatives, including use of citizen bodies such as the Planning Commission.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing. In 2025, the City was awarded a Downtown Sustainable Transportation Grant through CalTrans to study traffic patterns and safety improvements along a section of the Main Street corridor. In 2025, the City performed outreach through a survey that received over 600

12. IMPLEMENTATION

			responses, held two public workshops and several meetings with the Planning Commission where a preferred alternative was identified. The plan is scheduled for adoption in Spring 2026.
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CIR 1r:</u> Coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Also encourage Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.	Planning Department and Public Works Department	A	☐ Complete ☒ In progress <i>Comments: In progress. In 2025, the City worked with Caltrans through the Caltrans Sustainable Communities Grant that was awarded to the City to reevaluate the downtown segments of SR 116 and SR 12 to address multimodal transportation, safety, sustainability, accessibility, and economic development. Implementation will be ongoing as funding opportunities arise.</i>
<u>Action CIR 1s:</u> Coordinate with Caltrans, SCTA, Sonoma County, school districts, and other appropriate entities to coordinate and optimize the use of circulation and mobility resources.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 2a:</u> As part of the development process, review development applications to ensure compliance with the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 2b:</u> Review traffic signal timing plans or work with Caltrans to ensure adequate crossing times for all users at signalized intersections.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Review is ongoing</i>
<u>Action CIR 2c:</u> Ensure that bicycle loop detectors are present at traffic signals, clearly identified with stencils, and tested and maintained regularly.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Review is ongoing</i>

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<u>Action CIR 2d:</u> Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Policy CIR 2e:</u> Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-compliant curb cuts and ramps, and address such obstacles in the CIP, to the extent that funding for such activities is available.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing, in 2025, as part of the Caltrans Sustainable Transportation Grant, safety, accessibility, and multimodal transportation were reevaluated for downtown segments of SR 116 and SR 12.</i>
<u>Action CIR 2f:</u> Continue to include construction of bicycle and pathway facilities, including pedestrian road crossings and pedestrian pathways, in the City's CIP, prioritizing areas where gaps in the current network need to be filled.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CIR 2g:</u> Focus on the identification of more Class I multi-user trails and Class IV separated bike facilities. In particular, pursue Class I or Class IV alternatives to SR 116, SR 12 and Bodega Avenue, Class II Bike lanes, and sharrow markings to create viable north-south and east-west mobility opportunities for bicyclists and pedestrians of all ages, as identified in the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department and Public Works Department	B	☐ Complete ☒ In progress <i>Comments: In 2025, bike and pedestrian improvements were prioritized in the Capital Improvement Program, adopted in July. Implementation will be ongoing as funding opportunities arise.</i>

12. IMPLEMENTATION

<u>Action CIR 2h:</u> As funding becomes available, the City shall encourage Sonoma County Transit to provide faster and more efficient routes, more frequent headways, extend service hours, and serve a greater portion of the City. The City would review and renew the contract as necessary and, when feasible, include provisions for: • Consideration of an additional route. • Bus headways of 15 minutes or less on routes serving Sebastopol. • Local bus service operating until 10 PM. • Saturday and Sunday bus services with expanded weekend hours.	Planning Department and Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing, the City continues to pursue funding to improve transit access throughout the City.</i>
<u>Action CIR 2i:</u> Compile a list of bus stops with inadequate lighting, and through the CIP, install street lights at those stops as funding is available.	Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 2j:</u> Study the feasibility of establishing a public or private shuttle system to serve the SMART commuter rail station.	Planning Department and Public Works Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 2k:</u> Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. All transportation improvements are reviewed for consistency with applicable accessibility standards.</i>
<u>Action CIR 2l:</u> Identify potential bicycle and pedestrian connections between residential areas and school campuses and incorporate into the Sebastopol Bicycle and Pedestrian Master Plan.	Planning Department and Public Works Department	B	☒ Complete ☐ In progress <i>Comments: Complete,</i>
<u>Action CIR 2m:</u> As part of the development review process, ensure that new development projects provide bicycle and pedestrian improvements to facilitate the implementation of a Safe Routes to School plan for Sebastopol schools.	Planning Department and	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
	Public Works Department		

12. IMPLEMENTATION

<u>Action CIR 2n:</u> Coordinate with the SCTA, Sonoma County Health Services, Sebastopol Union School District, and Sonoma County Bicycle Coalition to continue the Safe Routes to School Program in Sebastopol.”	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 2o:</u> Routinely review and update the Safe Routes to School plan, to reflect the current circulation infrastructure, student travel patterns, identified hazards, and school.	Planning Department and Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing. The Safe Routes to School Study Map was updated in coordination with the Sonoma County Transportation Authority along with the Active Transportation Plan.</i>
<u>Action CIR 2p:</u> Support and implement policies and recommendations related to transportation from Health Action’s Action Plan Sonoma. These include: • Increase in percent of commuters who use active transportation (walk, bike, or public transit) • Implement and strengthen policies and programs to enhance transportation safety.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 2q:</u> Monitor national efforts to establish effective multimodal LOS standards for pedestrian, bicycle, and transit modes.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 2r:</u> Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Planning Department determines a multimodal LOS methodology that is deemed suitable for application in Sebastopol.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 2s:</u> Periodically review priorities in the Sebastopol Bicycle and Pedestrian Master Plan and update as necessary, incorporating current best practices.	Planning Department	B	☐ Complete ☒ In progress <i>Comments:</i> Several priority improvements included in the City’s Active Transportation Plan are in the current Capital Improvement Program, adopted on July 1, 2025.

12. IMPLEMENTATION

<u>Action CIR 2t:</u> Coordinate with SCTA to include City staff and a citizen representative on the Countywide Bicycle and Pedestrian Advisory Committee to ensure City representation in reviewing projects and funding sources	Planning and Public Works Departments	A	☐ Complete ☒ In progress Comments: Due to City staffing constraints, attendance at this meeting has been limited in 2025. Public works has been and will attend until there is capacity for Planning staff to attend.
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CIR 3a:</u> During the development review process, the Planning Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CIR 3b:</u> The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CIR 3c:</u> The Public Works Department shall review its adopted street standards, including those specified in the Subdivision Ordinance, and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.	Public Works Department	B	☐ Complete ☒ In progress Comments: <i>Complete.</i>
<u>Action CIR 3d:</u> The City shall develop a new truck route plan and associated signage that is consistent with the policies outlined in this Circulation Element.	Public Works Department	B	☐ Complete ☒ In progress Comments: <i>Complete.</i>
<u>Action CIR 3e:</u> The City shall develop and implement a way-finding signage program that differentiates Downtown route options and rural route options that bypass the Downtown area. The intent of this program is to assist travelers in the identification of route options that may help alleviate Downtown traffic congestion.	Planning Department, and Public Works Department	B	☐ Complete ☐ In progress Comments: <i>Not started.</i>

12. IMPLEMENTATION

<u>Action CIR 4a:</u> Maintain and routinely update the City's Development Impact Fee Program to cover the cost of mitigating development's share of improvements on non-regional and regional routes, as well as the cost of maintaining Sebastopol's identified service and/or performance standards.	Planning Department, Finance Department and Public Works Department	A	☐ Complete ☒ In progress <i>Comments: Ongoing. The City routinely reviews its development impact fees, last update was in 2000 and another update is due now.</i>
<u>Action CIR 4b:</u> As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 5a:</u> Supply transportation data to the RCPA as requested to assist in the assessment of GHG reduction efforts.	Planning Department and	A	☐ Complete ☒ In progress <i>Comments: This work is ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
	Public Works Department		
<u>Action CIR 5b:</u> Establish specific TDM requirements that is consistent with the City's Trip Reduction Program for projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CIR 5c:</u> Complete surveys of employment trips as outlined in the City's Trip Reduction Program.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 5d:</u> Establish standards and requirements for electric vehicle parking, including the installation of electric vehicle charging stations in new development projects.	Planning Department and Public Works Department	C	☒ Complete ☐ In progress <i>Comments: Complete.</i>
<u>Action CIR 6a:</u> Work with downtown property owners, businesses and downtown organizations to facilitate the creation of a parking assessment district.	Planning Department and Public Works Department	C	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CIR 6b:</u> Review parking best practices employed in other jurisdictions, as well as parking utilization within Sebastopol itself, and as appropriate, incorporate revised parking requirements into the Municipal Code.	Planning Department	A	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CIR 6c:</u> Study the potential for a parking permit system and reduced parking requirements to be implemented in transit-oriented areas such as the Downtown Sebastopol.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CIR 6d:</u> Consider developing protocols for parking study requirements for major commercial, multi-family residential, mixed-use, and other projects that seek relief from the City's adopted parking requirements in order to ensure that adequate parking is provided.	Planning Department	Ongoing	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 6e:</u> If deemed necessary by the City, use parking management techniques (such as residential parking permits) to limit spillover parking impacts in residential neighborhoods.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CIR 6f:</u> Explore mechanisms , such as establishment of a parking district, funding parking facilities (structure(s) or lots) through payment of in-lieu or development impact fees, and expanding the City's shared parking provisions, to allow proposed development downtown to not have to provide on-site parking.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CIR 6g:</u> Consider exemptions or reductions in parking requirements for small additions, changes in use, and developments on small sites in the downtown area.	Planning Department	A	☐ Complete ☒ In progress <i>Comments: Planning Commission subcommittee has been formed to review parking and other requirements expected to be reviewed as part of PDA Grant project</i>
<u>Action CIR 6h:</u> Emphasize the use of central shared parking and co-location of parking around the periphery of the downtown, without compromising requirements for new projects to contribute their fair-share towards parking facilities and infrastructure.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CSF Ia:</u> As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and require new development to contribute its fair share toward necessary on and off-site infrastructure, services, and facilities.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF Ib:</u> Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF Ic:</u> Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Sanitary Sewer System Utility Master Plan, the Stormwater Management Plan, and the Capital Improvement Program.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments:</i>
<u>Action CSF Id:</u> Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments:</i>
<u>Action CSF Ie:</u> Identify and apply for Federal, State, and regional funding sources to finance infrastructure costs.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF If:</u> Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.	Finance Department	B	☐ Complete ☒ In progress <i>Comments:</i>
<u>Action CSF Ig:</u> Continue to provide an annual LOS Report to the City Council, as required by Municipal Code Section 17.350.030.A. The annual LOS report shall provide information on Planning Department projects, annual housing development totals, and a status update on City services including water, wastewater, drainage, parks, fire, police, schools, and traffic.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CSF 1h:</u> Consider establishing requirements for the preparation of a Community Impact Report (CIR) as part of the development review process for new large-scale projects. The standards should consider the following: • Identification of criteria for projects that must comply with the requirement to prepare a CIR (such as proposed housing units, commercial square footage, etc.). • Fiscal impacts- assess the financial costs to provide services to the project and the benefits the project will provide the City, including tax revenue (e.g., will revenue increase, decrease, or be shifted). • Employment impacts- estimate the number of jobs that will be created or eliminated by the project, and identify job quality measures including wages, benefits, and accessibility. • Housing impacts- assess the project's impact on the need for both affordable and market-rate housing units, and whether the project will create additional units or eliminate existing units. • Neighborhood needs impacts- assess whether the project will increase or meet demand for services and how the surrounding neighborhood might benefit from the project. • Smart growth impacts- assess whether the project will make the surrounding neighborhood more livable and how the project will affect public transit and the pedestrian and bicycle network.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 1i:</u> During the development review process, encourage applicants for large-scale projects to incorporate community facilities such as meetings spaces into their projects. Consider a range of incentives to encourage this, including but not limited to, expedited permit processing, reduced permit fees, or other concessions mutually agreeable to the City and the applicant.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/ Timing	Status
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12. IMPLEMENTATION

<u>Action CSF 2a:</u> Develop and adopt a Parks and Recreation Master Plan. The plan should include and address: • Needs Assessment for future park locations • Types of users and amenities needed • Coordinated efforts to integrate plans including: the Laguna Wetlands Preserve Restoration and Management Plan, Ives Park Master Plan, and Bicycle and Pedestrian Master Plan • Opportunities to enhance bicycle and pedestrian connectivity • Maintenance needs and requirements for new and existing facilities • Future sites and facilities development for parks acquisition • Financial plan and funding sources • Use the CIP as a reference tool	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 2b:</u> Implement the policies and actions in the Circulation Element that facilitate and promote increased walkability bicycle use, and connectivity between parks and trail systems.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 2c:</u> Implement Bicycle and Pedestrian Master Plan trail, bicycle, and other recreational improvements and periodically update the Bicycle and Pedestrian Master Plan to ensure safe travel opportunities for all uses and all ages, including those with mobility challenges.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments:</i> In 2025, the City initiated a Feasibility study for two additional trails: Gravenstein Trail & Apple Blossom Trail.
<u>Action CSF 2d:</u> Revise the Zoning Ordinance to allow parks as a permitted use in all districts.	Planning Department	A	☒ Complete ☐ In progress <i>Comments: Complete.</i>
<u>Action CSF 2e:</u> Seek joint use agreements with schools to develop neighborhood parks on school sites based on the “school-in-the-park” principle. Ensure that neighborhood parks in combined park/school sites serve the entire community and provide a broad range of recreational, and educational activities.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 2f:</u> Coordinate with the Sonoma County Regional Parks Department, City of Santa Rosa, and Agricultural and Open Space District on active and passive parks and recreation issues and opportunities and on potential lands to purchase for open space, habitat conservation, and recreation uses.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 2g:</u> When developing trails and paths, consider the access needs of a variety of users, including school-age children, the elderly, and those with disabilities.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CSF 2h:</u> Map the existing informal trails and paths in Sebastopol and evaluate their usefulness in an overall pedestrian path system. Support opportunities to upgrade these existing paths for use by the public.	Planning Department	B	☐ Complete ☐ In progress Comments: Not started.
<u>Action CSF 2i:</u> Consider using Transfer of Development Rights (TDR) and Conservation Easements to encourage small neighborhood parks and trail systems.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CSF 2j:</u> Prepare an annual report for the City Council and the Planning Commission on the status of the acquisition and the improvement of parks and trails. Include a list of existing and proposed projects, estimated costs and sources of funding, and determine what additional actions, if any, may be necessary to implement the policies of this Element.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: This annual report is included in the annual update for the Capital Improvement Program.
<u>Action CSF 2k:</u> Use the Capital Improvement Program to maintain parks and recreation facilities and as the basis for determining use of supplemental funds collected for parks and open space development. The City's population and acreage of parks/recreation facilities shall be tabulated periodically to ensure that parkland is developed consistent with the ratio of one acre of park land per 200 residents.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CSF 2l:</u> Update the Municipal Code to establish minimum parks and open space standards for new development. At a minimum, the standards shall seek to maintain one acre of park land per 200 residents through provision of land, improvements, or payment of in-lieu fees. Additional measures may include requirements to establish assessment or tax districts to fund park maintenance, or open space requirements.	Planning Department	A	☒ Complete ☐ In progress Comments: This standard is reflected in the adopted General Plan and will be incorporated into the City's next update of its Impact Fees.

