2026 SONOMA COUNTY MJHMP
VOLUME II – SEBASTOPOL ANNEX

9. CITY OF SEBASTOPOL

This jurisdictional annex to the Sonoma County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the City of Sebastopol with reducing losses from future hazard events. This annex is not guidance for what to do when a disaster occurs; the focus is actions that can be implemented prior to a disaster to reduce or eliminate damage to the people, property, environment, or economy of the City. The annex presents a general overview of Sebastopol, describes who participated in the planning process, assesses local risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

9.1 HAZARD MITIGATION PLANNING TEAM

The City of Sebastopol identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many City departments. The Police Department represented the community on the Sonoma County HMP Planning Partnership and Hazard Mitigation Working Group, and supported the local planning process by securing input from persons with specific knowledge to enhance the plan. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization.

The City officials who participated in the development of the annex are listed below and shown in Table 9-1. Additional documentation of the City's planning activities through Planning Partnership meetings is included in Volume I.

Primary Point of Contact: Sean McDonagh, Chief of Police

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Phone Number: 707-829-4400

Email: smcdonagh@cityofsebastopol.gov

Alternate Point of Contact: Andrew Bauer, Lieutenant

Address: 6850 Laguna Park Way, Sebastopol, CA, 95472

Phone Number: 707-829-4400

Email: abauer@cityofsebastopol.gov

NFIP Administrator: Steven Brown, Building Official

Address: 7120 Bodega Avenue, Sebastopol, CA, 95472

Phone Number: 707-823-8597

Email: building@cityofsebastopol.gov

Table 9-1. Additional Contributors

Name	Department	Position	HMP Contribution
Sean McDonagh	Police	Chief	Main oversight and review
Steve Brown	Building	Department Head	Form completion and review
Mark Rincon	Public Works	Department Head	Review and input

9.2 COMMUNITY PROFILE

Sebastopol, located in western Sonoma County, has a rich and layered history shaped by its indigenous roots, agricultural heritage, and waves of immigration. The region was originally inhabited by the Miwok and Pomo peoples, with the latter establishing numerous encampments along the Laguna de Santa Rosa. Their legacy, particularly in basketry, remains a significant cultural touchstone.

In the early 1800s, Mexican settlers arrived during the Spanish colonial period, followed by U.S. settlers after California's transition to statehood. Sebastopol was formally recognized with a post office in 1850, serving as a hub for local agriculture during the Gold Rush era.

The City's name reflects its historical ties to Russia, derived from the Crimean port of Sevastopol, and is linked to the nearby Russian settlement at Fort Ross. Throughout the 20th century, Sebastopol welcomed immigrants from Italy, Portugal, China, and Japan. The Enmanji Buddhist Temple, established in the 1930s, stands as a testament to the Japanese community's enduring presence. More recently, immigrants from Mexico and Central America have contributed to the region's agricultural workforce, particularly in viticulture (Relaunch Sebastopol 2025).

Sebastopol's fertile land has long supported diverse crops, including cherries, hops, and apples, most notably the Gravenstein apple. Today, vineyards dominate the landscape, complemented by organic farms and a vibrant local food culture showcased at the weekly farmers market. The City is also notable for its connection to horticulturist Luther Burbank, who established the Gold Ridge Experimental Farm in 1885. Portions of the farm remain open to the public, preserving his legacy in plant innovation.

The arrival of the railroad in the early 20th century further spurred Sebastopol's development. Though trains no longer operate, the restored depot area now serves as a community space, with trails repurposed from former rail lines connecting Sebastopol to neighboring towns (Relaunch Sebastopol 2025).

According to the U.S. Census, the 2020 population for Sebastopol was 7,521, a 1.9 percent increase from the 2010 Census. The 2023 American Community Survey (ACS) estimated that the 2023 population of Sebastopol was 7,466; this estimate is used throughout the HMP.

Research has shown that some populations are at greater risk from hazard events because of decreased resources or physical abilities. These populations can be more susceptible to hazard events based on a number of factors including their physical and financial ability to react or respond during a hazard, and the location and construction quality of their housing. Data from the U.S. Census 2023 American Community Survey (ACS) indicates that 5.3 percent of the population is 5 years of age or

younger, 26.4 percent is 65 years of age or older, 3.2 percent is non-English speaking, 8.2 percent is below the poverty threshold, 11.5 percent is considered disabled, 1.3 percent are a single parent household, and 5.8 percent have no vehicle access.

In 2024, the total homeless population in the City of Sebastopol was reported as 118 individuals, including 10 sheltered and 108 unsheltered persons (Sonoma County 2024).

9.3 PUBLIC ENGAGEMENT

Volume I of this HMP describes the outreach to the public that was undertaken on behalf of all participating jurisdictions to prepare this HMP update. In 2025, the City of Sebastopol undertook a series of public outreach efforts to support the development and update of the HMP. These initiatives were designed to gather input from residents and stakeholders to inform the City's approach to risk reduction and community resilience.

The following targeted outreach was made to underserved communities and vulnerable populations:

- Underserved Communities – LatinX/Hispanic. Community meetings will be held with translators to provide education and an opportunity for the community to provide input and feedback. Mailers may be developed in English and Spanish to be included in water bills.
- Vulnerable Populations – Homeless community. Coordinated education and information efforts through our homeless outreach which is currently provided through West County Community Services.

During the update of the HMP, opportunities were provided for public input; however, no feedback was received. As a result, no additional information regarding specific hazards or vulnerabilities in the City was contributed through community engagement activities.

9.4 STAKEHOLDER ENGAGEMENT

Volume I of this HMP describes the outreach to stakeholders that was undertaken on behalf of all participating jurisdictions to prepare this HMP update. In addition to that work, the City of Sebastopol invited stakeholders relevant to its planning process to participate by attending an HMWG meeting, responding to the stakeholder survey, contributing information and expertise to the plan, and reviewing the draft plan. The following sections outline the organizations invited by the City to participate in the 2026 HMP update.

9.4.1 Local and Regional Agencies Involved in Hazard Mitigation Activities

The planning process included active participation from local and regional agencies with direct responsibilities in hazard mitigation. The building department and public works and engineering

departments contributed infrastructure data and identified vulnerabilities. These agencies played a key role in shaping mitigation strategies and ensuring alignment with existing emergency plans.

- Building Department
- Public Works and Engineering Department

9.4.2 Agencies that Have the Authority to Regulate Development

Agencies with regulatory authority over land use and development were engaged to ensure that mitigation strategies could be effectively integrated into local planning frameworks. Their involvement ensured that proposed actions were feasible and aligned with local codes and ordinances.

- Permit Sonoma
- Planning and Community Development Department
- Building Department

9.4.3 Neighboring Communities

Neighboring jurisdictions and institutions were invited to participate in the planning process to promote regional coordination and address shared risks. This included adjacent cities and local fire protection districts. Their involvement helped identify interdependencies, such as shared infrastructure and emergency services, and supported the development of coordinated mitigation strategies across jurisdictional boundaries.

- County of Sonoma
- City of Santa Rosa
- Gold Ridge Fire Protection District

9.4.4 Representatives of Business, Academia, and Other Private Organizations

The planning team engaged representatives from the business community, and academic institutions. Local businesses contributed perspectives on economic resilience and infrastructure continuity. Academic institutions provided technical expertise and helped assess long-term risks. This diverse input helped ensure that the plan addressed the needs of the broader community and supported public-private collaboration in mitigation efforts.

- Sebastopol Chamber of Commerce
- West Sonoma County Union High School District

9.4.5 Nonprofit Organizations and Community-Based Organizations

Nonprofit and community-based organizations were included to ensure that the needs of vulnerable populations were considered in the planning process. These organizations offered valuable insights into community outreach, emergency support services, and equity considerations. Their participation helped strengthen the plan's focus on inclusive and accessible mitigation strategies.

- West County Community Services
- St. Vincent de Paul of Sonoma County
- Burbank Housing
- American Red Cross

9.5 CHANGES IN COMMUNITY PRIORITIES

There have been no changes in priorities for the City of Sebastopol since the 2023 Local Hazard Mitigation Plan.

9.6 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Sebastopol performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of its progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Sebastopol to identify opportunities for integrating mitigation concepts into ongoing City procedures.

9.6.1 Planning and Regulatory Capability and Integration

Planning and regulatory capabilities include the plans, policies, codes, and ordinances that help prevent or reduce the impacts of hazards. The tables below outline the relevant planning documents, codes, and regulations that were reviewed and considered for updates based on new data or insights gained during the HMP update process. Additionally, the HMP Team evaluated existing plans against a comprehensive list of hazard mitigation-related capabilities. The absence of certain types of plans, policies, codes, or ordinances was not interpreted as a gap in local capabilities. For a comprehensive list of state codes relevant to hazard mitigation in California, please refer to the capability assessment in Volume I.

Codes, Ordinances, and Regulations

Table 9-2 summarizes the codes, ordinances, and regulations available to the City of Sebastopol.

