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Memorandum  
City of Sebastopol

To: Planning Commission

From: Greg Jacobs, Chair  
Park & Recreation Commission

Subject: Laguna Master Plan

Date: June 15, 1992

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The Park & Recreation Commission has completed its review of the Laguna Master Plan Volumes One and Two. As a whole the Commission believes that most of the Plan is acceptable. The problem areas lie with the competing demands over use of the Youth Park.

By a vote of 4 to 1 the Commission has recommended that Plan B (which adds a third ballfield at the Youth Park) be approved as presented in the Volume Two - Technical Report, but that it be changed to keep an amphitheater and teen center in the Youth Park.

This recommendation was made after the benefit of two public hearings in which public comment was solicited. Also, the consultants were asked detailed questions regarding the plan and to give options to the two plans.

The majority of the Commission felt that this recommendation was justified by the following:

1. The filled-in sewer pond has been determined not to be wetlands and has no habitat value at this time. There is the possibility that it was never part of the original Laguna. The third ballfield issue is a land use one and not an aesthetic or biological one. Not so

2. The Little League is prepared to make use of the site right now and has proved itself capable of maintaining the site at no cost to the city. There is no indication that such funding is available in the near future for a passive Laguna use such as an amphitheater. ?

3. The Little League has long planned for a third ball field at this site. Unfortunately, there is no other site readily available in the city for them to relocate.

4. The option of expanding an existing field to senior league size was determined to be infeasible at this time. It would result in filling approximately one-half acre of wetlands and would require the Little League to still be short one ballfield.

5. There is some concern over the possibility of toxic waste

disposal at the old sewer pond. Uses other than a Little League field such as restoration to Laguna would require substantial testing.

Commissioner Turchin did not support the majority Commission recommendation, believing that more effort needs to be made to find a mutually satisfactory solution. This involves possibly expanding one of the existing ballfields to senior league size and finding another little league field elsewhere in the city or even in the county.

He believes there is the opportunity for the Youth Park to be the center for an education facility for the Laguna. Just because the money is not present right now, future options should not be closed. He endorses Plan A (Gary Hyden's recommended plan) with an expanded ballfield at the Youth Park and finding a third ball field elsewhere.

Gary Hyden, consultant for the Plan, expressed concern that the Commission's recommendation intensifies use of the Youth Park beyond what the land is reasonably capable of and that there are implications on parking demand that are not being dealt with.

The majority of the Commission agreed that if another location for a third ballfield could be found, then it would be preferable than use of the filled-in sewer pond. However, until this is presented to them, they believe their recommendation is the best course of action.

I am available to the City Council should they have any further questions regarding the Park & Recreation Commission recommendation.

cc: City Council  
Park & Recreation Commission  
Mel Davis