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UNAPPROVED
MINUTES

PLANNING COMMISSION MINUTES
CITY OF SEBASTOPOL
MEETING OF MARCH 8, 1988

SEBASTOPOL COMMUNITY CENTER
390 MORRIS STREET
6:00 P.M.

The Notice of Meeting was posted by the city Clerk on March 4, 1988.

CALL TO ORDER: Chairman Davis called the meeting to order at 6:05 p.m.

ROLL CALL: Present: Commissioners Apodaca, Gilliam, Gurney, Seidler, and Chairman Davis
Absent: Commissioner Nardi (excused - at Planning Commission Conference)
Staff: Bruce Aspinall, Planning Consultant
Melvin K Davis, City Manager
Larry McLaughlin, City Attorney

STUDY SESSION - LAGUNA ADVISORY COMMITTEE REPORT

Mr. Aspinall stated that this was an informational session for the Commission, in preparation for the Planning Commission public hearing scheduled for March 22, 1988. He introduced Robert Sharp, Chairman of the Laguna Advisory Committee.

After a brief introduction by Mr. Sharp, the Committee showed a slide program on the Laguna de Santa Rosa, prepared previously by other organizations.

Following the slide presentation, Mr. Sharp noted that there may be some misunderstandings of the report, which he briefly attempted to correct. He reviewed the "charge" to the Committee, per City Council Policy 55. He stated that their Report does not:

- (a) Attempt to solve the Santa Rosa wastewater problem
- (b) Attempt to establish City policy on land use
- (c) Attempt to be a 'how to do it book' - implementation would follow from action committee.

Commissioner Gilliam asked what is meant by "retroactive", and what was the intent?

Helen Libeau, as member of the Committee replied that the Committee does not establish policy, only recommends. The Commission is not proposing removal of buildings. Any policy would need to go through normal City process.

Mr. Sharp stated that perhaps "retroactive" would refer to the date the City Council formally adopts the Report.

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Commissioner Gilliam asked about development below 76 feet, regarding Morris Street? Did the Committee treat Morris Street differently?

Susanne Nelson, a member of the Committee, stated that that the Committee represented 2 diverse points of view. Morris Street was handled differently - this is one area of compromise - i.e. Morris St. = "no net fill" vs. "no development".

Commissioner Gilliam questioned the effluent statements.

Mr. Sharp replied that the issue is water quantity vs. water quality; the Santa Rosa spray irrigation provides 50% of water in Laguna in summer. If that were eliminated, the Laguna would be waterless. He stated that regarding quality, that discharge from Llano Plant is better than what flows over land. If tertiary level were achieved, it would be the best quality water in the State.

A member of the Committee stated, however, that excess water could kill valley oaks. They are therefore recommending relocation irrigation away from oaks and vernal pools.

Commissioner Gurney stated that the Planning Commission needs help in understanding the interplay between "no-net fill" vs. "no development".

Pam Morrow, a Committee member, stated that within the Fill Subcommittee, there were compromises. Some recommended that there be no development below 76 foot elevation, others felt that if there is fill, there be no net fill.

Helen Libeau observed that even "no-net" has problems, it is not just a hydrologic problem. Scraping from one area may create environmental damage. Therefore, some Committee members believe that "messing around", even with "no-net", was un-wise. She stated that increased paving in Santa Rosa will raise 76 foot flood line. She noted that perhaps Planning Commission/City Council could adopt a policy that floodable stuff is acceptable below 76 feet. In any event, "no-net" fill was recommended on Morris Street as a compromise.

Susanne Nelson stated that "no-net" may solve flood question, but may be detrimental to biotic consideration.

Jim Pacatte stated that there never was disagreement over value of Laguna; Laguna as storage basin is an important resource, agreed effort should be retained to protect what remains. He stated that he thought the Report was strictly advisory. In his opinion, it is not fair to treat it as implementation right away, much needs to be done first.

Bill Haigwood stated that the assignment was to make recommendation. The Committee took a 'visionary' approach, and is looking to Planning Commission/City Council to transform their

LAGUNA PLAN: One of our Board members, Richard Nichols, was appointed to the Laguna Advisory Committee. This group has just completed a comprehensive study of Laguna and has presented it to the Council. The plan emphasizes the importance of the Laguna in all its natural functions, discusses both the damage and remaining rich diversity, prospects for rehabilitation and enhancement and the possible sources for funding. We will be following this closely to make sure that the City continue the process towards protection of the Laguna and involves citizens toward this effort.

1. Public hearing before the Planning Commission:
March 22nd - ~~Monday~~ ^{TUES} - 7:00 p.m. - Sebastopol Vet's Bldg.
2. Public hearing will also be held at City Council sometime in April (it is unscheduled at this time)
3. ISSUE: Almost everyone will say that the Laguna needs saving. HOWEVER, property owners and developers will be opposed to any ordinances protecting the Laguna that will keep them from filling and building.
4. There will be a GUIDED LAGUNA TOUR: March 20 - Sunday at 2:00 P.M. Meet at the Community Center Parking Lot.