Table 9-2. City of Sebastopol Codes, Ordinances, and Regulations

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
Building Code	Sebastopol Municipal Code Title 15 7/16/24 The City adheres to the California Building Standards Code (CBC), updated every 3 years (latest 2022 edition).	Required during permitting to ensure projects are meeting all applicable code requirements.	Municipal	Steve Brown/Building Dept./ City of Sebastopol
Zoning/Land Use Code	Sebastopol Municipal Code Title 17 7/16/24	All applicable codes are required to be followed during planning and verified through inspections at completion.	Municipal	Emi Theriault/ Planning Dept. City of Sebastopol
Subdivision Code	Sebastopol Municipal Code Title 16, Chapter 16.44 7/16/24	All land uses are reviewed and must meet all requirements prior to approval and development.	Municipal	Emi Theriault/ Planning Dept.
Site Plan Code	Sebastopol Municipal Code Chapter 17 7/16/24	This is utilized during the review process for every plan submitted for permitting.	Municipal	Emi Theriault/Planning Dept.
Stormwater Management Code	Sebastopol Municipal Code Chapter 13.20 7/16/24	All projects must comply with this code to mitigate runoff and abate pollution into the storm water system. Monitoring and analysis occurs, as well as inspections during projects.	Municipal	Mark Rincon/Public Works Director
Post-Disaster Recovery/Reconstruction Code	Sebastopol Municipal Code Ch. 17.48 7/16/24.	Code contains provisions to safely permit reconstruction and repair of damaged structures and allowed land uses during a recovery.	Municipal	Steve Brown/ Building Dept.

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
Growth Management	Sebastopol Municipal Code Ch. 17.500 7/16/24	Ordinance allows the city to balance growth so as not to exceed available resources including infrastructure capacity, services and fiscal resources. This ensures response viability during hazard events.	Municipal	Emi Theriault/ Planning Dept.
Environmental Protection Ordinance	Sebastopol Municipal Code Various chapters pertaining to environmental protection 7/16/24.	-	Municipal	Various City of Sebastopol Departments share responsibilities
Flood Damage Prevention Ordinance	Sebastopol Municipal Code Ch. 15.16 7/16/24	Restricts or prohibits uses dangerous to health and safety and property, requires uses and facilities that are vulnerable to be protected.	Municipal	Planning, Building, Public Works Depts.
Wellhead Protection	Code of Sonoma County, Ch. 25B adopted by Ch. 8.52.010 of Sebastopol Muni Code. 7/16/24	The city adopted this chapter of the Code of Sonoma County to require protections regarding all aspects of wells.	County	County of Sonoma
Emergency Management Ordinance	Sebastopol Municipal Code Ch. 2.36 7/16/24	Reduces risk by having a comprehensive response and recovery management plan.	Municipal	City Manager/Police Chief
Climate Change Ordinance	City adopted a Climate Action Framework on 7/19/22. Not codified in the Municipal Code	Provides recommendations regarding transportation, sustainable land use, buildings and clean energy, consumption and waste, community and city operations and leadership.	Municipal	Climate Action Committee provides non-binding recommendations

Planning Documents

Table 9-3 summarizes the planning documents available to the City of Sebastopol.

Table 9-3. City of Sebastopol Planning Documents

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
General Plan	General Plan adopted 1/3/23	The adopted General Plan contains a Safety element to provide guidance towards reducing risk.	Municipal	Various
Capital Improvement Plan	City's current plan is for 2022-2027. Adopted annually during budget approval process.	The adopted CIP makes funding and expenditure plans which include projects to mitigate hazards including floods, waste water management and infrastructure improvements.	Municipal	Various

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
Floodplain Management or Watershed Plan	Sebastopol Municipal Code Ch. 15.16 7/16/24	Requires permit and development review prior to issuance to ensure compliance with state and federal laws and guidelines to ensure projects are not going to fall into the floodplain or they have mitigation measures incorporated.	Municipal	Steve Brown/ Building Dept.
Stormwater Management Plan	Sebastopol Municipal Code Ch. 13.20 7/16/24	Intent is to ensure the health, safety and welfare of citizens and to enhance the water quality of watercourses and water bodies in a manner pursuant to and consistent with the Federal Clean Water Act.	Municipal	Various
Stormwater Pollution Prevention Plan	Sebastopol Municipal Code Ch. 13.20.070 7/16/24	Provides requirements for any person engaging in activities that may result in pollutants entering the storm drain system to undertake all practicable measures to reduce or eliminate pollutants.	Municipal	Various
Open Space Plan	Sebastopol Municipal Code Ch. 17.32 7/16/24	Contains Open Space requirements to preserve the preservation of resources, ag, recreation and the maintenance of public health and safety. May require mitigation efforts during development and construction projects.	Municipal	Emi Theriault/ Planning Dept.
Habitat Conservation Plan	The city has several plans in place to address habitat conservation	The various plans incorporate all of the points identified below. • Map environmental systems • Environmental policies to maintain and restore protective ecosystems and encourage development outside of protective ecosystems.	Municipal	Planning, Building
Economic Development Strategy	The Economic Sustainability Plan is incorporated in the General Plan.	The Economic Development Plan includes provisions for appreciation and respect for the environment and a sense of place that includes mitigating natural hazards.	Municipal	Various Depts.
Community Wildfire Protection Plan	No separate plan, but wildfire is addressed in the EOP and resources are provided for the public online.	-	-	-
Transportation Plan	Sebastopol participates in the Sonoma Active Transportation Plan.	-	County	Sonoma County

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
Climate Action/ Resilience/ Sustainability Plan	Sebastopol has developed a Climate Action Framework	A tool to aid the City of Sebastopol in addressing the climate emergency and reaching net zero emissions by 2030. It builds on many years of sustainability efforts in the City and region, including Sebastopol's 2019 Climate Emergency Resolution and longtime participation in the Sonoma County Regional Climate Protection Authority (RCPA)	Municipal	Sebastopol Climate Action Committee, Planning Department
Business/ Downtown Development Plan	A study is underway for reimagining the downtown core.	-	Municipal	Various

Response and Recovery Planning Documents

Table 9-4 summarizes the response and recovery planning documents for the City of Sebastopol.

Table 9-4. City of Sebastopol Response/Recovery Planning Documents

Capability Type	Citation and Date	HMP Integration and Risk Reduction	Authority	Responsible Department or Agency
Emergency Operations Plan	Resolution# 6378-2021 9/21/21	The EOP is undergoing a complete review and revision. The current plan does address the issues listed, but the revision will include more detailed information and updated information.	Municipal	Police Chief/Emergency Operations Coordinator

9.6.2 Integration

The City of Sebastopol incorporates hazard mitigation principles across its planning and regulatory frameworks to support long-term risk reduction. The General Plan, adopted in 2023, includes a Safety Element that guides development away from hazard-prone areas. The Capital Improvement Plan allocates funding for infrastructure projects that address flooding, wastewater management, and system resilience.

Floodplain and stormwater risks are managed through Municipal Code Chapters 15.16 and 13.20, which require compliance with state and federal standards. The Open Space Plan supports the preservation of natural resources and may require mitigation during development. While the City does not have a formal Habitat Conservation Plan, it maintains several plans that address habitat protection through environmental mapping and policies that guide development away from sensitive ecosystems.

Resilience is further supported through the Economic Sustainability Plan and Climate Action Framework, which promote sustainable growth and emissions reduction. The Emergency Operations Plan, currently under revision, will enhance the city's preparedness and response capabilities.

These mechanisms reflect Sebastopol's commitment to integrating hazard mitigation into daily governance and long-term planning.

Looking ahead, Sebastopol has several opportunities to deepen the integration of hazard mitigation into its operations:

- **Plan Updates**: As the General Plan, CIP, and other regulatory documents are updated, hazard mitigation data and strategies from the HMP can be incorporated to ensure alignment with current risk assessments and resilience goals.
- **Cross-Departmental Coordination**: Continued collaboration among planning, public works, emergency services, and environmental departments can help embed mitigation considerations into project design, permitting, and capital investments.
- **Policy Enhancements**: Future revisions to zoning, building, and environmental codes can incorporate updated hazard data—such as floodplain maps and wildfire risk zones—to guide safer development patterns.
- **Public Engagement**: Integrating mitigation goals into community outreach and education efforts can build public awareness and support for risk-reduction initiatives.
- **Monitoring and Evaluation**: Establishing procedures to track the implementation of mitigation actions and their effectiveness will help inform future planning cycles and funding priorities.

These efforts will ensure that hazard mitigation remains a central component of Sebastopol's governance, supporting a safer and more resilient community over time.

9.6.3 Development and Permitting Capability

Table 9-5 summarizes the capabilities of Sebastopol to oversee and track development.

Table 9-5. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? • **If you issue development permits, what department is responsible?** • **If you do not issue development permits, what is your process for tracking new development?**	Yes	Planning
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	-
Do you have a buildable land inventory? • **If you have a buildable land inventory, please describe**	No	-
Describe the level of buildout in your jurisdiction.	N/A	-

9.6.4 Administrative and Technical Capability

Table 9-6 summarizes the administrative bodies and programs available to support mitigation initiatives in the City. To expand and improve these capabilities, the City could explore the creation of a zoning

board of adjustment, mitigation planning committee, open space board, or economic development commission.

Table 9-6. Administrative Capabilities

Resources	Available?	Comment
Planning Board	Yes	Planning Commission
Zoning Board of Adjustment	No	-
Planning Department	Yes	Community Development Department
Mitigation Planning Committee	No	-
Environmental Board/Commission	Yes	Climate Action Committee, Community Development Department
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	Public Works Operation Division
Construction/Building/Code Enforcement Department	Yes	Building and Safety Department
Emergency Management/Public Safety Department	Yes	Police Department and Chief is Emergency Coordinator
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Public Works Operation Division
Mutual aid agreements	Yes	Fire Department
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	Yes	City Manager

Table 9-7 summarizes potential staff and personnel resources available to Sebastopol and their current responsibilities that contribute to hazard mitigation. To expand and improve these capabilities, the City could explore the creation of new city positions skilled or trained in GIS, vulnerable populations, environmental science, surveying, grant writing, or resilience.