12. IMPLEMENTATION

<u>Action CSF 2m:</u> Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 2n:</u> Periodically review, and if necessary update, the City's Park and Traffic Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.	Planning Department	A	☐ Complete ☐ In progress <i>Comments: Last update was in 2020; another update is due now.</i>
<u>Action CSF 2o:</u> Implement a wide range of public outreach programs, including the City's website, newsletters, and other communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 2p:</u> Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.	Planning Department and Public Works Department	C	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 2q:</u> Conduct review of City-owned property operated by non-profits providing community recreational services including Ives Pool, the Community Cultural Center, and the Luther Burbank Experiment Farm to assess long-term maintenance and improvement needs, and consider mechanisms to address identified needs.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 2r:</u> Explore the feasibility of the City purchasing the old cement plant property east of Morris Street and prioritize the establishment of a park and open space area for this site. The City should explore partnerships with private entities and other creative funding approaches that would facilitate this acquisition.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 2s:</u> Establish a permitting mechanism to allow private entities to create parklets on City-owned street parking spaces adjacent to pedestrian walkways. Include standards and provisions for design, maintenance, duration of operation, and removal.	Planning Department and Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>

12. IMPLEMENTATION

<u>Action CSF 2t:</u> Explore opportunities to acquire vacant residential parcels in areas of the City that would benefit from the addition of small pocket parks.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CSF 3a:</u> Work with the County Permit and Resource Management Department, the Public Health Officer and Agricultural Commissioner to identify the impacts of agricultural operations and the use of herbicides, pesticides and fertilizers on the City's domestic water supply if issues are identified.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: The City maintains relationships with these agencies and is prepared to work with them to identify impacts of agricultural operations if issues are identified.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 3b:</u> Continue to regularly monitor Sebastopol's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Public Health Officer, City Council and the public if water quality hazards are identified.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 3c:</u> Coordinate water supply and conservation planning efforts with the Santa Rosa Plain Groundwater Management Plan to ensure sustainable and reliable groundwater use practices.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 3d:</u> Regularly review and update the City's water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, and the California Urban Water Conservation Council.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 3e:</u> Explore opportunities to develop mechanisms and infrastructure to deliver recycled water to city water users from the Santa Rosa Subregional Treatment and Reclamation System.	Public Works Department	C	☐ Complete ☐ In progress <i>Comments: Work has not started on this implementation item. If funding allows, the City will explore opportunities to develop mechanisms and infrastructure to deliver recycled water to City users from the SRSTRS.</i>

12. IMPLEMENTATION

<u>Action CSF 3f:</u> Develop a public outreach and incentive program to expand and promote the use of recycled water if delivery infrastructure becomes available.	Public Works Department	C	☐ Complete ☐ In progress <i>Comments: Work on this implementation item has not started to funding constraints. If funding becomes available, the City will begin developing a public outreach and incentive program to expand and promote the use of recycled water.</i>
<u>Action CSF 3g:</u> Update the City's water waste and conservation strategy established in Chapter 13.06 of the Municipal Code to be consistent with the most current BMPs for water conservation.	Public Works Department	A	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action CSF 3h:</u> Utilize standards for minimum water volume and flow established by Title 24 of the California Building Standards Code.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 3i:</u> Maintain and update the City's Capital Improvement Plan (CIP) to clearly identify and prioritize water delivery improvements.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 3j:</u> Commission the preparation of a study that accurately establishes the groundwater recharge area for Sebastopol.	Public Works Department	B	☐ Complete ☐ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
			<i>Comments: Not started</i>
<u>Action CSF 4a:</u> Work with the Santa Rosa Subregional Wastewater System to assist in the maintenance of an adequate sewage treatment and disposal system.	Public Works Department	Ongoing	☐ Complete ☒ progress <i>Comments: Ongoing.</i>
<u>Action CSF 4b:</u> Coordinate with neighboring municipalities to bring about efficient and effective solutions for wastewater issues that affect the region.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CSF 4c:</u> Develop programs and incentives to reduce sewer usage whenever possible. Continue to implement programs such as the low flow toilet retrofit program.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 4d:</u> Continue to participate in the Santa Rosa Subregional Sewage System efforts to expand capacity and locate appropriate uses for the treated wastewater.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 4e:</u> The City Engineer shall continue to monitor on a regular basis Sebastopol's sewer capacity. The City Engineer will review all development project proposals to ensure adequate sewer capacity is available to serve existing and planning development.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 4f:</u> Continue to monitor wastewater flow generation rates within the City's service area and apply to the subregional partners for an incremental increase in wastewater flow allocation to meet projected demand prior to any exceedance of the City's wastewater flow allocation under the Subregional Partnership.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: The City is currently working to develop a sewer masterplan.</i>
<u>Action CSF 4g:</u> Perform regular cleaning and inspection to help eliminate sanitary sewer backups and overflows.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 4h:</u> Maintain and update the City's Capital Improvement Plan (CIP) to clearly identify and prioritize sewer system improvements.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 5a:</u> Continue to participate in mutual aid agreements with the State and County firefighting agencies.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 5b:</u> Periodically assess the Fire Department's staff and equipment to assure adequate levels are provided to maintain a nine-minute response time and assemble at least 15 firefighters on the scene of a structure fire for 90 percent of calls.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CSF 5c:</u> Consider creating a public safety impact fee to ensure that new development addresses its public safety effects. Periodically review and revise the fee structure for the Fire Protection Fund as necessary.	Planning Department and Fire Department	A	☐ Complete ☐ In progress <i>Comments: To be considered in the next Impact Fee Update, due now.</i>
<u>Action CSF 5d:</u> Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 5e:</u> As part of the development review process for new projects, the City will continue to refer applications to the Sebastopol Fire Department for determination of the project's potential impacts on fire protection services.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 5f:</u> Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 5g:</u> Continue to support and implement community education and training regarding fire prevention and emergency preparedness, including outreach to local schools and maintenance of the CERT program.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 5h:</u> Develop new funding sources, and pursue grant opportunities that support the volunteer Fire Department.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 5i:</u> As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police response time and public safety and that the project addresses its impacts on police services through the incorporate of Crime Prevention through Environmental Design (CPTED) measures.	Planning Department Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

Action CSF 5j: Periodically assess the Police Department's staff and equipment to assure adequate levels are provided to maintain a three-minute response time for 70 percent of emergency calls.	Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
Action CSF 5k: Support policies, projects, programs, and regulations that strengthen partnerships and community-based efforts to reduce crime through prevention, education and enforcement, and encourage neighborhoods to develop cooperative relationships to prevent crime, develop social ties, and solve common problems.	Planning Department Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
Action CSF 5l: Continue and expand police outreach to the public through participation at community events and distribution of crime prevention information through City publications, news media, and community organizations.	Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
Action CSF 5m: Develop information on Neighborhood Watch Programs and actively promote such programs.	Police Department	A	☐ Complete ☐ In progress <i>Comments: Not started.</i>
Action CSF 6a: As part of the development review process, ensure that local school districts are provided an opportunity to evaluate the impact of new development to public school facilities.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
Action CSF 6b: Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
Action CSF 6c: Work collaboratively with the County library system and community volunteers to identify opportunities to expand and provide library services that meet the educational and social needs of all residents, including possible replacement or expansion of the Sebastopol branch library.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
Action CSF 6d: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CSF 6e:</u> Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.	Finance Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 6f:</u> Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend educational, recreational, library, and other public services to populations that may otherwise not be served.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 6g:</u> Seek creative adaptive re-use of public buildings if they are vacated, and strive to enhance the community benefit potential of all public buildings.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CSF 6h:</u> Seek opportunities and funding sources to provide a new, or expanded, Community Cultural Center to address flood concerns and improve facilities and services.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: In progress.</i>
<u>Action CSF 6i:</u> As funding permits, conduct a needs assessment of City facilities and services to determine if consolidation of selected functions at a central location is feasible and would improve community services; consider opportunities for partnerships or shared use with other community organizations and facilities.	City Manager	C	☐ Complete ☒ In progress <i>Comments: In 2025, staff completed preliminary facility needs assessments as part of the FY 2025-26 Capital Improvement Program (CIP) and Council goal-setting. Interim City Manager began working with Public Works and the Building the Commons Ad Hoc Committee to explore building consolidations, shared-use options, and partnerships. Work continues.</i>
<u>Action CSF 6j:</u> After conducting comprehensive needs assessments, establish priorities and funding mechanisms for projects and improvements to public and community facilities and buildings. The priority-setting process should include an extensive public outreach and participation program, and should assess needs and opportunities associated with the following types of buildings and facilities: Library, Community Cultural Center, City Hall/City offices, and other community buildings/needs identified by the public and the City Council.	City Manager	C	☐ Complete ☒ In progress <i>Comments: Facility needs were used to guide FY 2025-26 CIP prioritization and the Council Goals Workshop in April 2025. Public outreach took place during goal-setting sessions and through the Building the Commons Ad Hoc Committee meetings.</i>

12. IMPLEMENTATION

<u>Action CSF 6k:</u> Establish partnerships with local schools, community groups, local sports leagues, and other community service providers that serve the local youth and teen population to increase participation in City government and planning efforts.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CSF 6l:</u> Endeavor to hold at least one joint public hearing between the City Council and Planning Commission annually to discuss key issues, challenges, and priorities facing the City.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 1a:</u> Implement the policies and actions in the Conservation and Open Space Element, and all other relevant and applicable policies and actions throughout the General Plan, to provide for progressive, effective, and forward-thinking strategies to protect the natural environment and promote sustainability to the greatest extent feasible.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to promote sustainability through implementation of the General Plan Elements, including</i>
<u>Action COS 1b:</u> Consider the establishment and adoption of a Rights of Nature Ordinance. Consideration should include legal, economic, and human implications of such an ordinance, a timeline for implementation, and standards to provide for robust environmental protection measures, while balancing the other social, economic, and community priorities established by the General Plan.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>

12. IMPLEMENTATION

<u>Action COS 2a:</u> Maintain Zoning Ordinance provisions to require development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to submit a resources analysis as part of the project application which determines whether significant adverse impacts will occur. Evaluations shall be carried out by a qualified professional biologist approved by the Sebastopol Planning Department, and shall be funded by the project applicant. Generally, the resources analysis shall identify, describe, and locate, the following: • The type and location of all special-status plant and animal species; • Riparian vegetation within at least 50 feet of the subject property; • The location, type, functionality, and offsite connectivity of wetlands, if applicable; • The location of protected native trees onsite (as defined by the Sebastopol Municipal Code); • Potential archaeological, cultural, and historical resources, if applicable; and • Flood hazard areas, as defined by the Federal Emergency Management Agency (FEMA) and/or the Department of Water Resources (DWR). The resources analysis shall determine, as applicable, the area and location of undeveloped land required to protect and enhance the continued viability of biotic resources, wetlands, and sensitive areas. The resources analysis shall identify land	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: City Staff continues to implement the Zoning Ordinance provisions included in the Environmental and Scenic Open Space Combining District (ESOS) SMC Section (17.46), which requires submittal a of resource analysis.</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
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12. IMPLEMENTATION

