

88-17



# City of Sebastopol

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CITY MANAGER  
MELVIN K. DAVIS

## MEMORANDUM

TO: Bruce Aspinall, City Planner  
FROM: Paul L. Schoch, City Engineer *PLS*  
SUBJECT: Laguna Report and Development Below 76 Foot Elevation  
Job No. 1186-E001-75  
DATE: February 15, 1988

At our most recent staff meeting, you requested that I prepare for you a print of the City of Sebastopol Zoning Map showing the location of the 76' contour.

Enclosed is such a map along with a map which I prepared for the Fire Chief regarding emergency services. This map shows the 70', 72', 74' and 76' contour line and its relationship to the house numbers. On both of these maps, I have outlined the 76' contour in red.

In my memorandum to Melvin K. Davis, City Manager, dated February 5, 1988, I discussed the prior commitments of the City for filling in portions of the City below 76' elevation. In that memorandum, I mentioned "lines should be drawn" at and along Morris Street. As you so appropriately pointed out, this "line" would not be drawn just for properties along Morris Street, but those properties which are below 76' elevation and which development has already occurred and there is no environmental damage to the Laguna by development.

Examples of these types of developments are numerous, and only a few of them are listed below:

1. City of Sebastopol future police station site is located both above and below the 76' contour. Obviously, the entire area has been developed and the "no development" below 76' should not apply to this property.
- NO* 2. Commercial property along Sebastopol Avenue which is now vacant and has been approved by the City for minor subdivisions should be allowed to develop.
- NO* 3. Dura Glass property is posted for abatement. If all structures are removed, the new owners should be allowed to develop by filling their property above 76'.

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4. Portions of property along Petaluma Avenue are within the City of Sebastopol Parking Assessment District and development should be allowed.
5. Cannery area where development is now occurring and occupancy being allowed, should be continued since the City has committed these properties to industrial.

I am sure there are other examples which would fall into this category. Upon analyzing the map, it appears clear to me that properties should be allowed to develop by filling and protecting themselves against flooding for that area below 76' contour and which lie northerly of Fannen Avenue, easterly of Main Street, and easterly and southerly of Johnson Street and Johnson Street extended. Excluded within this area would be the area now designated as W-1 (Primary Wetlands).

Since no development commitments have been given to developers South of Fannen Avenue and easterly of Gravenstein Highway and the Laguna in this area is undeveloped pasture land, the restriction of no development below 76' is workable within this area.

I am sure that we will need to discuss this further at staff meetings to arrive at a consensus regarding a report to the Planning Commission and City Council.

PLS:tlv

cc: Melvin K. Davis, City Manager

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THIS WAS POSTED  
WITH THE NOTICE  
OF HEARING FOR  
THE PLANNING  
COMMISSION

PROPERTIES WHICH MAY BE  
AFFECTED BY RECOMMENDATIONS  
IN THE "LAGUNA ADVISORY  
COMMITTEE REPORT"