Table 9-7. Technical/Staffing Capabilities

Resources	Available?	Comment
Planners or engineers with knowledge of land development and land management practices	Yes	-
Engineers or professionals trained in building or infrastructure construction practices	Yes	-
Planners or engineers with an understanding of natural hazards	Yes	-
Staff with expertise or training in benefit/cost analysis	Unknown	-

Resources	Available?	Comment
Professionals trained in conducting damage assessments	Yes	-
Personnel skilled or trained in GIS and/or Hazus applications	No	-
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	No	-
Surveyors	No	-
Emergency manager	Yes	Police Chief is the Emergency Manager
Grant writers	No	-
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

9.6.5 Fiscal Capability

Table 9-8 summarizes financial resources available to Sebastopol. To expand and improve these capabilities, the City could explore incurring debt through general obligation bonds, special tax bonds, or private activity bonds.

Table 9-8. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use?
Community Development Block Grants (CDBG, CDBG-DR)	Unknown
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	Yes
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	No
Open Space Acquisition funding programs	No. County level
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

9.6.6 Education and Outreach Capability

Table 9-9 summarizes the education and outreach resources available to Sebastopol. To expand and improve these capabilities, the City could explore the creation of a citizen board that addresses issues related to hazard mitigation.

Table 9-9. Education and Outreach Capabilities

Outreach Resources	Available?	Comment
Public information officer or communications office	Yes	City staff and private contractor part-time.
Personnel skilled or trained in website development	Yes	Privately contracted.
Hazard mitigation information available on your website	Yes	County Website
Social media for hazard mitigation education and outreach	Yes	Facebook, X, Nextdoor, Nixle, Instagram
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	-
Natural disaster/safety programs in place for schools	Yes	-
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes	-
Public outreach mechanisms / programs to inform the public on natural hazards, risk, and ways to protect themselves during such events	Yes	-

9.6.7 Community Classifications

Table 9-10 summarizes classifications for community programs available to Sebastopol.

Table 9-10. Community Classifications

Program	Participating?	Classification	Date Classified
Community Rating System (CRS)	Not Participating	-	-
Building Code Effectiveness Grading Schedule	Yes	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	-	-
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
Other: Organizations with mitigation focus (advocacy group, non-government)	N/A	-	-

N/A = Not applicable; — = Unavailable

9.6.8 Adaptive Capacity

Adaptive capacity is defined as “the ability of systems, institutions, humans and other organisms to adjust to potential damage, to take advantage of opportunities, or respond to consequences” (IPCC 2022). Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. Table 9-11 summarizes the adaptive capacity for each identified hazard of concern and the City’s capability to address related actions using the following classifications:

- **Strong** adaptive capacity means the jurisdiction does have the capability to effectively respond, plans/policies exceed minimum requirements; deployable resources all of which decreases vulnerability.
- **Moderate** adaptive capacity means minimum requirements are in place; moderate capabilities; mitigation measures are identified but not implemented widespread; jurisdiction can recover but needs outside resources.
- **Weak** adaptive capacity means the jurisdiction does not have the capability to effectively respond, which leads to an increase in vulnerability. Examples include weak, outdated, or inconsistent plans, policies, codes, or ordinances in place; no redundancies; limited to no deployable resources; limited capabilities to respond; long recovery.

Table 9-11. Adaptive Capacity

Hazard	Adaptive Capacity - Strong/Moderate/Weak
Dam Failure	Moderate
Drought	Moderate
Earthquake	Moderate
Extreme Cold	Moderate
Extreme Heat	Moderate
Extreme Wind	Moderate
Flood	Moderate
Landslide	Moderate
Sea Level Rise	Moderate
Tsunami	Moderate
Wildfire	Moderate

9.7 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Section 9.1 is responsible for maintaining this information.

The City has adopted the NFIP minimum floodplain management criteria via local regulation. The latest Flood Insurance Rate Map (FIRM) was adopted by the City on October 16, 2012. The City Building Official is responsible for implementing the commitments and requirements of the NFIP by requiring permits for all development within SFHAs shown on the latest FIRM. The City Building Official reviews proposed development for compliance with applicable floodplain standards, including elevation or floodproofing, floodway restrictions, and certification requirements. Compliance is enforced through permit conditions, inspections, and documentation, with enforcement actions taken as necessary to address non-compliant development and maintain consistency with NFIP.

The City implements the substantial improvement/substantial damage provisions of its floodplain management regulations by requiring property owners, following a damaging event or proposed

improvement, to submit a detailed cost estimate prepared by a licensed contractor, along with documentation of the structure's pre-event market value, typically based on an appraisal or local tax-assessed value. Cost estimates are reviewed and evaluated in accordance with FEMA P-758, which defines costs that must be included and excluded when determining substantial improvement or substantial damage. The City Building Official uses this documentation to determine whether the cost of repairs or improvements equals or exceeds 50 percent of the structure's market value. If that threshold is met, the structure is classified as substantially damaged or substantially improved and must be brought into full compliance with current floodplain management standards as a condition of permit approval. The jurisdiction documents the determination and enforces compliance through its permitting authority.

While the City participates in the NFIP, it does not participate in the CRS. Table 9-12 provides a summary of NFIP compliance in Sebastopol.

Table 9-12. NFIP Compliance

Question	Comments
What local department is responsible for floodplain management?	Building Department
Are any certified floodplain managers on staff in your jurisdiction?	No
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	None needed
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	Permit review/Inspections
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	We use the 25% value rule. Although we have not had any improvements in the flood area in at least the last six years
What are the barriers to running an effective NFIP program in the community, if any?	None
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	Unknown
What is the local law number or municipal code of your flood damage prevention ordinance?	Ord 1084
What is the date that your flood damage prevention ordinance was last amended?	Adopted 2016
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Yes

Question	Comments
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Yes
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	We have attended some meetings. We found we were ahead of what was being talked about at meetings.

9.7.1 Repetitive Loss

The OpenFEMA NFIP Multiple Loss Properties dataset was analyzed to gain an understanding of repetitive flood loss in the City. The dataset provides information on structures that have had multiple NFIP claims across the history of the program. Table 9-13 summarizes the repetitive loss and severe repetitive loss properties in the City.

Table 9-13. Repetitive Loss Summary

Type of Repetitive Loss	Residential	Non-Residential
Repetitive Loss Properties (NFIP definition)	11	4
Repetitive Loss Properties (FMA definition)	0	0
Severe Repetitive Loss Properties (NFIP definition)	1	0
Severe Repetitive Loss Properties (FMA definition)	2	0

Source: (FEMA 2024)
Note: See ***Error! Reference source not found.*** *for definitions of repetitive loss types presented in this table.*

9.7.2 Flood Vulnerability Summary

Table 9-14 provides a summary of flood vulnerability in Sebastopol.

Table 9-14. Flood Vulnerability Summary

NFIP Topic	Comments
Describe areas prone to flooding in your jurisdiction.	Light industrial/retail, housing
Do you maintain a list of properties that have been damaged by flooding?	No. We have had no flooding issues since 2019
Do you maintain a list of property owners interested in flood mitigation?	No
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	-
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	No, we do not have any projects in the risk area at this time. We do have one project in the planning stage.

NFIP Topic	Comments
How do you make Substantial Damage determinations?	Cost of Repairs
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	-
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	One, a government building that was elevated.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes

Note: - indicates no response provided by jurisdiction.

9.8 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table 9-15 through Table 9-17.

Table 9-15. Number of Building Permits for New Construction Issued Since the Previous HMP

Year and Permit Issued	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2021 New Construction Permits Issued	4	0	0	4
2021 Permits Issued within SFHA	0	0	0	0
2022 New Construction Permits Issued	2	0	0	2
2022 Permits Issued within SFHA	0	0	0	0
2023 New Construction Permits Issued	5	0	0	5
2023 Permits Issued within SFHA	0	0	0	0
2024 New Construction Permits Issued	3	0	0	3
2024 Permits Issued within SFHA	0	0	0	0

SFHA = Special Flood Hazard Area

Table 9-16. Recent Major Development and Infrastructure from 2021 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones[a]	Description / Status of Development
Barlow Townhomes	Res	18	6737 Sebastopol Road 004-063-036	Flood zone	Completed

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones[a]	Description / Status of Development
Woodmark Apartments	Res	48	7716 Bodega Avenue 004-211-007		Completed

**a. Only location-specific hazard zones or vulnerabilities identified.*

Table 9-17. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
The Canopy	Res	80	1009 Gravenstein N 060-261-028		Approved, construction starting within months
Barlow Hotel	Comm	1	6782 Sebastopol Road 004-750-030	Flood zone	Completing approval process

As noted above, no building permits were issued in SFHAs since the previous plan was adopted and 18 new residential units were built in a flood zone. Further commercial development is scheduled to occur in the flood zone over the next five years. Therefore, the overall vulnerability has stayed the same since the previous plan was adopted.

9.9 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Sebastopol's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

9.9.1 Hazard Area

Maps of probable hazard areas within the City are shown in Figure 9-1 through Figure 9-2. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Sebastopol has significant exposure.