that is functionally a part of the nearby wetlands ecosystem, which should be preserved in a natural state. Projects shall be designed to avoid impacts to sensitive resources; and in cases where impacts cannot be fully avoided, impacts shall be reduced. Where adverse impacts cannot be feasibly reduced or avoided through project design, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) that may include, but are not limited to, the following strategies: • Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs. • Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats. • Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife. • Protection for habitat and the known locations of special-status species through adequate buffering or other means to protect habitat functions. • Provision of replacement habitat of like quantity and quality on- or off-site for special-status species. Preference shall be given to the preservation of habitat on-site or as close to the area of impact as feasible, so long as that habitat is of comparable quality. • Enhancement of existing special-status species habitat values through restoration and replanting of native plant species. • Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities. • Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.			
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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Implementation Program	Responsible Department	Priority/Timing	Status
Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species.			
<u>Action COS 2b:</u> Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following: - Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist; - Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection, and to reduce potential soil compaction in sensitive areas; and - Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing, the City continues to require projects to include appropriate mitigation measures when identified as necessary.</i>
<u>Action COS 2c:</u> During the development review process, require project applicants to incorporate specific measures into project plans and specifications that are intended to prevent invasive and noxious weeds and vegetation from establishing on the project site.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. Submission of landscape plans are required with Design Review applications, allowing staff to analyze proposed landscaping and identify potentially invasive and noxious weeds.</i>
<u>Action COS 2d:</u> Through coordination with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and Sonoma County, continue to maintain and periodically update, a map of sensitive biological communities and habitat within the Sebastopol Planning Area. Ensure that this map and associated information is readily available to potential developers and the public.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3a:</u> Continue to implement the Storm Water mitigation requirements in the Sebastopol Municipal Code in order to protect and enhance the water quality of watercourses and water bodies by reducing pollutants in storm water discharges to the maximum extent practicable, by prohibiting non-storm water discharges to the storm drain system, and by improving water quality in “first flush” storm water flows.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action COS 3b:</u> Continue to implement the Wetlands District protection requirements in the Sebastopol Municipal Code in order to preserve and protect environmentally sensitive waterways and/or wetland areas. Review all development applications for consistency with the requirements of this Chapter, including use restrictions and development criteria established to protect surface water quality.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to implement the provisions of the Wetlands Districts (W, WS Combining, WF Combining).</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 3c:</u> Continue to implement Creek Setback requirements of the Sebastopol Municipal Code in order to protect water quality, riparian habitat, and bank stability for all projects adjacent to creeks within the City.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to implement creek setback requirements for new projects proposed adjacent to creeks within the City.</i>
<u>Action COS 3d:</u> Continue to require new development projects to construct and implement all applicable storm water retention and water quality requirement standards and improvements contained in the Santa Rosa LID Manual, or equivalent document that implements the City's storm water permit.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3e:</u> During updates to the City's Storm Drain System Utility Master Plan, identify opportunities to restore any channelized and culverted drainage systems to a naturalized condition, without compromising the conveyance effectiveness of the system, and identify standards and opportunities to construct new storm water drainage infrastructure utilizing natural drainage features and effective best management practices to remove pollutants from storm water runoff, while maintaining a system that effectively protects residents and businesses from flooding.	Public Works Department	C	☐ Complete ☐ In progress <i>Comments: No update identified.</i>
<u>Action COS 3f:</u> Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance, the design review process, and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to implement the provisions of the Wetlands Districts (W, WS Combining, WF Combining) to conserve wetlands and riparian habitat within the City.</i>

12. IMPLEMENTATION

<u>Action COS 3g:</u> Coordinate with the California Department of Fish and Wildlife, Sonoma County, and local watershed protection groups to identify potentially impacted aquatic habitat within Sebastopol's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways. Efforts should be coordinated with the Laguna Wetlands Preserve Restoration and Management Plan.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3h:</u> Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3i:</u> Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Regional Water Quality Control Board, etc.) and provides information regarding local and regional conservation and environmental groups and programs, including the Atascadero Watershed Council and the Laguna de Santa Rosa Foundation, to the extent that the	Planning Department	A	☐ Complete ☒ In progress <i>Comments: Ongoing. The Planning Department regularly updates the Sustainability & Conservation Measures webpage with up-to-date information.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
City has readily available information. Information that identifies creeks and tributaries affecting the Sebastopol area and the Laguna de Santa Rosa watershed should also be included.			
<u>Action COS 3j:</u> Continue to identify which stormwater and drainage facilities are in need of repair and address these needs through the CIP process.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3k:</u> As part of the CIP process, identify channelized and buried creeks that may be suitable for naturalization and rehabilitation.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 3l:</u> Preclude development that would adversely affect the natural vegetation, wildlife habitat, or rare or endangered species in designated wetland and riparian areas.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action COS 3m:</u> Periodically provide the Planning Commission and City Council with information regarding actions of the North Coast Regional Water Quality Control Board, the City of Santa Rosa, the Sonoma County Water Agency and other agencies within the Referral Area related to water quality protection efforts and activities.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 3n:</u> Coordinate and collaborate with outside agencies, including but not limited to the North Coast Regional Water Quality Control Board, the City of Santa Rosa, and the Sonoma County Water Agency to implement regional water quality protection and improvement programs.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 3o:</u> Develop maintenance guidelines for creeks and wetlands areas to reduce flooding, sedimentation and erosion while maintaining and/or enhancing the riparian vegetation and wildlife.	Public Works Department	B	☐ Complete ☐ In progress Comments:
<u>Action COS 3p:</u> Label each stormwater inlet in the City to identify receiving waters. Signs should indicate the receiving watercourse and state that no dumping is permitted.	Public Works Department	B	☐ Complete ☐ In progress Comments:
<u>Action COS 4a:</u> Implement the Laguna Wetlands Preserve Restoration and Management Plan as the primary tool to achieve the community's objectives for habitat protection, restoration, and public access in the Laguna.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 4b:</u> Continue to work collaboratively with the Sonoma County Agricultural Preservation and Open Space District to secure funding for the protection and restoration of the Laguna, consistent with the guidance provided by the Laguna Wetlands Preserve Restoration and Management Plan.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 4c:</u> Maintain and expand partnerships with federal, state, and local agencies to expand efforts to implement restoration and preservation goals in the Laguna.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 4d:</u> Work with local non-profit and community groups to further the goals for the Laguna through community-based efforts.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

12. IMPLEMENTATION

<u>Action COS 4e:</u> Explore opportunities to expand the City's regulatory control over the management and preservation of the Laguna.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 4f:</u> During the development review process, review all development applications for consistency with the Laguna Wetlands Preserve Restoration and Management Plan, and ensure that new development does not adversely impact habitat within the Laguna, or interfere with efforts to implement restoration and preservation efforts within the Laguna.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 4g:</u> Seek expanded opportunities to utilize the storage ponds adjacent to the Laguna for groundwater recharge and surface water storage.	Public Works Department	B	☐ Complete ☐ In progress <i>Comments Not started.:</i>
<u>Action COS 4h:</u> Establish and prioritize a list of parcels and areas around the Laguna for future acquisition and preservation.	Planning Department	A	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 5a:</u> Participate in regional efforts with the Sonoma County Water Agency and other local agencies to develop and implement a Groundwater Sustainability Plan for the Santa Rosa Plain Basin that meets the requirements set forth in the 2014 Sustainable Groundwater Management Act (SGMA).	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: The City participated in the update to the Santa Rosa Groundwater Sustainability Master Plan Update that was adopted in 2023.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action COS 5b:</u> Coordinate with the Santa Rosa Plain Basin Advisory Panel to help implement the goals and objectives identified in the Santa Rosa Plain Watershed Groundwater Management Plan.	Public Works Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 5c:</u> Continue to monitor City wells to track local groundwater levels and monitor water quality. Share data with state and regional agencies, including the California Department of Water Resources (DWR), SCWA, and Sonoma County, and the public to ensure that regional groundwater sustainability planning efforts include the most complete and comprehensive data available.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action COS 5d:</u> Continue to implement measures to reduce known contaminants in City water supplies through the installation and use of treatment systems at City wells, or by other methods recommended by qualified professionals contracted by the City.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 5e:</u> Investigate opportunities to utilize recycled water supplies to assist with groundwater recharge.	Public Works Department	C	☐ Complete ☐ In progress Comments: The City is not pursuing implementation of this action item.
<u>Action COS 5f:</u> Explore the feasibility of using GIS technology, aerial photographs, lidar, and other data sources to track and monitor the volume (area) of impervious surfaces within the City. Utilize the data to track trends and rates of increase of impervious surfaces in Sebastopol. Consider establishing targets and incentives for decreases in areas of impervious surfaces.	Planning Department	C	☐ Complete ☐ In progress Comments: Not started.
<u>Action COS 5g:</u> Continue to initiate and support a range of educational and public outreach programs to inform residents, agriculture, businesses and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. Continue to make these resources available to the public through the City's website.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 5h:</u> In cooperation with Sonoma County Water Agency (SCWA), DWR, and other public agencies and well owners, support the establishment and maintenance of a system of voluntary monitoring of wells throughout the region, utilizing public water system wells and private wells where available. Encourage local private well owners to participate in voluntary monitoring programs.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 5i:</u> In cooperation with SCWA, DWR and other public agencies, support the ongoing maintenance of a groundwater database from available application data, well tests, monitoring results, study reports and other sources. Encourage SCWA and Sonoma County to use the data, along with other available information, to continue to refine the mapping of groundwater availability classifications and develop refined strategies for groundwater conservation and management.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

12. IMPLEMENTATION

<u>Action COS 5j:</u> When considering public projects on City-owned land that may increase the volume of impervious surfaces on the site, seek opportunities to implement alternate approaches, such as the use of pervious paving materials, expanded areas of naturalized landscape, and other measures deemed feasible in order to increase the groundwater recharge potential of the site.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 5k:</u> Continue to implement and strengthen programs aimed at reducing the illegal and harmful disposal of pharmaceutical products into the wastewater system. Programs may include buy-back programs, safe drop-off locations, and other available measures.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 6a:</u> Make available a list of plants and trees native to the region that are suitable for use in landscaping. The plant and tree species should be drought tolerant, available from local sources, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects. The list should be provided online in a user-friendly format, and staff should direct project applicants to the list during site design review and approval.	Planning Department	A	☒ Complete ☐ In progress <i>Comments: A list of Recommended Street Trees is available on the City's website.</i>
<u>Action COS 6b:</u> Continue to implement the Tree Protection Ordinance, which protects substantial trees, provides for removals in specified circumstances, and which requires a Tree Protection Plan (TPP) prepared by a certified arborist for projects that may affect protected trees.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. City staff continues to implement the Tree Protection Ordinance.</i>
<u>Action COS 6c:</u> Review and possibly revise the Tree Protection Ordinance in order to strengthen monitoring provisions for re-planting efforts, in order to ensure the long-term health and viability of re-planted trees. Revisions should also address the current fee structure for violations of the TPP to ensure that violations are more costly than compliance with the TPP requirements.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
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<u>Action COS 6d:</u> Prepare and adopt a Street Tree Planting and Management Program establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules. This program shall give priority to those streets with heavy vehicular traffic and those which link open space and activity centers. The program shall ensure that trees provide adequate shade and are integrated into parking lots and community spaces in such a manner that tree health is maintained in the long term.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 6e:</u> Continue requiring the planting of trees in parking lots to provide shade and visual screening.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 7a:</u> Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. Staff review all applicable projects for potential air quality impacts pursuant to CEQA.</i>
<u>Action COS 7b:</u> Refer development, infrastructure, and planning projects to the Bay Area Air Quality Management District (BAAQMD) for review. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of: • Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. • Potential exposure of sensitive receptors to toxic air contaminants. • Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. • Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 7c:</u> Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 7d:</u> Continue to implement a Trip Reduction Ordinance in order to reduce vehicle trips generated by large employers.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

12. IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 7e:</u> Consider carbon monoxide levels at intersections when evaluating the need for intersection improvements.	Planning Department and Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action COS 7f:</u> Include the Fire Department in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzene; asbestos; beryllium; and all fuels.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress Comments: The Planning Department regularly refers projects to the Fire Department for their review.
<u>Action COS 7g:</u> Continue to require and enforce a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing, staff require construction projects to implement construction BMPs, including a dust emissions control plan.
<u>Action COS 7h:</u> Work with Sonoma County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 7i:</u> During preparation of the City's long-range capital expenditure plans, explore the feasibility of replacing and improving the efficiency of the City's existing vehicle fleet.	Public Works Department	B	☐ Complete ☐ In progress Comments: Not started.
<u>Action COS 8a:</u> Continue to participate in regional climate action planning efforts led by the Regional Climate Protection Authority (RCPA) towards development and implementation of the Climate Action Plan 2020.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing, reduced staffing in the Department has limited implementation actions.
<u>Action COS 8b:</u> Review new development, significant remodels, and infrastructure projects for consistency with the RCPA Climate Action Plan.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing, projects are required to comply with RCPA Climate Action Plan.

12. IMPLEMENTATION

<u>Action COS 8c:</u> Periodically review and update the City's greenhouse gas reduction goals for municipal operations, and establish aggressive goals that demonstrate the City's firm and ongoing commitment to climate action planning.	Planning Department	C	☐ Complete ☐ In progress <i>Comments:</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 8d:</u> Continue to provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change, and provide the public and businesses with information that will assist in private efforts to reduce GHG emissions and assist the City in meeting established greenhouse gas reduction targets.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 8e:</u> Consider adopting GHG reduction goals that meet or exceed the RCPA Climate Action Plan goals.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 9a:</u> Revise the Municipal Code to adopt the most current version of the Title 24 CALGreen Tier 1, or successor program, standards for energy efficiency in new construction and significant remodels.	Building Department	A	☒ Complete ☐ In progress <i>Comments: Complete.</i>
<u>Action COS 9b:</u> Explore the feasibility of providing incentives for projects that implement CALGreen Tier 2, or successor program, standards into new construction and significant remodels.	Planning Department, Building Department	A	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 9c:</u> Encourage retrofitting of energy-saving features in existing dwellings as a part of the City's Housing Rehabilitation Program by providing information, technical assistance, and other incentives.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 9d:</u> Continue to implement the requirements of the Mandatory Solar Photovoltaic Requirements Ordinance, as detailed in the Municipal Code.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 9e:</u> Provide educational materials and resources to the public and local businesses that emphasize the benefits of energy efficiency construction measures and how such measures can offset increased construction costs and building operational costs.	Building and Safety Department	A	☐ Complete ☐ In progress <i>Comments: Not started.</i>

12. IMPLEMENTATION

<u>Action COS 9f:</u> Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.	Building and Safety Department	A	☐ Complete ☐ In progress Comments: Not started.
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 9g:</u> Explore the feasibility of implementing a rainwater catchment system demonstration project at a City-owned site, and encourage the installation and use of rainwater catchment systems on new public buildings. The City should partner with local groups and outside resources to provide residents with toolkits and education materials to promote and encourage the installation of these systems on private lands.	Public Works Department	B	☐ Complete ☐ In progress Comments: Not started
<u>Action COS 9h:</u> Explore opportunities to work with waste haulers and waste disposers to re-use and recycle discarded hazardous materials.	Public Works Department	B	☐ Complete ☐ In progress Comments: Not started.
<u>Action COS 9i:</u> Promote and support community hazardous materials collection events.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 9j:</u> Encourage waste haulers to increase recycling efforts.	Public Works Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 9k:</u> Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.	Public Works Department	B	☒ Complete ☐ In progress Comments: Complete.

