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# Sebastopol aims to save laguna

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## Development still proceeds

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Sebastopol City Council members are asking for more details on regulating land bordering the Laguna de Santa Rosa, but meanwhile are allowing development there to proceed under the old, less stringent rules.

The council members, midway through their review of a citizen's committee study, said they want to save the laguna and send a message that the waterway and adjacent land is worth preserving.

Suzanne Nelson, a member of the committee, said that so far the

message is "as weak as possible."

She said the council has yet to spell out what land to protect and whether the filling of the flood plain will be prohibited.

The council voted 4 to 0, Mayor Tom Miller abstaining, to have the staff prepare a detailed map showing what lands in the flood plain are in a natural state and what lands could be used for development.

It also ordered formation of a committee to study ramifications of a proposal to prohibit increasing fill materials in the flood plain. That policy would require developers to remove soil from the flood plain to offset the amount of new fill on their properties.

Meanwhile, developers will be allowed to proceed through the city planning process for properties

along the Morris Street industrial area. Those developers also have to obtain permits from the U.S. Army Corps of Engineers and the state Department of Fish and Game.

The council still must decide whether to place the fill requirement on the Morris Street properties, which is part of a city assessment district to improve the area. As a related matter, it also must decide whether to allow that part of the proposed 29-unit Palm Terrace subdivision in an undeveloped portion of the flood plain.

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