Figure 9-1. Flood, Dam Inundation, Tsunami, and Sea Level Rise Hazard Area

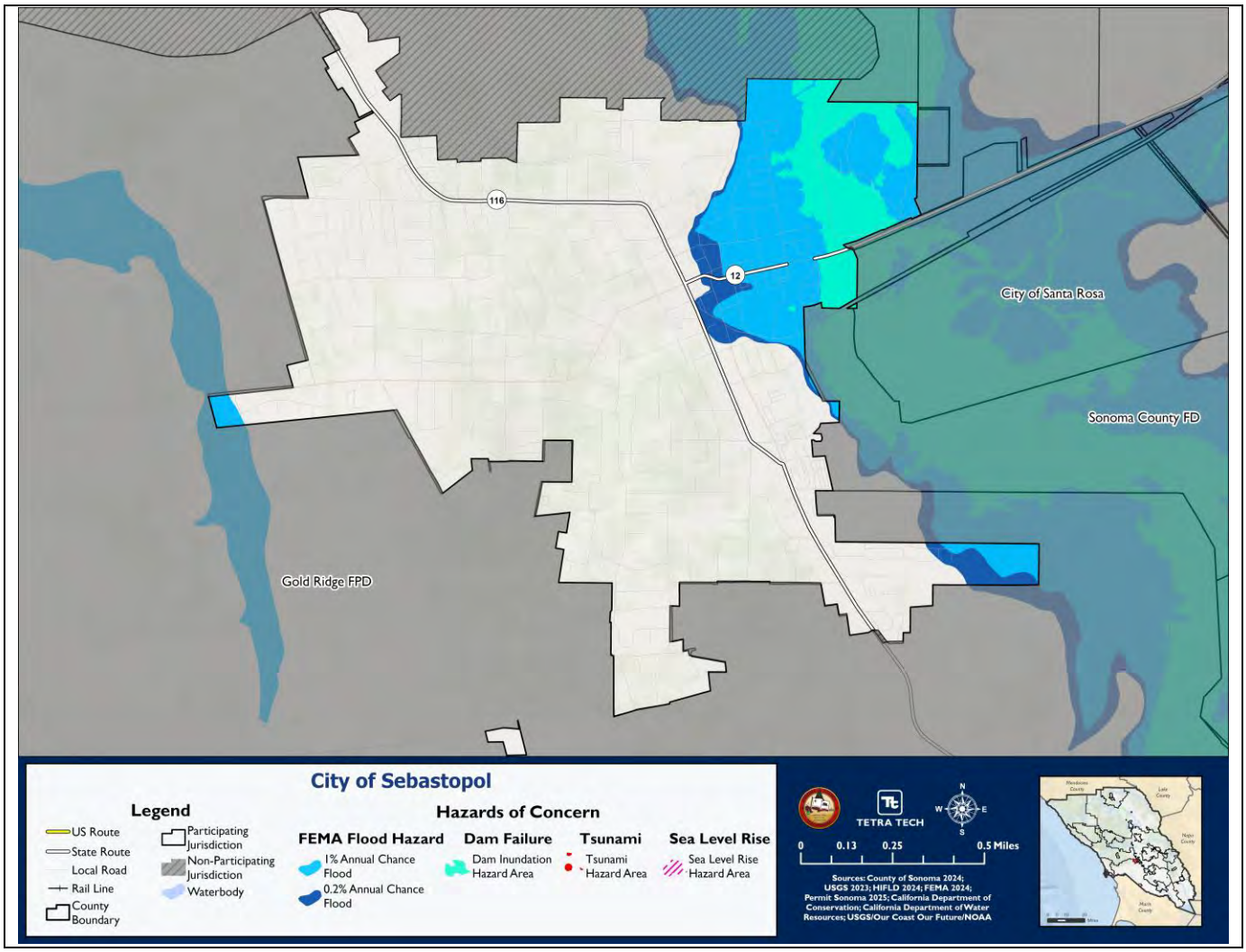
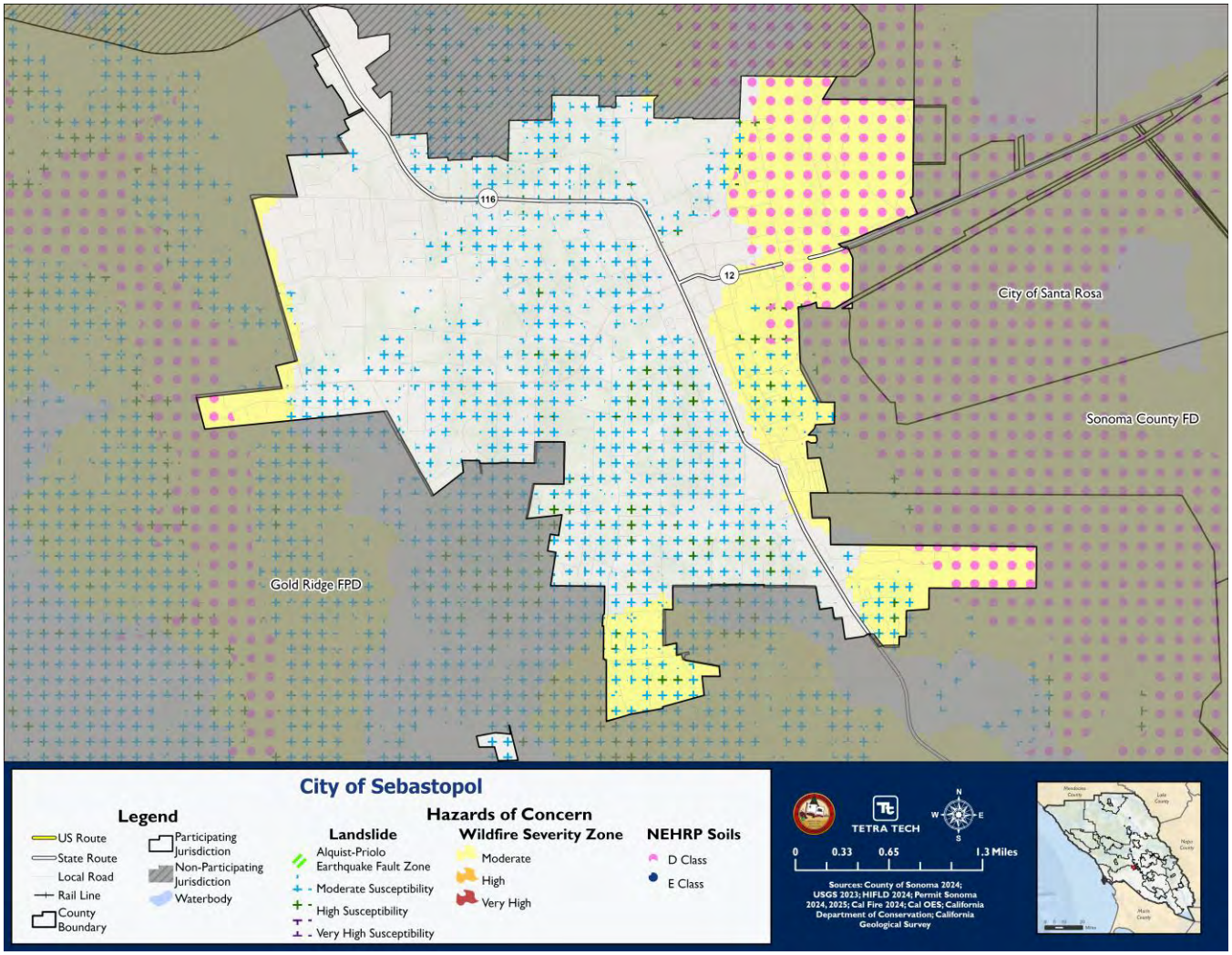


Figure 9-2. Wildfire Severity Zone, NEHRP Soils, and Landslide Hazard Area



9.9.2 Hazard Event History

The history of natural and non-natural hazard events in Sebastopol is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 9-18 provides details on loss and damage in Sebastopol during hazard events since the last hazard mitigation plan update.

Table 9-18. Hazard Event History in Sebastopol, 2021-2025

Dates of Event	Event Type	Disaster Declaration	Summary of Event	Summary of Damage and Losses in Sebastopol
January 9, 2023	Flood	DR-4683-CA EM-3591-CA CA23-1	A strong atmospheric river led to widespread flooding across the San Francisco Bay Area and Central Coast. Roadway flooding was reported along Mark West Creek near the communities of Forestville and Trenton. A 43-year old woman from Ukiah was recovered on the 10th after her car got stuck in floodwaters.	Not Impact/Losses Report
March 9, 2023	Flood	DR-4699-CA EM-3592-CA CA23-3	Sub-tropical jet stream aided in advecting sub-tropical moisture plume from over the Central Pacific into the California Coast. CHP reported a mud slide moving debris on California Highway 116.	Not Impact/Losses Report

EM = Emergency Declaration (FEMA); DR = Major Disaster Declaration (FEMA)
N/A = Not applicable

9.9.3 Hazard Ranking and Vulnerabilities

The hazard profiles in Volume I have detailed information regarding each planning partner's vulnerability to the identified hazards. The following presents key risk assessment results for Sebastopol.

Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions.

The City of Sebastopol reviewed the preliminary hazard ranking calculated as described in Volume I to assess the relative risk of the hazards of concern to the community. The revised rankings account for the changes in community priorities described in Section 9.5 of this annex and in Volume I of this HMP.