12. IMPLEMENTATION

<u>Action COS 9l:</u> Continue to implement the Water Efficient Landscape Program, as detailed in the Municipal Code.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. New construction projects are required to incorporate MWELO requirements.</i>
<u>Action COS 9m:</u> Continue to monitor local water conservation efforts and periodically review and revise the range of local programs and resources available to reduce water consumption.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 9n:</u> Continue to require grading permits for new construction and maintain rigorous storm water mitigation requirements.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 9o:</u> Continue to maintain policies that minimize City use of pesticides, herbicides and fertilizers, and encourage residents and businesses to also minimize use of these substances.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 10a:</u> Work with the Federated Indians of the Graton Rancheria to prepare a narrative description of the Native American background of the Sebastopol area and request the Federated Indians of the Graton Rancheria provide pictorial examples of the types of Native American resources present in the vicinity. Place this description on the City's website as a link under the History of Sebastopol section.	Planning Department	B	☒ Complete ☐ In progress <i>Comments: Complete. The City's website includes a "history" webpage that includes a description of the Native American background of Sebastopol.</i>
<u>Action COS 10b:</u> Require a cultural and archaeological survey prior to approval of any development project where a potential or known historical, archaeological, or other cultural resource is located or which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, the project shall be required to implement appropriate measures, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource to a less than significant level.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. Staff review projects for potential impacts to cultural resources, consistent with the requirements of CEQA.</i>

12. IMPLEMENTATION

<u>Action COS 10c:</u> Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains: - If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Department. - If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Department and the County Coroner have been contacted; if the human remains are determined to be of Native	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.			
<u>Action COS 10d:</u> Continue to invite the Federated Indians of the Graton Rancheria, as well as other recognized tribes that express interest, to comment on City projects as part of the environmental review process.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

12. IMPLEMENTATION

<u>Action COS 10e:</u> Develop a Historic Sebastopol program to identify and protect historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include: - Coordinated signage and identifying placards of historic areas, including downtown, specific buildings, and businesses. - Maps available on-line, at the Chamber of Commerce, and key locations of the City that direct visitors and history aficionados to key historic and cultural resources in the City. - Establishment of local historic districts (such as the downtown) with standards to conserve historical resources and promote the highest and best use of such resources. - Property owner incentives for the preservation and restoration of historic buildings and sites. Consider the following incentives: Interest-free or reduced interest loans for rehabilitation work consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees for preservation and protection of outstanding buildings; use of the State Historic Building Code where applicable; a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the City); and awards and grants for the preservation and protection of outstanding buildings.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 10f:</u> Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
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12. IMPLEMENTATION

- Design styles, age of home, and other criteria to determine applicability of the guidelines; - Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes); - Standards for modifications and renovation, including the extent of changes that can occur; and - Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.			
<u>Action COS 10g:</u> Encourage and support local and non-profit efforts to publicize and educate regarding local history and culture. Key historical resources, groups, and time periods to emphasize may include, but are certainly not limited to: the railroad culture and history; the redwood logging industry; the Pomo Indians and other Native American groups; Mexican and other Latin American immigrants; the Californios; the region's apple farming and processing history; the history and origin of Sebastopol's name; historic Chinatown; and local Japanese-American history.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 10h:</u> Continue to implement the Cultural Heritage Chapter of the Sebastopol Municipal Code encourage the protection, restoration, and enhancement of the City's aesthetic and historic attractions and resources.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 10i:</u> Continue to refer projects to Sonoma State University's Archaeological Resource Center and Western Sonoma County Historical Society.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 10j:</u> Seek funding for the restoration and preservation of archaeological and historical resources.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 11a:</u> Assess public views and ridgelines as part of the project review process to assure that projects protect natural resources through proper site planning, building design, and landscaping.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 11b:</u> Utilize the Scenic Resource Areas Map (Figure 5.5-1 in the Existing Conditions Report) as a guide to protecting and enhancing scenic views in the development review process.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 11c:</u> Analyze proposed structures proximate to the Laguna de Santa Rosa for their effect on the views of and from the Laguna de Santa Rosa.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 11d:</u> Analyze proposed structures proximate to the Laguna de Santa Rosa for their potential effect on the Laguna skyline. Do not permit massive, uninterrupted penetrations of the tree line by roofs or other building structures.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 11e:</u> Continue to require developers to underground utility lines.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 11f:</u> Continue to implement the Hillside Development standards contained in the Municipal Code, which prohibits development of any lot with an average cross-slope greater than 10% for any use other than single family detached residences without first obtaining a Hillside Development Use Permit.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 11g:</u> Review, and consider strengthening, the exterior lighting standards contained in the Design Review Guidelines. The lighting standards in the Design Review Guidelines should incorporate principals and best practices endorsed by the International Dark Sky Association. The updated standards should address: • Nuisance prevention • Shielding requirements • Level of illumination • Energy efficiency requirements • Accent lighting	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action COS 12a:</u> Provide information to property owners about available funding sources and tax benefits to maintain open space in perpetuity.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 12b:</u> Continue to implement relevant sections of the Zoning Ordinance to require that on-site open space be provided in multi-family and mixed-use developments.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 12c:</u> Review all development proposals involving unincorporated land within the jurisdiction of Sonoma County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 12d:</u> Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.	Planning Department	C	☐ Complete ☐ In progress Comments: Not started.
<u>Action COS 12e:</u> Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.	Public Works Department	B	☐ Complete ☐ In progress Comments: Not started.
<u>Action COS 12f:</u> Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 12g:</u> Work with Sonoma County to establish and implement consistent policies for agricultural lands surrounding Sebastopol that prioritize the preservation of agricultural lands, support ongoing agricultural activities, and maintain community separators.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 12h:</u> Work with the Sonoma County Permit and Resource Management Department to ensure that Open Space/Parks, Agricultural, and Rural Residential lands surrounding the City are zoned appropriately as rural residential, agricultural, parks, and other limited development or recreational uses in order to limit growth-inducement and development.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action COS 12i:</u> Work with Sonoma County to protect and enhance Ragle Park as an open space resource in and around Sebastopol, and explore opportunities to expand open space areas along the Laguna de Santa Rosa and Atascadero Creek.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 12j:</u> Work with property owners willing to set up land trusts within the City limits in order to protect open space resources.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 12k:</u> Review all development proposals, planning projects, and infrastructure projects to ensure that open space and scenic resource impacts are reduced by maximizing design features that preserve a sense of open space and by minimizing off-site and night sky impacts of outdoor lighting consistent with the requirements of the Municipal Code.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action COS 12l:</u> Revise the Design Review Guidelines to require clustering or other measures to preserve a sense of openness in new developments that are adjacent to open space or scenic resource areas.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action COS 12m:</u> Work with Sonoma County and the City of Santa Rosa to protect and enhance the Laguna de Santa Rosa Wetlands and Laguna Uplands Preserves as open space resources in and around Sebastopol and to explore opportunities to expand open space areas along the Laguna de Santa Rosa.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action N-1a:</u> Update Chapter 8.25 and Title 17 of the Sebastopol Municipal Code to: • Ensure that the noise standards are consistent with this element, including Tables N-1 and N-2; • Require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques; • Include regulations to reduce exposure to exterior periodic nuisance noise, including trash collection, street sweeping, and other noise-generating activities. • Establish maximum interior noise levels for activities held at public and community buildings.	Planning Department	B	☒ Complete ☐ In progress <i>Comments: Complete.</i>
<u>Action N-1b:</u> Continue to implement and enforce the requirements of Chapter 8.25 of the Sebastopol Municipal Code in order to reduce nuisance noise from stationary sources near residential areas. During future updates to Chapter 8.25 of the Municipal Code, the City should develop standards and procedures to verify ongoing compliance with applicable noise standards by stationary sources, and develop more	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
rigorous enforcement procedures to respond to and correct verified noise violations.			
<u>Action N-1c:</u> Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action N-1d:</u> Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Sebastopol Municipal Code.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action N-1e:</u> Coordinate with Caltrans and Sonoma County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting the noise environment in Sebastopol.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action N-1f:</u> Require construction projects that may generate excessive noise impacts to implement the following types of standard best practices, as applicable, to reduce construction noise impacts to the extent feasible: - Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited as specified in the Noise Ordinance. - All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. - The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. - At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. - Unnecessary idling of internal combustion engines shall be prohibited. - Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
- Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing. - The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.			
<u>Action N-2a:</u> Review and consider updates to the Municipal Code that would allow businesses within the Downtown to apply for a special use permit that allows for periodic exceedances of the exterior noise standards contained in Table N-1. The Municipal Code updates should consider the following: - Establishment of a special use permit process and standards for periodic noise level exceedances; - Limitations on the days of the week and hours of the day when elevated noise generating activities may be permissible; - Requirements for verifiable self-monitoring and reporting of noise levels generated by special use permit holders; - Procedures for processing and responding to noise complaints received against a special use permit holder; and - Criteria for the revocation of a special use permit in the event that violations of the permissible noise levels occur.	Planning Department	B	☒ Complete ☐ In progress <i>Comments: Complete, the City adopted Ordinance 1111 in 2018 that established a downtown noise permit.</i>
<u>Action N-2b:</u> Review Chapter 8.25 of the Municipal Code to ensure that maintenance activities in the Downtown area, such as street sweeping, sidewalk blowing, trash collection, etc., occur during times that minimize noise impacts.	Planning Department	A	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action CD 1a:</u> Continue to maintain the Design Review Board.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD 1b:</u> Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the	Planning Department	B	☒ Complete ☐ In progress

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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.			<i>Comments: Complete. The City adopted objective design standards for HAA and SB 35 eligible projects in 2023.</i>
<u>Action CD 1c:</u> Provide design and development guidelines for gateways to the city to encourage special features and to discourage the establishment of new fast-food establishments, auto-dependent businesses, and similar uses and minimize sidewalk driveway cuts to the maximum extent possible.	Planning Department	B	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action CD 1d:</u> Implement the policies and actions in the Circulation Element to address key aspects of connectivity, complete streets, and programs that support pedestrian oriented environments.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD 1e:</u> Implement the policies and actions in the Conservation and Open Space Element to promote and expand key linkages between the natural and built environment, including the protection of viewsheds, and natural resources that enhance Sebastopol's community identity.	Planning Department	Ongoing	☐ Complete ☐ In progress <i>Comments: Ongoing</i>
<u>Action CD 1f:</u> Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect aesthetic quality and sensitive landscapes.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD 1g:</u> Implement the policies and actions in the Land Use Element that support a compact urban form including: mixed-uses, and housing opportunities within new commercial developments.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD 1h:</u> Provide pedestrian amenities such as public street furniture in commercial and retail hubs to encourage socialization areas for residents and visitors.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to look for opportunities to provide pedestrian amenities.</i>

12. IMPLEMENTATION

<u>Action CD Ii</u> : Identify priority street improvements that would make a substantial contribution to the character and connectivity of centers and commercial hubs, including widening sidewalks, narrowing travel lanes, creating attractive medians,	Planning Department	B	☐ Complete ☐ In progress <i>Comments:</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
landscaping, standards for parklets, and the establishment of “green corridors” and passageways that provide connectivity for non-vehicular travelers.			
<u>Action CD Ij</u> : Review and update the Zoning Ordinance to strengthen/establish standards that prohibit the development of auto-centric strip commercial design in new development projects. Standards may include, but are not limited to, requiring shared use of parking lots, locating parking lots to the rear of buildings, consolidating access points, clustering retail uses, incorporating landscaping and lighting standards, and providing for enhanced pedestrian and bicycle access.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CD Ik</u> : Periodically review, and update as necessary, the City’s Sign Ordinance to enhance community character and prohibit signage that detracts from the visual quality of Sebastopol.	Planning Department	A	☐ Complete ☒ In progress <i>Comments:</i> In 2025, the Design Review Board appointed a subcommittee to review the Sign Ordinance and propose updates.
<u>Action CD Il</u> : Regularly monitor the status and condition of all City-owned signs and conduct maintenance activities and periodic upgrades to City signs in order to improve the visual appearance of the city.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD Im</u> : Continue to implement the Universal Design requirements established in Chapter 15.80 of the Sebastopol Municipal Code.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

