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2002.3

City of Sebastopol
Staff Report

City Council Meeting of January 15, 2002

To: City Council
 From: Kenyon Webster, Planning Director
 Subject: Proposal from Redwood Oil for Supplemental Environmental Project Adjacent to Laguna de Santa Rosa Wetlands Preserve
 Recommendation: Authorize City Manager to Execute Open Space Easement Agreement
 Funding: No Impact

In September 2001 the City Council conceptually approved a Supplemental Environmental Project (SEP) at a gas station owned by Redwood Oil in Sebastopol at 5640 Sebastopol Road. The SEP is being implemented pursuant to an order of the North Coast Regional Water Quality Control Board related to a water quality violation at one of Redwood's gas stations (not located in Sebastopol).

The SEP involves environmental restoration of a portion of the rear property at the Chevron station site, including planting of native plants, together with at least three years of plant maintenance to facilitate plant survival. Prunuske Chatham, a firm that the City has used for restoration planning, has been retained by Redwood to prepare and implement a restoration plan. The plan has been reviewed by staff and is satisfactory.

Under the SEP, Redwood will grant the City of Sebastopol a permanent open space easement for the property involved. The area of the property is 25 by 180 feet across the back of the property, which adjoins a new portion of the Laguna de Santa Rosa trail system currently under construction. The proposed easement language has been reviewed by the City Attorney and is satisfactory.

Although the area involved in the SEP is small, it would contribute to Laguna restoration and would directly adjoin a new portion of the Laguna de Santa Rosa Wetlands Preserve (the new loop trail and restoration area).