Table 9-19 shows the City of Sebastopol's final hazard rankings for the identified planning area hazards of concern. Hazards ranked as "No exposure" are not considered to be hazards of local concern and are excluded from the vulnerability assessment, potential impacts assessment, and mitigation strategy. Mitigation actions outlined below address all hazards of local concern, targeting high and medium hazards especially

Table 9-19. Hazard Ranking

Hazard	Rank
Dam Failure	No exposure to this hazard
Drought	Medium
Earthquake	Low
Extreme Cold	Medium
Extreme Heat	Medium
Extreme Wind	Medium
Flood	Low
Landslide	Low
Sea Level Rise	No exposure to this hazard
Tsunami	No exposure to this hazard
Wildfire	High

Note: The scale is based on the hazard rankings established in Volume I, modified as appropriate based on review by the jurisdiction.

The dam failure inundation area for high and very high hazard dams does not occur within the City's boundaries; therefore, there is no exposure to the Dam Failure hazard. Because the city is inland, tsunamis and sea level rise are not expected to have an impact on the people, buildings, or critical facilities in the city.

Vulnerability to Hazards of Local Concern

Based on the above jurisdiction-specific information, this section describes vulnerability of community assets to the hazards of local concern to the City of Sebastopol.

Table 9-20 summarizes the percentage of the jurisdiction's general buildings and community lifelines located in the mapped hazard areas for the hazards of local concern. Table 9-21 shows the percentage of the jurisdiction's total population and socially vulnerable populations in each of these hazard areas. Additional details on these results are provided in the hazard profiles in Volume I.

Table 9-20. Vulnerability of Community Assets to Mapped Hazards of Local Concern

Mapped Hazard Area[a]	Number of Buildings	Value of Buildings	Community Lifelines
Dam Failure High and Extremely High Inundation Area	0.0%	0.0%	0.0%
NEHRP D & E Soils	3.3%	4.9%	7.0%
1% Annual Chance Floodplain	4.5%	8.1%	9.3%

Mapped Hazard Area[a]	Number of Buildings	Value of Buildings	Community Lifelines
0.2% Annual Chance Floodplain	5.9%	9.8%	11.6%
Geologic Hazard Area	0.0%	0.0%	0.0%
Moderate Landslide Susceptibility Area	46.1%	43.5%	32.6%
High Landslide Susceptibility Area	4.0%	3.8%	2.3%
Very High Landslide Susceptibility Area	0.0%	0.0%	0.0%
Sea Level Rise	0.0%	0.0%	0.0%
Tsunami	0.0%	0.0%	0.0%
Moderate Fire Hazard Severity Zone	15.4%	20.6%	16.3%
High Fire Hazard Severity Zone	0.0%	0.0%	0.0%
Very High Fire Hazard Severity Zone	0.0%	0.0%	0.0%

a. *See the hazard profiles in Volume I for definitions of each mapped hazard area.*

Table 9-21. Populations Living in Mapped Hazard Areas

Mapped Hazard Area[a]	Total Population	People Under 5	People Over 65	Non-English Speakers	People With Disabilities	People Living in Poverty	Single Parent Household	No Vehicle Access
Dam Failure High and Extremely High Inundation Area	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
NEHRP D & E Soils	2.3%	2.3%	2.3%	2.1%	2.2%	2.3%	2.1%	1.7%
1% Annual Chance Floodplain	2.1%	2.0%	2.1%	2.1%	2.1%	2.1%	2.1%	1.7%
0.2% Annual Chance Floodplain	2.8%	2.8%	2.8%	2.5%	2.8%	2.8%	2.1%	2.6%
Geologic Hazard Area	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Moderate Landslide Susceptibility Area	48.2%	48.1%	48.1%	47.9%	48.1%	48.0%	47.4%	47.8%
High Landslide Susceptibility Area	4.1%	4.1%	4.1%	3.8%	4.1%	4.1%	3.2%	3.5%
Very High Landslide Susceptibility Area	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sea Level Rise	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tsunami	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Moderate Fire Hazard Severity Zone	14.1%	14.0%	14.1%	13.9%	14.0%	14.1%	13.7%	13.9%
High Fire Hazard Severity Zone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Very High Fire Hazard Severity Zone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

a. *See the hazard profiles in Volume I for definitions of each mapped hazard area.*

Drought is unlikely to cause physical changes to buildings, facilities, or infrastructure. However, certain Community Lifelines are susceptible to impact if water is unavailable, such as water systems. Three city water tanks are identified as critical facilities vulnerable to drought. In addition, the total population of the City (7,466 people) could be impacted by a drought if water rationing is implemented. In particular, the 1,970 adults over age 65 are vulnerable to dehydration in drought conditions.

Buildings located on National Earthquake Hazards Reduction Program (NEHRP) Class D and E soils are more likely to be damaged during an earthquake. A small number of buildings in Sebastopol (3.3 percent) are located on NEHRP Class D and E soils. In addition, three Community Lifeline facilities are located on Class D and E soils. This includes a shelter, a state bridge, and a veterinary office. Only 2.3 percent of the city's population live on Class D and E soils, including 45 adults over age 65.

Extreme heat is unlikely to cause physical damage to buildings, facilities, or infrastructure. The city has three municipal water tanks that are community lifelines. During an extreme heat event, the evaporation of water inside the tanks could increase. Individuals who do not have access to air conditioning are vulnerable to health complications during extreme heat episodes. In particular, the 1,970 adults above age 65 and 612 individuals living below the poverty line could be at risk for heat stroke, especially for those who fall into both categories.

Extreme cold is unlikely to cause physical damage to buildings and facilities, although it has the potential to freeze and burst building infrastructure that contains liquids or gasses. Extreme cold also presents a risk to populations that do not have access to heating, such as the 118 persons experiencing homelessness.

Extreme wind may cause superficial damage to buildings, especially when the wind triggers falling trees or branches that land on roofs, windows, or doors. In addition, the 856 people with disabilities or the 1,970 adults over age 65 may experience difficulty walking through strong gusts of wind.

The City has low exposure to flooding, with 184 buildings in the one-percent annual chance floodplain and 241 buildings in the 0.2-percent annual chance floodplain. There are four critical facilities (a bank, Sebastopol Community Center, a state bridge, and a veterinary office) located in the one-percent annual chance floodplain and the Sebastopol Police Station is located in the 0.2-percent chance annual floodplain. 76 people live in the one-percent annual chance floodplain, including 18 people living with a disability, and 212 people live in the 0.2-percent annual chance floodplain, including 24 people living with a disability.

The City has moderate exposure to landslide hazards, with 1,889 buildings located in the moderate landslide susceptibility hazard area and 166 buildings located in the very high landslide susceptibility hazard area. There are 14 critical facilities located in the moderate landslide susceptibility hazard area (a bank, daycares, Sebastopol Regional Library, a municipal hall, schools, shelters, skilled nursing centers, a veterinary office, and water tanks) and there is one bank located in the high landslide susceptibility hazard area. There are 3,595 people living in the moderate landslide susceptibility hazard area and 309 people living in the high landslide susceptibility hazard area.

The City has moderate exposure to wildfires, with 631 buildings located in the moderate fire hazard severity zone. There are seven critical facilities located in the moderate fire hazard severity zone (Sonoma West County Hospital, Sebastopol Community Center, skilled nursing centers, a state bridge, and a veterinary office). Finally, there are 1,055 people living in the moderate fire hazard severity zone, including 120 people living with a disability.

Potential Impacts from Hazards of Local Concern

Table 9-22 summarizes available quantitative estimates of potential impacts on community assets for the dam failure, flood, and earthquake hazards. For all other hazards of local concern, the potential impacts were qualitatively evaluated. The qualitative assessments in the hazard profiles in Volume I are equally applicable to the City. Table 9-23 summarizes additional risks specific to the City. In the event of a dam failure, 3 people could be displaced, 1 person may require shelter, and 2 tons of debris could be generated. In the event of a 500-year earthquake, as many as 153 households could be displaced, 62 people may require shelter, 7.9 percent of the buildings in the City could be damaged, and 70,799 tons of debris could be generated. In the event of a 2,500-year earthquake, as many as 493 households could be displaced, 204 people may require shelter, 18.0 percent of the buildings in the City could be damaged, and 166,736 tons of debris could be generated. In the event of a one-percent annual chance flood, as many as 134 people could be displaced, 17 people may require shelter, and 468 tons of debris could be generated.

Table 9-22. Hazus-Determined Impacts for Hazards of Local Concern

Impact	Dam Failure	500-Year Earthquake Probabilistic Event	2,500-Year Earthquake Probabilistic Event	1% Annual Flood Chance Event
Displaced Population	3 people	153 households	493 households	134 people
Population Requiring Shelter	1 people	62 people	204 people	17 people
General Building Damage as % of RCV	0.0%	7.9%	18.0%	1.3%
Total Debris Generated (tons)	2	70,799	166,736	468

For all other hazards of local concern, the potential impacts were qualitatively evaluated. Table 9-23 summarizes additional risks specific to the City. The qualitative assessments in the hazard profiles in Volume I are equally applicable to the City.

Table 9-23. Qualitative Assessment of Impacts for Hazards of Local Concern

Hazard	Qualitative Local Impacts
Drought	The City is susceptible to drought conditions that can significantly impact local water supply and agricultural activities.
Earthquake	Located within an active seismic region, Sebastopol is at risk of experiencing earthquakes that could cause disruption to services and structural damage specifically to buildings constructed prior to current building standards.