12. IMPLEMENTATION

<u>Action CD 2a:</u> Maintain and update the Downtown Plan as necessary to reflect the urban design goals. Updates to the Downtown Plan should: • Include provisions for quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown; • Provide standards for the appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities; • Recognize Downtown's unique character as the oldest part of the City, and leverage historic resources to create a unique urban environment for Downtown; and • Respect and respond to on-site and surrounding historic character in proposals for development.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CD 2b:</u> Develop and place distinctive street signs within the Downtown.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CD 2c:</u> Consider the collection of in-lieu parking fees to fund the construction of a Downtown parking garage.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CD-2d:</u> Implement the policies and actions in the Circulation Element that establish flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-2e:</u> Develop a streetscape improvement plan that prioritizes upgrades to physical connections and aesthetic continuity throughout the Downtown. Establish incentives for businesses in the Downtown to participate in beautification and public space enhancement efforts.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>

12. IMPLEMENTATION

<u>Action CD-2f:</u> Consider revising the Downtown planning boundary or revising zoning designations to include areas such as South Main Street and the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CD-2g:</u> Support streetscape and other improvement measures to achieve a walkable, pedestrian-oriented atmosphere in the Downtown. Encourage the use of traffic calming measures, and other streetscape improvements including: gathering points, street furniture, street trees, parklettes, landscaping, and lighting that provide for a vibrant pedestrian-oriented environment that encourages public gathering near commercial uses.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-2h:</u> Develop and implement a City-wide wayfinding sign program for City and community facilities. Encourage local schools to implement signage programs that identify Sebastopol.	Planning Department	A	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CD-2i:</u> Develop and implement a sign program to identify City parks.	Planning Department	B	☒ Complete ☐ In progress <i>Comments: Complete.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CD-2j:</u> Continue to seek opportunities to enhance the Town Plaza in order to provide for a centralized gathering place in the Downtown. Enhancements may include better orientation between the adjacent businesses and the Plaza; the exploration of possible relocation of all or portions of the existing parking spots on Weeks Way to accommodate additional pedestrian-oriented community space and an enlarged plaza; and traffic calming measures to improve the pedestrian experience.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-3a:</u> Work with federal, state, and local agencies, nonprofit organizations, educational institutions, and interested citizens to obtain funding and increase community involvement to enhance and preserve historical sites and structures.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-3b:</u> Inventory historical and cultural resources and prepare a comprehensive survey of sites and structures including those of architectural significance.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>

12. IMPLEMENTATION

<u>Action CD-3c:</u> Develop and distribute educational guides of places with cultural and historical significance. Educational guides should be accessible for viewing at City Hall, on the City website, or available at the local library whenever possible.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CD-3d:</u> Support cultural events that promote the City's cultural history and diversity.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-3e:</u> Develop a priority list for the restoration and preservation of significant structures in the City.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CD-3f:</u> Encourage and assist property owners' restoration efforts whenever feasible. This includes providing preservation guidance for design elements, and assisting in the placement of structures on the National Register of Historic Places.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CD-3g:</u> Develop and maintain standard conditions of approval and require, as necessary, CEQA review of development projects to ensure the preservation of historical and cultural resources.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CD-3h:</u> Seek funding strategies such as grants and tax incentives (i.e. Mills Act) for historic building rehabilitation, and to promote historic preservation throughout the community.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CD-3i:</u> Utilize the City's Cultural Heritage ordinance to recognize historically or culturally significant structures.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CD-4a:</u> Develop and adopt a public arts program to provide a cost effective way to expand local opportunities to increase public art in Sebastopol.	Planning Department	B	☐ Complete ☒ In progress <i>Comments:</i> Through the Public Arts Committee and the Art in lieu fund two projects were able to

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			be installed within City limits. The first being the Ned Khan “Spire” within Meadowlark field along the eastern entrance to Sebastopol on Highway 12. The second being the Bruce Johnson piece “Koan” at the trailhead of Joe Rodota on Petaluma Ave. The Public Arts Committee is in the process of identifying a location for the north entry art installation.
<u>Action CD-4b:</u> Coordinate with the Sebastopol Center for the Arts to promote the exhibition of public art and promote arts programs throughout the community.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to coordinate with the Sebastopol Center for the Arts to promote exhibition of public art and arts programs.</i>
<u>Action CD-4c:</u> Explore sculpture and art exhibit opportunities in the Downtown area that foster community participation.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CD-4d:</u> Identify and pursue a variety of state and federal grant opportunities to expand arts and culture revenues such as: • California Arts Council • National Endowment for the Arts • Americans for the Arts • National Endowment for the Humanities • State Department of Education	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CD-4e:</u> Inventory and document significant public art and ensure timely and appropriate removal of temporary installations.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CD-4f:</u> Coordinate with Sonoma County for regional arts programming opportunities and events.	Planning Department	Ongoing	☐ Complete ☒ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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Implementation Program	Responsible Department	Priority/Timing	Status
			<i>Comments: Ongoing. The City continues to coordinate with Sonoma County for regional arts programming opportunities and events.</i>
<u>Action CD-4g:</u> Create a website posting and/or publication to provide public art viewing locations and to promote arts programming throughout the community.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CD-4h:</u> Involve local artists and designers in the design process to incorporate public art into the design of public spaces.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1a:</u> Review all development projects to ensure conformance with applicable state and City building standards related to geologic and seismic safety.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. The City reviews all development projects for conformance with applicable State and City building standards related to geologic and seismic safety.</i>
<u>Action SA 1b:</u> Continue to require geotechnical reports by a state-registered geologist for development proposals and for all critical structures. These reports should include, but not be limited to: evaluation of and recommendations to mitigate the effects of fault displacement, ground shaking, landslides, expansive soils, liquefaction, subsidence, and settlement. Recommendations from the report shall be incorporated into the development project to address seismic and geologic risks identified in the report.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1c:</u> Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1d:</u> Continue to require, as conditions of approval, measures to mitigate potential seismic and geologic safety hazards for structures, where necessary.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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<u>Action SA 1e:</u> Require an erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, to be submitted as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation, and shall comply with the design	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
standards and construction site control measures contained in Title 15 of the Municipal Code.			
<u>Action SA 1f:</u> Evaluate slopes over 15 percent and areas susceptible to liquefaction, settlement, instability, and expansive soils for safety hazards prior to issuance of any discretionary approvals and require mitigation measures or conditions of approval to address identified hazards.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1g:</u> All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Building Department prior to approval for occupancy.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1h:</u> Continue to require professional inspection of foundation, excavation, earthwork, and other geotechnical aspects of site development during construction on those sites specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 1i:</u> Continue to monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.	Engineering Department	Ongoing	☐ Complete ☐ In progress <i>Comments: Ongoing</i>
<u>Action SA 1j:</u> Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.	Building Department	A	☒ Complete ☐ In progress <i>Comments: The City maintains a "Homeowners Guide to Earthquake Safety" on its website that identifies measures that homeowners can take to minimize potential earthquake damage.</i>

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<u>Action SA Ik:</u> Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, soil and geologic hazards, floodplains, and projected dam failure inundation areas.	Planning Department	A	☐ Complete ☒ In progress <i>Comments: Information is located within the LHMP and will be included within the upcoming MJHMP.</i>
<u>Action SA II:</u> Encourage Caltrans and the County of Sonoma to seismically reinforce bridges in the Sebastopol Planning Area.	Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action SA Im:</u> Review all projects in relation to available hazards information contained in Figure 8.I and other similar documents available in the Planning Department.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

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Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action SA In:</u> If active or potentially active faults are identified in the vicinity of the City or Planning Area, establish setbacks from active or potentially active fault traces for structures intended for human occupancy.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA Io:</u> In order to limit the City's liability and financial risk, require financial protection, such as bonds or other security, as a condition of development approval where geological conditions indicate a potential for high maintenance costs.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA Ip:</u> Consider implementing a program to grade public buildings based on seismic safety. The program would include publicly posting building grades and providing information at City Hall and on the City's website explaining the grading process and meaning of each grade.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action SA Iq:</u> Consider developing a program to encourage owners of 'soft-story' buildings to improve earthquake resistance of the structures.	Building and Safety Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>

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<u>Action SA 2a:</u> If critical public facilities, new development, and/or infrastructure are proposed in a flood hazard zone, evaluate whether the use is appropriate for the flood hazard zone. Any new development and infrastructure in the 100-year flood zone or other special flood hazard area as identified by the Federal Emergency Management Agency shall be subject to the City's Flood Damage Prevention Ordinance and built in accordance with best practices and shall be flood-resistant or shall incorporate methods to minimize flood damage, such as being adequately anchored to prevent flotation or collapse, constructed with flood resistant materials below the base flood elevation, and designed or located such that floodwater is prevented from entering or accumulating in the components that are not flood resistant.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 2b:</u> Continue to require new development to prepare hydraulic storm drainage studies defining the net increase in storm water run-off resulting from construction and require mitigation of those impacts.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 2c:</u> Require developers to cover the costs of drainage facilities needed for surface runoff generated as a result of new development.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action SA 2d:</u> Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through implementation of the Grading Ordinance.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 2e:</u> Require, where necessary, construction of siltation/retention ponds to be incorporated into the design of development projects.	Engineering Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 2f:</u> Continue to participate in the National Flood Insurance program.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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Action SA 2g: Continue to work with the Sonoma County Water Agency in the project review process to ensure that adequate measures are implemented to prevent flooding, to establish and maintain effective storm drainage systems, and collect the required mitigation fees.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 2h: Request that the County refer all development proposals located in the Sebastopol Planning Area to the City of Sebastopol for review of potential flooding impacts.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 2i: Work with other jurisdictions to reduce the volume of wastewater discharge into the Laguna de Santa Rosa.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 2j: Collaborate with other agencies to monitor the volume of wastewater discharge and water quality in the Laguna de Santa Rosa.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 2k: Prepare inundation maps and drainage plans for existing and new water storage tanks constructed within the city.	Public Works Department	Ongoing	☐ Complete ☐ In progress <i>Comments: The City is not planning for any water storage tank expansions at this point.</i>
Action SA 2l: Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be	Public Works Department	Ongoing	☐ Complete ☒ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
removed. Work with property owners to reduce the potential for pollutants and other toxins to enter local drainage systems.			<i>Comments: Ongoing</i>
Action SA 2m: As part of the regular update of the Capital Improvement Program, review and identify needed improvements to the storm drainage system, such as routine maintenance of existing facilities and new facilities needed to provide increased system capacity and retention.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 2n: Maintain and restore creeks and tributaries within the City in the most naturalized condition possible, while still retaining adequate flood conveyance functions.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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<u>Action SA 2o:</u> Continue to implement the City's Flood Prevention Ordinance and Storm Drain Master Plan.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 2p:</u> <u>Encourage use of permaculture and site design techniques to increase groundwater recharge in development, including in residential yards.</u>	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 3a:</u> Regularly review and update the City's Multihazard Emergency Plan to ensure consistency with the County's plan and regional plans and to address changing conditions.	Fire Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing. In 2025, City staff worked on drafting an update to the Emergency Operations Plan that is scheduled for adoption in 2026.</i>
<u>Action SA 3b:</u> Ensure that the City's Multihazard Emergency Plan or other disaster planning and emergency response plan: 1) identifies specific facilities and lifelines critical to effective emergency/disaster response and evaluate their abilities to survive and operate efficiently immediately after a disaster, 2) designates alternative facilities for post-disaster assistance in the event that the primary facilities have become unusable, and 3) identifies evacuation routes.	Fire Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing. This is done as the Multihazard Emergency Plan is updated.</i>
<u>Action SA 3c:</u> Continue to publicize and regularly update information at City Hall, other public locations, and via the City website related to emergency and disaster preparedness including evacuation routes and specific steps to take in the event of a flood, fire, earthquake, or other emergency. Improve the visibility and accessibility of emergency and disaster preparedness information on the City's website by making information more prominent, more detailed, and by providing critical information in Spanish.	Fire Department	A	☐ Complete ☐ In progress <i>Comments:</i>

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Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action SA 3d:</u> Encourage schools, neighborhood associations, senior organizations, mobile home park associations, business associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness. Update the City's website to provide additional information and links to these programs and services.	Police Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

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Action SA 3e: Adopt an emergency evacuation system and periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 3f: Review new development proposals and critical facilities and infrastructure to ensure that California Building Standards Code requirements are met and that there are minimum road widths for emergency access and adequate clearance around structures, as those items address potential fire, flooding, seismic, and geologic hazards.	Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 4a: The Sebastopol Fire Department shall review all development proposals for conformance with adopted California Building Standards Code – California Fire Code requirements and identify measures, such as adequate emergency access, defensible space around structures, fire detectors, and, where appropriate, fire sprinklers, to reduce fire risk to structures and infrastructure.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 4b: Continue to update and enforce the City’s Building Code and Fire Code provisions.	Fire Department and Building and Safety Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 4c: Continue to enforce the Municipal Code provisions requiring sprinkler systems for certain structures.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 4d: Require adequate fire resistance in roof coverings and exterior building materials for structures within or adjacent to hazardous areas (requirement may exceed building code requirements where necessary to ensure public safety), as determined by the Fire Chief.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
Action SA 4e: Require the use of non-combustible roofing materials as specified by the Fire Chief.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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<u>Action SA 4f:</u> Continue to require that all new developments be provided with sufficient fire flow facilities at the time of permit issuance.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 4g:</u> To the extent feasible and appropriate, locate new critical facilities – including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities – outside of areas with significant fire risk. Continue to require all public facility development projects to meet or exceed the minimum California Building Standards Code requirements, as adopted by the City, established to address fire hazards.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 4h:</u> Discourage development beyond a nine-minute response time of a fire station, unless it is determined that adequate response can be provided or acceptable mitigation measures are provided.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 4i:</u> Consider creating a Fire Protection Impact Fee and/or Assessment Area to ensure that the City has and will continue to have adequate staffing, equipment, and infrastructure for fire protection services.	Finance Department	B	☒ Complete ☐ In progress <i>Comments: The City has an established Fire Facilities Impact Fee to ensure adequate infrastructure for fire protection services.</i>
<u>Action SA 4j:</u> Provide incentives to ensure an adequate number of staff and volunteer firefighters who are certified Emergency Medical Technicians.	Fire Department	A	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action SA 4k:</u> Obtain the equipment and trained personnel to provide emergency medical defibrillation for people suffering from cardiac arrest and identify community facilities where automatic electronic defibrillators are needed and ensure automatic electronic defibrillators are funded and installed in these locations.	Fire Department	A	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action SA 4l:</u> Strive to maintain adequate water supplies to provide reasonable protection of City assets from fire hazards without disruption to community water supplies.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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Implementation Program	Responsible Department	Priority/Timing	Status

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Action SA 4m: Work with the California Department of Fish and Wildlife and other affected property owners to implement good forest management practices to reduce fire hazards in the eucalyptus groves in the Laguna de Santa Rosa and on Lynch Road.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started.</i>
Action SA 4n: Continue to use or recommend the following methods of weed abatement wherever possible: use of mechanical rather than chemical removal of weeds; reseeding with native bunchgrass varieties in sloping disturbed soils; and limiting weed abatement activities in areas with known endangered plant and animal species.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 5a: Provide development proposals to the Police Department for review and identification of appropriate measures to ensure public safety. Consider the impacts on level of police services of large development projects in the environmental review and planning process. As necessary, mitigation measures shall be implemented that address such impacts.	Planning Department and Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 5b: Continue community-based police outreach services and programs for all segments of the community, including but not limited to, minorities, neighborhood watch, volunteers in police service, and crime and safety needs of seniors, and continue Police Department training and policies to address emergencies, including mental health issues, and to de-escalate potentially violent situations.	Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 5c: Continue to have the City's Police Department act as liaison to social service agencies.	Police Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 5d: Ensure that the Planning and Public Works Departments coordinate with the Fire and Police Departments in updating the Multihazard Emergency Plan.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: All applicable departments coordinate in updating the Emergency Operations Plan.</i>
Action SA 6a: Continue to ensure that land use and transportation decisions and other programs are in accordance with the County's Hazardous Waste Management Plan.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
Action SA 6b: Continue to support the existing Sonoma County Waste Management Agency (SCWMA) or any successor agency's hazardous waste disposal	Public Works Department	Ongoing	☒ Complete ☐ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
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program and encourage SCWMA or any successor agency to provide locally convenient opportunities for hazardous waste disposal, such as the Community Toxics Collections and Toxics Rover Pick-up Services.			<i>Comments: In 2025, the City selected Sonoma County Resource Recovery as the City's new solid waste service contractor.</i>
<u>Action SA 6c:</u> Consider adoption of a Hazardous Materials and Waste Ordinance that defines hazardous waste and hazardous materials and facilitates implementation of State and County hazardous materials and hazardous waste regulations and management programs.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action SA 6d:</u> As part of the development review process, identify whether a project would result in a low, medium, or high risk as described by the City's Multihazard Emergency Plan. Projects that would result in a medium or high risk shall be required, as a condition of approval, to include measures to address unacceptable risks and reduce the risks to an acceptable level.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 6e:</u> Require as a condition of approval for development projects, that the Fire Department be notified of any hazardous substances that are transported, stored, treated, or could be released accidentally into the environment.	Planning Department and Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 6f:</u> Request that the environmental review pursuant to CEQA and/or NEPA of proposed hazardous waste TSD facilities outside of the City's jurisdiction but within the County shall address the following risk assessment components: - A worst case description estimating the number, type, scale, scope, location, and operating characteristics of proposed TSD facility(ies) based on the projected volumes and types of hazardous waste; - An assessment of risk resulting from the accidental release, fire, and explosion of hazardous waste. This assessment should take into account all phases of operation including transport, storage, and treatment. The assessment of risk should include the probability of occurrence of an adverse event and magnitude of impact; - Quantitative estimates of toxic air emissions, by applying emissions rates of existing facilities to the future volumes of hazardous waste, and identifying emissions for incinerator facilities under worse case circumstances; - An assessment of non-incineration alternatives for hazardous waste treatment such as chemical dechlorination for the detoxification of PCB's, dioxins, solvents and pesticides; photolysis; and biological treatment; and - Review of the operating characteristics of proposed TSD facilities, taking into account maintenance and operating procedures, emissions monitoring, and	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

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Implementation Program	Responsible Department	Priority/ Timing	Status
safety devices to assure the ongoing enforceability of the mitigating measures that are required.			
<u>Action SA 6g:</u> Strictly regulate and enforce the storage of hazardous materials under California Administrative Code Title 19 requirements.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 6h:</u> Continue to restrict the application of pesticides and other toxic chemicals, including glyphosate, on City owned property, and discourage their use on private property, and County-owned land, waterways, and public parks in the vicinity of the City, consistent with the policies established by City Resolution 5108. Coordinate with other local agencies, including Sonoma County and Caltrans, to halt the use of pesticides and other toxic chemicals within a two-mile radius of Sebastopol.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action SA 6i:</u> Encourage use of the County and local medication drop-off programs to ensure safe disposal of prescription and other medications.	Public Works Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action EV 1a:</u> Maintain and improve promotional efforts, including marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Sebastopol, local and regional demographics, market research, business sites available for lease or sale, business lands available for development, and information on the City's permitting process.	Finance Department	A	☐ Complete ☐ In progress <i>Comments:</i>
<u>Action EV 1b:</u> Require large-scale development projects to submit a report that analyzes the economic and fiscal costs and benefits of the proposed project.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action EV 1c:</u> Continue to support the Chamber of Commerce, Cittaslow Sebastopol, and the Downtown Association in their efforts to promote and market Sebastopol as a location for business development and local and destination recreation that is consistent with the goals of the General Plan.	City Manager	Ongoing	☐ Complete ☒ In progress <i>Comments: In 2025, the City continued strong support for the Chamber of Commerce, and Downtown Association. This included initiatives such as Economic Business Gardening town hall and events; community events (Holiday Tree Lighting, Apple Blossom, Halloween), and business development efforts</i>

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			<i>aligned with the General Plan (such as continuing to review streamlining of permits; continuation of hotel development plans; and working with Sonoma County tourism.</i>
<u>Action EV Id:</u> Review the development application, permit review, and approval processes for businesses and revise as needed in order to allow streamlined, efficient review of entitlements and permits for expansions and new business.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Underway.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action EV Ie:</u> Consider expanding the City's existing living wage (increased minimum wage) ordinance to apply to non-City employees and contractors.	City Manager	C	☐ Complete ☒ In progress <i>Comments: Staff continues to follow the current ordinance.</i>
<u>Action EV If:</u> Consider annexations in the Southern Gateway that would accommodate appropriately-scaled high-quality job-generating uses and other development that is consistent with the City's economic goals and vision.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action EV Ig:</u> In coordination with Action EV 2a, consider hiring an economic development specialist to conduct business outreach and coordination.	City Manager	B	☐ Complete ☐ In progress <i>Comments: No dedicated economic development specialist was hired in 2025 due to budget limits. Economic development work continued using existing staff and Council priorities. Outreach continued through partnerships with the Chamber, Sonoma County Tourism and Downtown Business Improvement District.</i>
<u>Action EV Ih:</u> Work with telecommunications service providers to ensure the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community and work with property owners and landlords to identify the highest and best use for properties.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

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Action EV 1i: Update the Zoning Code to identify appropriate areas for ground-floor residential in zoning districts that are primarily non-residential or allow a mix of uses and to identify areas where ground-floor residential uses are prohibited, such as fronting the primary streets in the City's business districts.	Planning Department	A	☐ Complete ☒ In progress <i>Comments: In progress w/current PDA grant efforts-</i>
Action EV 2a: Prepare an updated comprehensive Economic Development Strategy that identifies the City's goals and vision for its economy, identifies desired industry and business sectors, and identifies specific actions for the City to take to encourage desired industries and sectors to do business in Sebastopol, and to promote the branding and marketing of the town. The strategy should be developed through a collaborative process with business organizations and the community generally, and shall provide for regular review for effectiveness and to update targeted industries as appropriate.	City Manager, Finance Department	B	☐ Complete ☒ In progress <i>Comments: A full update to the comprehensive Economic Development Strategy was placed on hold pending PDA data (expected mid-2026). Partial progress included Business Gardening program, and submission of a cultural arts district grant.</i>
Action EV 2b: Continue coordination with local business organizations in order to encourage and leverage on-going efforts to attract new business and support existing businesses.	City Manager	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing. Staff maintained regular coordination with the Chamber of Commerce, Downtown Association, and local businesses through meetings, events, and joint projects to support and attract businesses.</i>
Action EV 2c: Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit	City Manager	B	☐ Complete ☐ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
and bring a diverse range of companies to Sebastopol. Potential target industries include health care, medical device design and manufacturing, solar, energy-based, and green/clean-tech industries, electric vehicle dealerships, agricultural enterprises, art and music, retail, professional and business services, educational services, and machinery and short-run manufacturing.			<i>Comments:</i>

12. IMPLEMENTATION

<u>Action EV 2d:</u> Review and update the City's existing Formula Business Ordinance to consider prohibiting formula businesses in the Downtown, and establishing limits on the number of formula businesses that may be permitted in other areas of the City in order to avoid an over-concentration of such businesses in any given area of the City.	Planning Department	B	☒ Complete ☐ In progress <i>Comments: Complete. The City has updated the Formula Business Ordinance.</i>
<u>Action EV 2e:</u> Consider whether the Zoning Code should be revised to address concentration and limitation of certain types of uses, including alcohol sales and wine-tasting rooms.	Planning Department	A	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action EV 3a:</u> Periodically review and update, as necessary, the Sebastopol Downtown Plan to ensure that its implementation is meeting the City's goals for Downtown, that it ensures the desired unique characteristics of Downtown, and that it includes all areas shown on Figure 9-1.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action EV 3b:</u> Develop a vision statement and general land use/design criteria for the North Gateway and South Gateway areas.	Planning Department	C	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action EV 3c:</u> Explore the feasibility of establishing business improvement districts in the north and south parts of town, as well as the concept of a single district encompassing the City's main economic sectors, and the Downtown.	City Manager, Finance Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action EV 3d:</u> Encourage neighboring businesses in unincorporated Sebastopol to participate in City business development decisions.	Finance Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action EV 3e:</u> Maintain Zoning Ordinance provisions allowing conversion of existing homes to permitted office, commercial, and mixed use uses along South Main Street and Petaluma Avenue in the Commercial Office and Office districts in order to encourage economic development consistent with the General Plan.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action EV 3f:</u> Consider expanding the Downtown Association to include the Light Industrial area west of Morris Street between Bodega Avenue and Laguna Park Way.	City Manager	B	☐ Complete ☐ In progress <i>Comments: No further discussion on this item at this time.</i>

12. IMPLEMENTATION

<u>Action EV 4a:</u> Maintain and expand partnerships with the county and regional and local organizations to promote Sebastopol destinations, including festivals, Farmers' Markets, and natural resources (the Laguna de Santa Rosa Trail, the Laguna Wetlands Preserve, regional open space, and creeks) as a marketing and branding strategy that is aimed at increasing visitors.	Finance Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
<u>Action EV 4b:</u> As part of preparation of the comprehensive Economic Development Strategy (Action EV 2a), identify businesses that are needed in Sebastopol to meet the needs of West County residents.	City Manager, Finance Department	B	☐ Complete ☒ In progress Comments: A full update to the comprehensive Economic Development Strategy was placed on hold pending PDA data (expected mid-2026). Partial progress included Business Gardening program, and submission of a cultural arts district grant.
<u>Action EV 4c:</u> Encourage festivals and community events that promote an enhanced arts and culture environment.	City Manager, Planning Department	A	☐ Complete ☒ In progress Comments: The City actively supported festivals and arts/culture events in 2025 (Apple Blossom, Holiday events, Sculpture Jam, etc.) in partnership with the Chamber, Downtown Association, and community groups.
<u>Action EV 5a:</u> Consider developing an adaptive reuse grant and loan program to rehabilitate and retrofit existing business structures to meet contemporary market needs, and promote the use of the City's existing Façade Improvement Program.	Finance Department	C	☐ Complete ☐ In progress Comments:
<u>Action EV 5b:</u> Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns.	Finance Department	A	☐ Complete ☐ In progress Comments:
<u>Action EV 5c:</u> Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing

12. IMPLEMENTATION

Action EV 5d: Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.	Finance Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
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TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
Action EV 5e: Through the City's Budget and Capital Improvement Program, ensure that essential services and infrastructure are maintained.	Engineering Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
Action EV 7a: As part of the development of the City budget and annual financial audits, ensure that information is readily available to the public, presented in a user-friendly manner, including text and graphics to describe budget information and multi-year spending trends and forecasts, and encourage the public to review and comment on the City budget and annual audit.	Finance Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
Action EV 7b: Conduct thorough annual review of City fiscal policy in order to maintain balanced tax and fee structures and to respond to changing fiscal policies at broader governmental levels.	Finance Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
Action EV 7c: Consider the creation of an Economic Development Corporation as a means to acquire property and issue use rights for the purpose of encouraging business development that is consistent with the City's vision and goals and generating revenue streams to the City's General Fund to support desired services and development projects.	City Manager	C	☒ Complete ☐ In progress Comments: The idea of creating an Economic Development Corporation was reviewed but not advanced in 2025. Staff continued to monitor property acquisition and revenue options.
Action EV7d: Monitor State legislation regarding economic development and redevelopment, and consider implementation of new local programs or other mechanisms that may promote appropriate local economic development.	Finance Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing
Action EV7e: Consider open government programs that encourage open and transparent City operations.	City Manager, Finance Department	A	☐ Complete ☒ In progress Comments: Transparency was strengthened through accessible