Hazard	Qualitative Local Impacts
Extreme Cold	Extreme cold events are rare and typically have minimal impact on the City's population and infrastructure.
Extreme Heat	Periodic heat waves pose health risks, especially to vulnerable populations, and can strain energy and water resources.
Extreme Wind	Sebastopol may occasionally experience strong winds that can cause property damage, power outages, and hazardous conditions.
Flood	Flooding is a concern due to the proximity to local waterways and heavy rainfall events, potentially affecting homes, transportation routes and infrastructure.
Landslide	Some areas with sloped or unstable terrain around Sebastopol may be prone to landslides, particularly during heavy rain or seismic activity.
Wildfire	The City faces significant wildfire risk, given the surrounding vegetation and climate, which can threaten homes, air quality, and safety.

Critical Facilities

Table 9-24 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 9-24. Critical Facilities Flood Vulnerability

Name	Type	1% Annual Chance Event	0.2% Annual Chance Event
LAGUNA DE SANTA ROSA	State Highway Bridge	X	X
WALDO MICHAEL J	Veterinary	X	X
JPMorgan Chase Bank, National Association	Bank	X	X
SEBASTOPOL COMMUNITY CENTER	Shelter	X	X
Sebastopol Police Dept	Police Station	-	X

Source: County of Sonoma; California Energy Commission; Caltrans; HIFLD; USACE NID

9.9.4 Identified Issues

After review of hazard event history, hazard rankings, hazard location, and current capabilities, the City of Sebastopol identified the following risk-related issues for the community:

- The city's water conveyance system is aging and requires system upgrades and water line infrastructure replacement.
- Inventory all non-ductile concrete, concrete tilt-up, and other suspicious buildings in the City.
- Extreme wind events cause damage to structures and result in tree falls that cause significant damage to structures, utility lines, and can disrupt transportation corridors.
- The current warming center location is in the Community Center which sits in a flood plain and may be unusable during winter storm events if flooding occurs during a cold weather event.

- Extreme heat is a public health concern in California as average annual temperatures continue to rise.
- Ives Park is located in downtown Sebastopol. Calder Creek flows west to east through the park into the Laguna de Santa Rosa. The area in the park has flooded in the past and also results in flooding on State Highway 116/Petaluma Avenue. One of the primary drainage channels is through a concrete pipe that has silt build up that has reduced flow by an estimated 30-50% which exacerbates the flooding issues.
- The hillside slope along the southside of Bodega Avenue in between 7781 Bodega Avenue and the Luther Burbank Experimental Farm and Pleasant Hill Road is susceptible to small landslides or mudslides and erosion following rain events.
- Climate change is causing sea level rise throughout the world. The Laguna de Santa Rosa, a portion of which is located in the City of Sebastopol is tidally influenced and is one of the main hydrologic arteries that carries stormwater runoff to the Russian River, eventually emptying into the Pacific Ocean. Sea level rise could impact the amount of runoff the Laguna can effectively handle. This could lead to the Laguna reaching flood stage more rapidly and more often and causing widespread flood damage.
- Rising sea levels coupled with the fact we are in an active area for earthquakes could result in a Tsunami impacting our coastline. The Laguna de Santa Rosa is our main stormwater drainage point which flows into the Russian River and is tidally influenced. Should an actual Tsunami strike during a period of heavy, sustained rainfall, localized flooding could be exacerbated. Currently, our EOP does not address the threat of Tsunami and the accompanying flooding threat.
- Climate change, developments in the urban/rural interface, overgrowth of urban and rural forests and landscaping have all combined to essentially place the entire State of California at high risk for devastating wildfires. We in Sonoma County have witnessed firsthand the horrifying effects and devastation wildfires can cause.

9.10 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

9.10.1 Past Mitigation Action Status

Table 9-25 indicates progress on the City's mitigation strategy identified in the 2021 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

Table 9-25. Status of 2021 Mitigation Actions for the City of Sebastopol

Mitigation Actions	Status
Project Number	E-1
Hazards Addressed	Earthquake
Lead Agency	Building Department
Mitigation Action Description	Inventory soft-story structures in the City and provide notification to property owners of the findings of those inspections
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	Combine with E-2
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Combine with E-2
If discontinue, explain why	Not Applicable
Project Number	E-2
Hazards Addressed	Earthquake
Lead Agency	Building Department
Mitigation Action Description	Inventory all non-ductile concrete, concrete tilt-up, and other suspicious building in the City
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	Combine with E-1
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Combine with E-1
If discontinue, explain why	Not Applicable
Project Number	E-3
Hazards Addressed	Earthquake
Lead Agency	Building Department
Mitigation Action Description	Use both the non-ductile concrete and concrete tilt-up inventory and the soft-story inventory to recommend private owners to inform existing tenants (and prospective tenants prior to signing a lease agreement) that they live in this building type
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Change
If discontinue, explain why	Not Applicable

Mitigation Actions	Status
Project Number	E-4
Hazards Addressed	Earthquake
Lead Agency	Building Department
Mitigation Action Description	Adopt incentives to encourage retrofitting of privately-owned seismically vulnerable residential buildings
Status	Ongoing
Narrative describing progress or obstacles that have prevented implementation	This is on-going with the city issuing 20-40 permits annually
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Change
If discontinue, explain why	Not Applicable
Project Number	E-5
Hazards Addressed	Earthquake, landslide
Lead Agency	Public Works Department
Mitigation Action Description	Hillside Slope Stabilization Project at Burbank Farm
Status	Not complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No change
If discontinue, explain why	Not Applicable
Project Number	F-1
Hazards Addressed	Flooding
Lead Agency	Engineering Department
Mitigation Action Description	Temporary Flood Protection for the Sebastopol Community Cultural Center Main Hall
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	City will be adding a CIP project for flood mitigation and repairs in FY 26-27. Long term plan is to find a new location for the community center.
Include in the 2026 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	Not Applicable
If discontinue, explain why	City will be adding a CIP project for flood mitigation and repairs in FY 26-27. Long term plan is to find a new location for the community center.

Mitigation Actions	Status
Project Number	F-2
Hazards Addressed	Flooding
Lead Agency	Planning Department
Mitigation Action Description	Housing Replacement and Recreation Easement Project at the Park Village Property
Status	In Progress
Narrative describing progress or obstacles that have prevented implementation	Housing Replacement and Recreation Easement Project at the Park Village Property
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	F-3
Hazards Addressed	Flooding
Lead Agency	Building Department
Mitigation Action Description	Repetitive Loss Area Analysis
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	Not Applicable
If discontinue, explain why	Not Applicable
Project Number	F-4
Hazards Addressed	Flooding
Lead Agency	Building Department
Mitigation Action Description	Consider joining Community Rating System Program
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No change
If discontinue, explain why	Not applicable

Mitigation Actions	Status
Project Number	F-5
Hazards Addressed	Flooding
Lead Agency	Planning Department
Mitigation Action Description	Participation in the FEMA Sea Level Rise Study
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	F-6
Hazards Addressed	Flooding
Lead Agency	Planning Department
Mitigation Action Description	Sebastopol Community Cultural Center Main Hall Flood Mitigation Alternative Implementation
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	Currently identifying solutions
Include in the 2026 HMP or Discontinue?	Include
If included, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	F-7
Hazards Addressed	Flooding
Lead Agency	Public Works Department and Planning Department
Mitigation Action Description	Ives Park Calder Creek Daylighting and Stormwater Improvement and Green Infrastructure Project
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable

Mitigation Actions	Status
Project Number	W-1
Hazards Addressed	Wildfire
Lead Agency	Building Department
Mitigation Action Description	Promote Wildfire-Resistant Construction Materials for New Construction in the City
Status	Ongoing
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	W-2
Hazards Addressed	Wildfire
Lead Agency	Fire Department
Mitigation Action Description	Develop a Tree Ordinance that requires defensible space maintenance and promotes healthy landscapes
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Not change
If discontinue, explain why	Not Applicable
Project Number	W-3
Hazards Addressed	Wildfire
Lead Agency	Fire Department
Mitigation Action Description	Develop a Sebastopol Community Wildfire Protection Plan
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	D-1
Hazards Addressed	Drought
Lead Agency	Engineering Department
Mitigation Action Description	Continue participation in the Groundwater Sustainability Agency and support future project-specific groundwater management projects related to the City's water system

Mitigation Actions	Status
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	Council representative and City staff participate in the GSA regularly
Include in the 2026 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	Not Applicable
If discontinue, explain why	Council representative and City staff participate in the GSA regularly
Project Number	D-2
Hazards Addressed	Drought
Lead Agency	Public Works Department
Mitigation Action Description	Build resiliency in the City's water conveyance system by upgrading and replacing water line infrastructure
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	City has a list of updated priority water projects and will be including in new CIP 5-year program for implementation.
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	D-3
Hazards Addressed	Drought
Lead Agency	Public Works Department
Mitigation Action Description	Enhance the City's local drought contingency plan to focus on additional water conservation measures
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	Completed in 2023
Include in the 2026 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	Not Applicable
If discontinue, explain why	Completed in 2023
Project Number	D-4
Hazards Addressed	Drought
Lead Agency	Public Works Department
Mitigation Action Description	Conduct a City-wide Facility Energy and Water Audit
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include

Mitigation Actions	Status
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	DI-1
Hazards Addressed	Dam Incidents
Lead Agency	Fire Department
Mitigation Action Description	Participate in the Emergency Action Plan for Warm Springs Dam
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Not change
If discontinue, explain why	Not Applicable
Project Number	EH-1
Hazards Addressed	Extreme Heat
Lead Agency	Fire Department
Mitigation Action Description	Identify locations for Sebastopol Designated Cooling Centers and including the locations in updated outreach information
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	The City of Sebastopol is no longer offering cooling centers as part of their services, citing that there are sufficient locations within the city to escape the heat. The city continues to offer warming center locations for necessary times.
Include in the 2026 HMP or Discontinue?	Discontinue
If included, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	SW-1
Hazards Addressed	Severe Weather, Multi-Hazard
Lead Agency	Public Works Department
Mitigation Action Description	Upgrade emergency back-up power generation for essential areas of the public safety building
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	City has completed initial assessment and will be upgrading the generator in FY 26-27.
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	HW-1
Hazards Addressed	Severe Weather, High Wind, PSPS, Wildfire
Lead Agency	Fire Department