12. IMPLEMENTATION

			<i>Council meetings, public workshops, community surveys, quarterly goal updates, and clear financial and CIP reporting. Efforts are ongoing.</i>
<u>Action CHW 1a:</u> Implement the policies and actions in the Land Use Element to ensure a mix of land uses, density and intensity of land uses, and compatibility between land uses that promote a safe, pleasant, and walkable environment.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1b:</u> Implement the policies and actions in the Circulation Element to provide for a multi-modal transportation system that promotes walkability, bicycle use, bus and public transit use, and alternatives to single-passenger vehicle use.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CHW 1c:</u> Implement the policies and actions in the Open Space Element regarding the amount of, access to, and quality of parks and open spaces in and around Sebastopol.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1d:</u> Implement the policies and actions in the Conservation Element to address key aspects of environmental health, including clean water, clean air, and the protection of natural resources.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1e:</u> Implement the policies and actions in the Housing Element to ensure a range of safe and secure housing types accessible to low income families, workforce families, elders, and people with disabilities.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1f:</u> Implement the policies and actions in the Safety Element to address geologic and seismic hazards, flooding, hazardous materials, and emergency services, including fire and police.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1g:</u> Implement the policies and actions in the Noise Element to reduce community exposure to the harmful and annoying effects of excessive noise.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

12. IMPLEMENTATION

<u>Action CHW 1h</u> : Implement the policies and actions in the Economic Vitality Element to strengthen the local economy and provide for a stronger job base with increased quality employment opportunities.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 1i</u> : Implement the policies and actions in the Community Services and Facilities Element to support local schools and improve educational opportunities for Sebastopol's youth.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 2a</u> : Provide resources at City Hall and on the City website regarding the location and contact information of health care providers serving the City, including emergency or urgent care facilities, mental health and substance abuse programs, oral health services, mobile services, access to such providers, available free and low-cost health care programs. Information on the website may include a community health or similar page that provides links to the Sonoma County 211, Healthy Sonoma, Health Action, and other community health resources.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CHW 2b</u> : Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve Sebastopol residents and businesses.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 2c</u> : Support efforts by local community health agencies and organizations to provide annual training to Sebastopol residents and City staff for basic first aid and cardiopulmonary resuscitation skills.	Fire Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 2d</u> : Support public health outreach campaigns to inform and educate residents about the public and individual health benefits of immunization.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: The City continues to support public health outreach campaigns to inform and educate residents about the public and individual health benefits of immunization.</i>

12. IMPLEMENTATION

<u>Action CHW 2e:</u> Encourage and facilitate the expansion and retention of alternative, homeopathic, Eastern, and similar non-traditional medical service providers, including not-for-profit medical providers and clinics.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 3a:</u> Explore opportunities to expand community gardens and increase community participation in existing community gardens.	Planning Department and Public Works Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing. The City continues to pursue opportunities to expand community gardens and increase participation in existing community gardens.</i>
<u>Action CHW 3b:</u> Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 3c:</u> Encourage the Sonoma County Human Services Department to continue its efforts working with stores to increase acceptance of food assistance programs such as CalFresh EBT cards and WIC (Women, Infants and Children) in order to increase food security for all Sebastopol residents.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 3d:</u> Encourage the Sonoma County Department of Human Services and Health Services, the Sonoma County Food System Alliance, and community-based organizations to provide information and educational outreach to Sebastopol residents about healthy food choices, including the Sonoma County CalFresh program and other food programs, to ensure that all City residents have information and access to resources on healthier eating and access to nutritious foods.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CHW 3e:</u> In collaboration with the Sonoma County Department of Health Services and community organizations, develop and implement a program to encourage convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance programs, help create a safe and inviting environment around their stores, and, when possible, secure and promote “local” food produced in Sonoma County.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>

12. IMPLEMENTATION

<u>Action CHW 3f:</u> Work with the Sonoma County Food System Alliance, Health Action, non-profits, community groups and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, and orchards. The work effort should explore the feasibility of implementing the following strategies: - Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship; - Supporting the development of appropriate agriculture in residential, industrial, business, and open space zones; - Support farm to institution (such as schools, hospitals, nursing homes, daycare centers) and businesses (such as restaurants and food outlets), while creating economic opportunities for urban growers and related industries; - Support efforts of local gardening organizations to promote the development and expansion of family and community gardens as well as edible landscaping; - Encourage and promote local garden food exchanges and local food cooperatives; and - Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CHW 3g:</u> Encourage schools that serve the City to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 3h:</u> Explore opportunities to reduce farm-to-cafeteria barriers so local students have increased access to more locally grown healthy foods.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action CHW 3i:</u> Increase public awareness that the local farmer's market accepts CalFresh (formerly Supplemental Nutrition Assistance Program, or SNAP) payments for qualified food purchases.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>

12. IMPLEMENTATION

<u>Action CHW 4a:</u> Explore programs and legal remedies available to the City in order to reduce unsafe EMF exposure to the greatest extent allowed by State and federal law.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started</i>
<u>Action CHW 4b:</u> Continue to implement, and periodically update as necessary, the City's Telecommunications Ordinance in order to reduce EMF levels within Sebastopol, while maintaining consistency with state and federal law.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 4c:</u> Review siting opportunities for substantial EMF facilities that will reduce or eliminate community exposure to unsafe EMF to the greatest extent feasible.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 4d:</u> Advocate that all new major electrical transmission projects and telecommunications facilities evaluate EMF as part of the project's environmental review pursuant to CEQA.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 4e:</u> Request from PG&E and wireless telecommunications facilities providers, public disclosure of existing and proposed electrical transmission and wireless telecommunications facilities projects in the vicinity of Sebastopol and their anticipated EMF levels in the Sebastopol Planning Area.	Planning Department	B	☐ Complete ☐ In progress <i>Comments: Not started.</i>
<u>Action CHW 4f:</u> Continue to monitor best practices and approaches taken by other communities to limit unsafe exposure to EMF.	Planning Department	Ongoing	☐ Complete ☒ In progress <i>Comments: Ongoing</i>
<u>Action CHW 4g:</u> Maintain data regarding the location, size, strength, and EMF levels of major cell and radio towers, public power facilities, including transmission and distribution lines, and other substantial public or community EMF sources in the Sebastopol Planning Area, to the extent that data and information is available.	Planning Department	B	☐ Complete ☒ In progress <i>Comments: Ongoing.</i>
<u>Action CHW 5a:</u> Review all City policies and programs and proposed new policies and programs to ensure that they support equal opportunities and equal access.	Planning Department	Ongoing	☐ Complete ☒ In progress

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
			<i>Comments: Ongoing.</i>

12. IMPLEMENTATION

<u>Action CHW 5b:</u> Continue to support and enforce non-discrimination laws and the City's Fair Housing Program.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5c:</u> Practice an open-door policy in City programs, and actively engage and encourage participation from all individuals regardless of ethnicity, race, religion, class, disability, sexual orientation, and gender.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5d:</u> Develop City programs that use education, outreach, and training to assist historically under-represented groups in obtaining access to City programs and employment opportunities.	Planning Department	B	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5e:</u> Add additional information to the City's website that informs the public about and celebrates the City's cultural heritage, including Sebastopol's First Peoples.	Planning Department	B	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5f:</u> Continue to support national efforts to pass immigration reform and consider the adoption of local regulations supporting immigration reform.	City Manager	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5g:</u> Actively seek funding and resources to assist the City in providing interpretation services for City meetings and events, and to translate City documents and meeting minutes into Spanish.	City Clerk	B	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5h:</u> Consider the implications of new City policies and programs on immigrant and disadvantaged populations.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.
<u>Action CHW 5i:</u> Coordinate with the Sonoma County Community Development Commission to support local and regional efforts to combat homelessness, including implementation of the recommendations and programs contained in the County's "Policy Makers Toolbox for Ending Homelessness" to the greatest extent feasible.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: Ongoing.

TABLE 12-1 GENERAL PLAN IMPLEMENTATION

Implementation Program	Responsible Department	Priority/Timing	Status
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12. IMPLEMENTATION

<u>Action CHW 6a:</u> Continue to implement Chapter 8.04 of the Sebastopol Municipal Code (Use of Tobacco in Public Places) to reduce the harmful effects of exposure to second- and third-hand tobacco smoke.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CHW 6b:</u> Review and revise, as necessary, the Sebastopol Municipal Code to regulate the sale and distribution of “e-cigarettes” in the same manner as traditional cigarettes and other tobacco products.	Planning Department	B	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CHW 6c:</u> Continue to require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales and service to minors and sales and service to obviously intoxicated persons.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CHW 6d:</u> Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco use prevention.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CHW 6e:</u> Continue to require bars to serve food in order to help counter the effects of alcohol consumption.	Planning Department	Ongoing	☐ Complete ☒ In progress Comments: <i>Ongoing.</i>
<u>Action CHW 6f:</u> Develop and implement responsible beverage consumption practices by local businesses.	Planning Department	B	☐ Complete ☐ In progress Comments: <i>Not started</i>

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Sebastopol						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
A-1.1	To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of lower, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The sites inventory will be updated every year as needed when the Annual Planning Report (APR) is completed, and the APR with the updated inventory will be available on the City's website.	12/31/2031	6th Cycle	Continuous	tracking system developed; ongoing maintenance throughout cycle	Units		

A-1.2	To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, no project approval or other action that reduces the density or development capacity of a site shall be undertaken unless sufficient remaining sites are available or additional adequate sites are identified prior to the approval of the development and made available within 180 days of approval of the development. Identification of the replacement sites and the necessary actions to make the site(s) available will be adopted prior to or concurrent with the approval of the development.	12/31/2031	6th Cycle	Continuous	No sites in Inventory have been approved for less than number of units listed in Site Inventory. Staff reviews as projects are submitted. Sufficient sites available in inventory.	Units		None
A-1.3	To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, the City will continue to monitor the land supply in inventory including: •Sites for single-family and multifamily residential development •Sites to accommodate special needs populations including seniors, disabled persons, developmentally disabled persons, extremely-low income households, farmworkers, large families, and homeless persons •Multifamily sites at densities to facilitate the production of housing affordable to lower income households •Sites readily served by infrastructure	4/1/2031	6th Cycle	Continuous	Tracking spreadsheet developed and up to date	Units		None
A-2.1	To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, the City will create and maintain a list of additional sites with appropriate zoning that could be added to the City's sites inventory when an analysis provided through the Annual Planning Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period.	4/1/2031	6th Cycle	Continuous	Admin list created, maintained along with pipeline tracking.	Other		None

A-3.1	The discretionary review process can act as a constraint to housing development and increase the overall cost of housing. To facilitate non-discretionary permitting, the City will adopt Objective Design Standards for mixed-use and multifamily developments. These standards will involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to external criteria available to the public.	1/1/2025	6th Cycle	In Progress	City Council adopted Obejective Design Standards in December 2023. Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance to replace the existing 2 story height limit with a 35' height limit in the R6 and R7 zones and removes the discretionary review requirements for qualified housing projects. The item is scheduled to go to City Council on January 6, 2026.	Other		https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
A-3.2	In order to increase the availability of affordable housing, the City will take more robust financial and supportive actions to promote the development, preservation, and provision of housing units affordable to lower and moderate-income households including special needs households. Financial actions shall include: •Providing City housing funds, including linkage fees and inclusionary housing fees when available, to help subsidize development costs to build affordable housing units, including funding for projects where 5 percent of units are deed-restricted affordable to extremely low-income households •Allowing Planning-Director approval of project extensions •Deferring collection of residential development fees until final building inspection or certificate of occupancy (see A-4.2) •Supporting applications for available and appropriate funding for all projects consistent with the City's General Plan and funding priorities, such as:	12/31/2031	6th Cycle	Continuous	Had 1 project defer fees to occupancy in 2023. Joint application with SVDP for Project Homekey funding.	Other		https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/

A-3.3	Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to address shifting demographics in the City. The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments. The City will amend the Code to allow up to 4 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 9. If the City is not meeting its prorated RHNA within four years of program implementation, the City will identify at least 20 additional sites for the R-5 zoning designation.	12/31/2028	6th Cycle	In Progress	Adopted Obejective Design Standards by City Council December 2023. SB9 Standards are still in progress. Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance to allow the seperate sale of ADUs. The item is scheduled to go to City Council on January 6, 2026.	Units	1	https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
A-3.4	Infill development is critical to accommodating growth while reducing sprawl. Stakeholders indicated support for infill and adaptive reuse development to help meet the City's housing needs. The City will adopt a Workforce Housing Overlay Program as a market-driven way to integrate housing into areas near jobs and transit. The program will allow housing to be added to underutilized commercial sites, empty parking lots, unused City-owned sites, unused school sites, and other parcels near jobs, transit, or both by providing an additional set of development options that landowners can choose to exercise at their discretion through the application process.	7/31/2024	6th Cycle	In Progress	The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance implementing the Housing Element, including creating a Workforce Housing Combining Zone for commercial sites along Highway 116. The item is scheduled for City Council on January 6, 2026.	Units		https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf

A-3.5	Community and stakeholder input indicate strong interest in permitting 100% housing by-right in more commercial zones, including areas along major corridors and near the downtown. In order to respond to feedback and to facilitate the development of more housing in appropriate zones, the City will modify its Code to allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective design and development standards.	12/31/2024	6th Cycle	In Progress	City awarded Priority Development Area grant from ABAG MTC. City is in process of selecting a consultant to start that work. ABAG has agreed to handle the consultant procurement process. The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to establish a workforce housing combining zone and remove the discretionary review requirements for qualified housing projects. The item is scheduled for City Council on January 6, 2026.	Other		https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
A-3.6	Demographic analysis revealed the need for affordable housing options that would be suitable for the aging population, persons with disabilities, and younger people looking for entry-level housing choices. Community input indicated robust support for ADU and JADU development as a way to increase the housing supply. Additionally, ADU and JADU development provides a unique opportunity for homeowners to increase their property value. Based on community input, the City expects a significant increase in the rate of ADU and JADU development. In order to facilitate homeowners who are interested in developing the City shall take the following actions: a) Promote ADUs and JADUs: The City anticipates developing ADUs in numbers that exceed what it has built, on average, over the last 4 years.	1/31/2024	6th Cycle	Continuous	City website has updated ADU information and pre-approved plan sets are available.	Units		https://www.cityofsebastopol.gov/our-community/housing-homelessness/

A-4.1	The California State Density Bonus Law incentivizes affordable and other specialized housing production by requiring local agencies to grant an increase to the maximum allowable residential density for eligible projects, and to support the development of eligible projects at greater residential densities by granting incentives, concessions, waivers, or reductions to applicable development regulations. To increase the amount of lower and moderate- income units created, the City will encourage affordable housing developers to request density bonuses and incentives by promoting them on the City's website and at the annual housing fair (Program D-1.2). The City will also explore the feasibility of adopting a local density bonus ordinance with incentives and bonuses beyond the current statutory requirements.	3/31/2026	6th Cycle	In Progress	Staff took a Zoning Code proposal to a February 11, 2025 Planning Commission meeting. The PC also developed an Adhoc committee to work on Zoning Code updates to come back to the full Commission in the fall of 2025. Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to establish a workforce housing combining zone and remove the discretionary review requirements for qualified housing projects. The item is scheduled for City Council on January 6, 2026.	Other		https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
A-4.2	Impact fees are levied on new housing to pay for the services needed to support those developments and to mitigate the impacts of growth however, such fees and exactions can affect the cost and feasibility of developing affordable housing. In accordance with new with requirements to the Mitigation Fee Act, the City shall take the following actions: a) Nexus Fee Action: To mitigate the impact of these fees the City currently bases impact fees proportional to the square footage of a new development project per a 2021 nexus study. Per new statutory requirements to Mitigation Fee Act, the City will update its nexus study in 2029. b) Transparency Action: The City will make the following information prominently available on the City's website: Postings that must be updated within 30 days of any change to the information:	12/31/2029	6th Cycle	In Progress	All impact fees on city's website. Fees are based on use and SF. Nexus study update will be completed by 2029	Other		https://www.cityofsebastopol.gov/development-impact-fees/

A-4.3	Financial constraints represent the most significant non-governmental barrier to developing affordable housing. The City will establish a partnership with the Sonoma County Community Development Commission to identify additional potential mechanisms to assist with City funding of permanently affordable housing.	9/30/2024	6th Cycle	In Progress	Finalizing contract with Community Development Commission to monitor Affordable housing rental units. Expected to be complete by Summer 2026.	Persons		None
B-1.1	It is necessary to establish an ongoing monitoring program to ensure the implemented programs and adopted ordinances continue to meet the needs of residents, conform to State laws, and do not pose as barriers to development. The City will continue to monitor the implementation of ordinances, codes, policies, and procedures to ensure that they conform with State laws, promote energy conservation, do not pose an unreasonable barrier to housing access, and that they continue to provide reasonable accommodation for people with disabilities. Program implementation will be tracked and reported annually in conjunction with the Annual Planning Report (APR) and to the City Council as part of the City's annual Level of Service report.	12/31/2023	6th Cycle	Continuous	ongoing	Other		None

B-1.2	The Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) require that local agencies provide reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities who are seeking access to housing of their choice. b) Reasonable Accommodations: The City has established a Reasonable Accommodations procedure, as required by the Acts, but the procedure and cost have been identified as constraints to the development of housing and the provision of accessible housing. The City will remove the application fee and will update its code to mitigate constraints by removing Finding 7 (Potential impact on surrounding uses).	7/1/2025	6th Cycle	In Progress	Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance that removes the reasonable accommodations finding related to impact on surrounding land uses. The item is scheduled to go to City Council on January 6, 2026.	Other		www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
B-2.1	Expedited processing moves projects with an affordable component to the front of the line in zoning, planning, and building permit processing. Ideally this can shave months off the entitlement process. Faster processing reduces risk and financing costs while allowing developers to bring projects to market faster. To encourage the development of affordable housing the City will continue to expedite processing for affordable housing projects to support the streamlined approval processing for affordable housing projects, including SB9 and SB35 projects. The City will expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless. Expedited processing includes one-stop preliminary review, concurrent application review, designation of a primary contact, and prioritizing building permit and grading plan review, permitting and inspection. To ensure that these services are available throughout the planning period, the City shall maintain adequate staffing levels and, if necessary, utilize outside planning or plan review services to facilitate expedited processing.	4/1/2031	6th Cycle	Continuous	The City continues to expedite processing for affordable housing projects through priority processing, conformance with the PSA, and a one-stop application portal	Other		https://www.cityofsebastopol.gov/city-services/permits/

B-3.1	Stakeholder feedback revealed support for ongoing educational procedures for the City's decision-makers. To ensure both elected and appointed decisionmakers are making educated and informed planning decisions, the City will continue to monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the City of Sebastopol. Ongoing efforts include but are not limited to: •Attending housing and legislative review seminars, conferences, etc. •Attending training workshops •Training on new legislation, State requirements, policies, and procedures pertaining to housing programs (including the Housing Choice Voucher program and tenant rights) •Participate in regional planning efforts coordinated by the Association of Bay Area Governments (ABAG) and interfacing with other local jurisdictions, the County of Sonoma, and the public •Presentations on housing needs, issues, and solutions, including affordable housing development and tenant protection policies. Additionally, all future and incumbent members of the Planning Commission shall be required to complete a commissioner training course covering the	4/1/2031	6th Cycle	Continuous	Planning Commission received a presentation on new housing legislation to consider adopting, including AB 1033 and SB 10.	Meetings	1	None
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C-1.1	State law requires jurisdictions to address the risk of loss of affordable units as their affordable restriction restrictions expire and they convert to market-rate housing. The City will monitor all properties and make contact with owners and non-profit partners not less than three years before restrictions are set to expire to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought to identify options to ensure continuing affordability. The City will coordinate with owners of expiring subsidies to ensure tenants receive the required notices at three years, twelve month, and six months prior to the scheduled expiration of rent restrictions, as described in Government Code 65863.10. In addition, the City will reach out property owners of units with expiring affordability covenants that are not subject to the provisions of this code, including units constructed under the City's Inclusionary Housing Ordinance, and seek to retain affordability. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	4/1/2031	6th Cycle	Continuous	No properties at immediate risk for loss of affordable housing status/conversion to market rate.	Households		None
C-2.1	Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. To reduce the risk of displacement, the City will pursue grant opportunities to create a residential rehabilitation program for lower income residents. The City will work with the Community Development Commission to apply for HOME, CalHome, and CDBG funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for income-eligible households to improve living conditions. The City will also work with and support local non-profits, such as Rebuilding Together Sebastopol and Habitat for Humanity, in these efforts. Available resources will be promoted through the Proactive Outreach Program (Program D-1.2)	12/31/2031	6th Cycle	Continuous	City monitoring. However, no applications submitted due to lack of city projects and staff availability.	Other		https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/

C-3.1	Planning to maximize energy efficiency, the incorporation of energy conservation, and green building features can contribute to reduced housing costs for homeowners and renters while promoting sustainable community design. The City of Sebastopol will continue to promote energy efficiency that exceeds State standards in existing residences and new residential development by providing sustainability and conservation information on the City's website, supporting Recology's efforts to educate the community about solid waste reduction, utilizing CDBG and HOME funding to retrofit existing affordable units to increase energy efficiency, and providing information through the City's Proactive Outreach Program (Program D-1.2).	12/31/2023	6th Cycle	Completed	The City continues to promote green energy alternatives and upgrades.	Other		https://www.cityofsebastopol.gov/our-community/sustainability-conservation-measures/
D-1.1	Often, special needs households face barriers to accessing information about affordable and fair housing resource and residents may not be aware of the choices available to them. The City participate in an annual housing fair or workshop (Program D-1.2) to educate and inform the community about their right to fair housing, how to access resources, and use this fair as an opportunity to overcome community opposition. To help overcome barriers to accessing information, the City will develop a Fair Housing section of their website that includes tenants' rights information, direction to available legal resources in multiple languages, information on how to file a Fair Housing complaint, an inventory of deed-restricted affordable housing, and a multilingual affordable housing fact sheet highlighting the needs of the community. The information will also be made available in public noticing for project hearings, posted on the City's website, and promoted through the Proactive Outreach Program (Program D-1.2). Additionally, the City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer the City's affordable Housing programs for special needs populations. The City will continue to expand upon previous coordinated efforts with local faith-based	4/1/2031	6th Cycle	Continuous	City staff had 3 meetings with non-profit housing developers and advocates in 2025.	Meetings		None

D-1.2	The City will outreach annually to builders and developers, including developers of affordable housing, to ensure the local development community is aware of opportunities and incentives for housing development in the City, including those to be established by Programs A-3.1, A-3.3, A-3.4, A-3.5, and A-4.1. The City will develop an outreach email list by the end of 2023 and expand it throughout the planning period. Initial outreach will be in 2023 and updates will be sent out with relevant code changes or at least twice per year. B.Utility Providers: The City will outreach and coordinate with the department responsible for providing utilities to ensure that they plan and retain capacity for affordable housing units in accordance with Government Code Section 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up outreach every two years thereafter.	12/31/2031	6th Cycle	Continuous	City staff had 2 meetings with non-profit housing developers and advocates in 2023. City outreach list being tracked along with RHNA site inventories.	Persons	2	None
D-2.1	The Fair Employment and Housing Act protects against source of income discrimination. The City will work with the CDC to develop a landlord education and outreach program that will include information on source of income discrimination and Housing Choice Voucher programs. The goal of the program will be to reduce the likelihood of discrimination, ensure that landlords are maintaining Section 8 compliance, and to expand the location of participating Section 8 Housing Choice Voucher properties. This information will be included on the City's website.	4/1/2031	6th Cycle	Continuous	City coordianted with CDC to advertise Housing Lottery for Section 8 vouchers in 2025. City has not contacted landlords directly.	Persons		None

D-2.2	The City will amend the Code to allow permanent supportive housing and low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses in compliance with Government Codes 65660 and 65651 as amended by AB 2162 and SB 48, respectively. b) Large Community Care Facilities: When permitting standards for residential care facilities are not clear, objective, and transparent, it can serve as a constraint to housing for people with disabilities. To address this, The City will amend the Code to allow large residential community care homes for 7 or more individuals, subject to objective criteria, in all residential zones. c) Multifamily Housing: In order to minimize potential constraints, the City will amend the Code to eliminate the 2-story limit and set a height limit of 35 ft for multifamily housing in the R6 and R7 zones.	12/31/2023	6th Cycle	Continuous	100% affordable housing, including PSH, is allowed in commercial zones. City adopted Objective Design Guidelines for any multifamily housing project not subject to Design Review based on state law. The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to add Low Barrier Navigation Centers as an allowed use in the R5, R6 and R7 zones, and to clarify that Supportive Housing and Community Care Homes are allowed uses in all residential zones, replace the 2 story height limit with a 35' height limit, reduce the parking requirement for homeless shelters to 1 space per employee, amend the ADU Ordinance to reflect changes in ADU law, and remove the reasonable accommodation finding related to impact on surrounding land uses. The	Other		www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf
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D-3.1	Despite the volatility of the housing market, numerous studies have demonstrated that homeownership leads to greater wealth accumulation when compared with renting. Lower and moderate-income homebuyers may face significant financial barriers when seeking home ownership. The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County (HLT) for the development of permanently affordable homeownership opportunities in the City of Sebastopol. The City will continue to facilitate relationships between the HLT and potential local partners such as school districts and private developers in order to facilitate development and meet local needs. Additionally, The City will publish resources to prospective lower income home buyers on the City website including information about the new First Time Homebuyer Program, Burbank Housing and Habitat for Humanity who provide affordable homeownership through subsidies, and information about CalHOME and CalHFA financing options, and promote resources through the City's Proactive Outreach Program (Program D-1.2).	7/31/2023	6th Cycle	Not Yet Started	Not yet started due to lack of city funds and competativeness for current CDC funding.	Units		None
D-4.1	The City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c) (3) on all sites identified in the Sites Inventory when any new development occurs on a site in the housing Sites Inventory if that site meets the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished; and 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very-low income, or 3) subject to any form of rent or price control through a public entity's valid exercise of its police power, or 4) occupied by low or very-low income households.	12/31/2031	6th Cycle	Continuous	No projects to this point in the planning period have proposed to demolish existing units.	Units		None