Mitigation Actions	Status
Mitigation Action Description	PSPS Readiness & Community Outreach Preparedness Program
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	The City can implement a PSPS readiness and community outreach program by coordinating with Pacific Gas and Electric Company to receive advance shutoff notifications, preparing critical facilities with backup power, and activating emergency operations as needed. The City can also conduct public outreach through its website, social media, and alert systems to inform residents about upcoming outages and preparedness steps, while working with local partners in Sonoma County to support vulnerable populations and establish community resource centers during extended power outages.
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	HW-2
Hazards Addressed	Severe Weather, High Wind, PSPS, Wildfire, Multi-Hazard
Lead Agency	Building Department
Mitigation Action Description	Inspect City-owned critical facilities and create a plan that corrects deficiencies and addresses infrastructure hardening and utility undergrounding to ensure resiliency to high winds and severe weather
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	Continuing to work on this issue.
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Not change
If discontinue, explain why	Not Applicable
Project Number	PH-1
Hazards Addressed	Public Health Hazards and Epidemic/Pandemic
Lead Agency	City Manager’s Office
Mitigation Action Description	Pandemic Preparedness and Response Plan
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Change responsible agency to Police Department.
If discontinue, explain why	Not Applicable
Project Number	M-1
Hazards Addressed	Multi-Hazard, Earthquake, Flood, Wildfire
Lead Agency	Fire Department

Mitigation Actions	Status
Mitigation Action Description	Ensure that the Police and Fire Departments have adequate and interoperable radio communication systems and equipment to meet current technology requirements and to support first responders during response and recovery operations
Status	Not Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	Not Applicable
Project Number	MH-2
Hazards Addressed	Wildfire
Lead Agency	Fire Department
Mitigation Action Description	Ensure that emergency operational plans meet SEMS and NIMS compliance and are adequate for federal and state response and recovery
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	EOP is currently being reviewed at the time of writing with a view to being adopted during the FY2026/27
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	EOP is currently being reviewed at the time of writing with a view to being adopted during the FY2026/27
Project Number	MH-3
Hazards Addressed	Multi-Hazard, Earthquake, Flooding, Wildfire
Lead Agency	Fire Department
Mitigation Action Description	Develop plans and procedures for Para-Transit system response and recovery from disasters that utilizes the Sonoma County Mutual Aid Program
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	-
Include in the 2026 HMP or Discontinue?	Discontinue
If include, revise/reword as appropriate	No Change
If discontinue, explain why	Complete
Project Number	MH-4
Hazards Addressed	Multi-Hazard
Lead Agency	Fire Department
Mitigation Action Description	Update the City Emergency Operations Plan

Mitigation Actions	Status
Status	Complete
Narrative describing progress or obstacles that have prevented implementation	EOP is currently being reviewed at the time of writing with a view to being adopted during the FY2026/27
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	No Changes
If discontinue, explain why	EOP is currently being reviewed at the time of writing with a view to being adopted during the FY2026/27
Project Number	MH-5
Hazards Addressed	Earthquake, Flooding, Wildfire, Multi-Hazard
Lead Agency	Fire Department
Mitigation Action Description	Evacuation Route Plan
Status	Ongoing
Narrative describing progress or obstacles that have prevented implementation	No specific evacuation routes are being provided to residents due to the fluid and dynamic nature of the emergencies that could arise in the city. Residents are advised to know their available routes and to evacuate early to avoid traffic congestion which is common on regular days to and from the city. Major congestion on existing arterial routes is not able to be mitigated due to the limitations of those pieces of infrastructure. It may be possible, depending on the specific emergency and circumstances that one-way highways in Sebastopol could be made two directional, or direction changed if the need dictates, to increase the flow of traffic in a chosen direction.
Include in the 2026 HMP or Discontinue?	Include
If include, revise/reword as appropriate	Not change
If discontinue, explain why	Not Applicable

9.10.2 Additional Mitigation Efforts

Sebastopol has made significant mitigation progress in the following areas:

- Mitigation effort to reduce risk – Due to a fiscal crisis and significant staffing shortages and turnover, little to no mitigation work has taken place over the last 5 years.

9.10.3 Proposed Hazard Mitigation Actions for the HMP Update

Sebastopol participated in the mitigation strategy workshop for this HMP to identify appropriate actions to include in a local hazard mitigation strategy. Its comprehensive consideration of all possible activities to address hazards of concern included review of the following FEMA documents:

- FEMA 551 “Selecting Appropriate Mitigation Measures for Floodprone Structures” (March 2007)
- FEMA “Mitigation Ideas—A Resource for Reducing Risk to Natural Hazards” (January 2013)
- FEMA Hazard Mitigation Assistance Program and Policy Guide (July 2024)

The action worksheets included at the end of this annex list the mitigation actions that Sebastopol would like to pursue in the future to reduce the effects of hazards. The actions are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in City priorities.

Table 9-26 indicates the range of proposed mitigation action categories. The four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table to further demonstrate the wide range of activities and mitigation measures selected. These categories are described in **Error! Reference source not found.**.

Table 9-26. Analysis of Mitigation Actions by Hazard and Category

Hazard	LPR	SIP	NSP	EAP	PR	PP	PI	NR	SP	ES
Dam Failure	-	-	-	-	-	-	-	-	-	-
Drought	-	X	-	-	X	-	-	-	-	-
Earthquake	X	-	-	-	-	X	-	-	-	-
Extreme Cold	X	-	-	-	X	-	-	-	-	-
Extreme Heat	X	-	-	-	X	-	-	-	-	-
Extreme Wind	X	-	-	-	-	X	-	-	-	-
Flood	-	X	-	-	-	-	-	-	X	-
Landslide	-	X	-	-	X	-	-	-	-	-
Sea Level Rise	-	-	-	-	-	-	-	-	-	-
Tsunami	-	-	-	-	-	-	-	-	-	-
Wildfire	X	-	-	-	-	X	-	-	-	-

*Note: Mitigation category codes as follows (see **Error! Reference source not found.** for descriptions):*
LPR = Local Plans and Regulations; SIP = Structure and Infrastructure Project; NSP = Natural Systems Protection; EAP = Education and Awareness Programs; PR = Preventative Measures; PP = Property Protection; PI = Public Information; NR = Natural Resource Protection; SP = Structural Flood Control Projects; ES = Emergency Services

Volume I identifies evaluation criteria for prioritizing the mitigation actions. To assist with rating each mitigation action as high, medium, or low priority, a numeric rank is assigned for each of the evaluation criteria. Table 9-27 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.

Table 9-27. Summary of Prioritization of Actions

Project Name	Cost	Benefit	Objectives	Time Frame	Score	Priority
Evaluate and Modify Existing Building Codes	Low	Medium	5	1-5 years	7.385	High
Bodega Avenue Erosion	Medium	Medium	6	1-5 years	6.462	Medium
Building Inventory	Medium	Medium	5	1-5 years	6.385	Medium

Project Name	Cost	Benefit	Objectives	Time Frame	Score	Priority
Develop Community Wildfire Protection Plan	High	Medium	7	1-5 years	5.539	Medium
Hydrology Study	High	Medium	6	1-5 years	5.462	Medium
Upgrade Water Line Infrastructure	High	High	4	1-10 years	5.308	Medium
Warming Centers	High	Medium	3	1-5 years	5.231	Medium
Community Cooling Center	High	Medium	3	1-5 years	5.231	Medium

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-5), Medium (5-7), High (7-9).

Action 2026-Sebastopol-01. Water Line Infrastructure

Lead Agency:	City of Sebastopol Public Works
Supporting Agencies:	N/A
Hazards of Concern:	Drought
Description of the Problem:	The city's water conveyance system is insufficient to meet the City's growing needs.
Description of the Solution:	Increase the capacity and level of protection provided by the City-owned water infrastructure.
Estimated Cost:	High
Potential Funding Sources:	General Fund, Staff Time, FEMA HMA Grants
Implementation Timeline:	1-10 years
Objectives Met:	3,6,8,10
Benefits:	Loss of disruption to the system
Impact on Socially Vulnerable Populations:	N/A
Impact on Future Development:	Could limit size and scope of development due to system capacity.
Impact on Critical Facilities/Lifelines:	Would ensure delivery systems are stable and not subject to failure
Impact on Capabilities:	Same.
Climate Change Considerations:	None.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures
Priority	Medium

Action 2026-Sebastopol-02. Building Inventory

Lead Agency:	City of Sebastopol Building and Safety
Supporting Agencies:	N/A
Hazards of Concern:	Earthquake
Description of the Problem:	The City is at risk from earthquakes, especially structures built before seismic building codes were in force.
Description of the Solution:	Inventory all buildings. Possibly enhance the local building ordinance to include a mandatory seismic retrofit program.
Estimated Cost:	Medium
Potential Funding Sources:	General Fund
Implementation Timeline:	1-5 years
Objectives Met:	1,3,6,8,11
Benefits:	Reduction of risk of building collapse and loss of life. Prevents displacement of people and businesses post-event.
Impact on Socially Vulnerable Populations:	Same as above.
Impact on Future Development:	Could increase project costs.
Impact on Critical Facilities/Lifelines:	Lessens risk of loss of these facilities during post-event.
Impact on Capabilities:	Mitigates risk of damage and loss to businesses and residents.
Climate Change Considerations:	None noted.
Mitigation Category	Local Plans and Regulations
CRS Category	Property Protection
Priority	Medium

Action 2026-Sebastopol-03. Evaluate and Modify Existing Building Codes

Lead Agency:	City of Sebastopol Building and Safety
Supporting Agencies:	Gold Ridge Fire, County of Sonoma
Hazards of Concern:	Extreme Wind
Description of the Problem:	Extreme wind events cause damage to structures and result in tree falls that cause significant damage to structures, utility lines, and can disrupt transportation corridors.
Description of the Solution:	Evaluate and modify existing building codes to minimize the potential for wind damage and develop a tree ordinance that requires property owners to maintain trees and promote healthy landscapes.
Estimated Cost:	Low
Potential Funding Sources:	General Fund
Implementation Timeline:	1-5 years
Objectives Met:	1,3,6,8,11
Benefits:	Modifying existing codes and developing a tree ordinance will reduce the potential of property damage and loss and minimize impacts related to the health and safety of the public.
Impact on Socially Vulnerable Populations:	Will provide a greater margin of safety to vulnerable people.
Impact on Future Development:	Would require defensible space and healthy landscaping practices.
Impact on Critical Facilities/Lifelines:	Would prevent possible damage to those facilities and help minimize the risk of damage to infrastructure and transportation corridors helping them to remain operational.
Impact on Capabilities:	Will permit negative impacts on operations to be limited, allowing normal operations.
Climate Change Considerations:	Drought tolerant and responsible landscaping practices will minimize hazards of deadfall from trees and likely result in the replacement of some species of landscaping that will not be healthy with future climate change.
Mitigation Category	Local Plans and Regulations
CRS Category	Property Protection
Priority	High

Action 2026-Sebastopol-04. Warming Centers

Lead Agency:	City of Sebastopol Building and Safety
Supporting Agencies:	County of Sonoma
Hazards of Concern:	Extreme Cold
Description of the Problem:	The current warming center location is in the Community Center which sits in a flood plain and may be unusable during winter storm events if flooding occurs during a cold weather event.
Description of the Solution:	Identify alternate locations to the Community Center for Sebastopol designated warming centers.
Estimated Cost:	High
Potential Funding Sources:	General Fund
Implementation Timeline:	1-5 years
Objectives Met:	5,6,13
Benefits:	Provides relief during extreme cold events and reduces risk to vulnerable people.
Impact on Socially Vulnerable Populations:	Provides a safe location to risk cold related injuries.
Impact on Future Development:	None.
Impact on Critical Facilities/Lifelines:	Reduces impacts on EMS, Fire, and medical facilities.
Impact on Capabilities:	Enhances services to the community.
Climate Change Considerations:	Extreme cold weather events may increase with climate change increasing the need.
Mitigation Category	Local Plans and Regulations
CRS Category	Preventative Measures
Priority	Medium

Action 2026-Sebastopol-05. Community Cooling Center

Lead Agency:	City of Sebastopol Building and Safety
Supporting Agencies:	County of Sonoma
Hazards of Concern:	Extreme Heat
Description of the Problem:	Extreme heat is a public health concern in California as average annual temperatures continue to rise.
Description of the Solution:	Identify an alternate location to the Community Center for a cooling center should that facility become unusable.
Estimated Cost:	High
Potential Funding Sources:	General Fund
Implementation Timeline:	1-5 years
Objectives Met:	5,6,13
Benefits:	Reduction of risk to people.
Impact on Socially Vulnerable Populations:	Reduction of risk to these populations.
Impact on Future Development:	None.
Impact on Critical Facilities/Lifelines:	Lessens impacts on EMS, Fire, and medical systems.
Impact on Capabilities:	None.
Climate Change Considerations:	These events are likely to increase in number with climate change.
Mitigation Category	Local Plans and Regulations
CRS Category	Preventative Measures
Priority	Medium

Action 2026-Sebastopol-06.Hydrology Study

Lead Agency:	City of Sebastopol Public Works
Supporting Agencies:	None
Hazards of Concern:	Flood
Description of the Problem:	Ives Park is located in downtown Sebastopol. Calder Creek flows west to east through the park into the Laguna de Santa Rosa. The area in the park has flooded in the past and also results in flooding on State Highway 116/Petaluma Avenue. One of the primary drainage channels is through a concrete pipe that has silt build up that has reduced flow by an estimated 30-50% which exacerbates the flooding issues.
Description of the Solution:	The city proposes to complete a hydrology study and a design plan to daylight Calder Creek through Ives park and the area east of Petaluma Avenue to alleviate flooding and improve surface water and stormwater runoff. It involves re-naturalizing the Calder Creek streambed by removing concrete and replacing them with natural features while restoring and realigning Calder Creek to a more natural state and improving stormwater drainage systems.
Estimated Cost:	High
Potential Funding Sources:	General Fund, Measure M Parks Fund, Park Improvement Fund, EPA Green Infrastructure Grant
Implementation Timeline:	1-5 years
Objectives Met:	1,2,4,6,9,12
Benefits:	Reduced potential for flooding and stormwater issues in the Calder Creek area and the area east of Petaluma Avenue/State Highway 116.
Impact on Socially Vulnerable Populations:	Reduced risk of flooding in the area and on Highway 116. This decreases the probability of these populations being negatively impacted.
Impact on Future Development:	None. No foreseeable development projects slated for the affected areas.
Impact on Critical Facilities/Lifelines:	Reduced risk of flooding in the area and on Highway 116. This decreases the probability of critical infrastructure being negatively impacted.
Impact on Capabilities:	Reduced risk of flooding in the area and on Highway 116. This decreases the probability of critical infrastructure being negatively impacted
Climate Change Considerations:	With climate change there will likely be an increased risk of storms that cause flooding issues. As these storms increase in frequency and duration, the need to mitigate this issue becomes increasingly urgent.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Projects
Priority	Medium

Action 2026-Sebastopol-07. Bodega Avenue Erosion

Lead Agency:	City of Sebastopol Public Works
Supporting Agencies:	Metropolitan Transportation Commission
Hazards of Concern:	Landslide
Description of the Problem:	The hillside slope along the southside of Bodega Avenue in between 7781 Bodega Avenue and the Luther Burbank Experimental Farm and Pleasant Hill Road is susceptible to small landslides or mudslides and erosion following rain events.
Description of the Solution:	Stabilize the hillside to minimize potential erosion along Bodega Avenue and rehabilitate the adjacent road conditions.
Estimated Cost:	Medium
Potential Funding Sources:	General Fund, One Bay Area Grant (OBAG)
Implementation Timeline:	1-5 years
Objectives Met:	1,2,3,8,9,13
Benefits:	Reduction of potential erosion and instability along Bodega Avenue and minimizes potential impacts to vehicles and bicycles travelling on that roadway.
Impact on Socially Vulnerable Populations:	Improved roadway safety for motorists and bicyclists.
Impact on Future Development:	No anticipated impacts as that area is fully developed.
Impact on Critical Facilities/Lifelines:	No negative impacts. The positive impact is that roadway will be improved and not prone to landslides allowing emergency vehicles to safely reach West Sonoma County areas. Bodega Avenue is a main artery to the coastal area and is also State Highway 12.
Impact on Capabilities:	None. Improves the existing conditions and provides long term stability.
Climate Change Considerations:	With increasing climate change impacts, the situation is likely to increase in severity requiring more urgency for this project.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures
Priority	Medium

Action 2026-Sebastopol-08. Develop Community Wildfire Protection Plan

Lead Agency:	City of Sebastopol Fire
Supporting Agencies:	Gold Ridge Fire, County of Sonoma
Hazards of Concern:	Wildfire
Description of the Problem:	Climate change, developments in the urban/rural interface, overgrowth of urban and rural forests and landscaping have all combined to essentially place the entire State of California at high risk for devastating wildfires. We in Sonoma County have witnessed firsthand the horrifying effects and devastation wildfires can cause.
Description of the Solution:	Develop a Community Wildfire Protection Plan (CWPP). These plans are a science based, hazard asset, and risk assessment performed using high resolution topography, vegetation and fuels data, and GIS information combined with local parcel, weather, and fuel condition data. It would focus on identifying areas of concern within the city limits and prioritize areas where wildfire threat is greatest.
Estimated Cost:	High
Potential Funding Sources:	General Fund, FEMA HMA Grants
Implementation Timeline:	1-5 years
Objectives Met:	1,2,3,4,8,9,13
Benefits:	Identifies areas at greatest risk and provides an opportunity to identify prevention and mitigation strategies.
Impact on Socially Vulnerable Populations:	Enhanced safety and preservation of existing infrastructure and transportation corridors.
Impact on Future Development:	Could enhance or modify existing codes and regulations regarding development projects.
Impact on Critical Facilities/Lifelines:	Enhanced safety and preservation of existing infrastructure and transportation corridors. Could require implementation of mitigation measures on these facilities.
Impact on Capabilities:	Enhanced safety and preservation of existing infrastructure and transportation corridors.
Climate Change Considerations:	Likelihood of increased risk for wildfire with increasing climate change.
Mitigation Category	Local Plans and Regulations
CRS Category	Property Protection
Priority	Medium

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