

## Plan Bay Area and the updated Sebastopol General Plan

- ❖ For the first time ever, we have a regional plan (adopted in July 2013) for the 9 Bay Area Counties that directly impacts the General Plans of all local jurisdictions. This regional plan is called Plan Bay Area.
- ❖ Plan Bay Area mandates housing quotas on all local jurisdictions. The housing element of the new Sebastopol General Plan will be dictated by the housing quotas set forth in the Plan Bay Area. The number and types of housing units allowed in Sebastopol will be outside of local control.
- ❖ Plan Bay Area (along with the Complete Streets Act of 2008) mandates the development for a “complete streets program” in all local jurisdictions. This mandate is not funded! Funding will have to be found by the local jurisdictions. “Complete Streets” are a component of “sustainable development” and favor bike lanes, widened sidewalks, roundabouts, bulb outs, etc over automobile traffic. Where “Complete Streets” have been implemented in the Bay Area, huge traffic problems have resulted.
- ❖ Plan Bay Area designates “Priority Development Areas (PDA)” whereby “sustainable development” will be given preference over development in areas outside of the PDA. Within the PDA, “sustainable development” can be given waivers on impact mitigation for schools, roads, police, fire, etc! The Sebastopol Downtown Core has been designated as a “Priority Development Area.”
- ❖ Plan Bay Area states that “blighted” properties in a PDA can be seized via eminent domain if a “sustainable development” is proposed for the property. Plan Bay Area defines “single family residence” as “blight”, because a single family residence is considered an inefficient use of land.
- ❖ “Sustainable Development” is defined as high density, multi-story, mixed use development with limited parking. “Sustainable Development” in “Priority Development Areas” that are to receive impact waivers must be developed by prevailing wage (union) contractors. Local contractors need not apply!
- ❖ The “visioning workshops” held by the General Plan Consultant for public input will be Delphi meetings. This means that the public will be encouraged and directed to accept the above bullet points and it will be made to seem as if there is broad public support for them.
- ❖ The General Plan Consultant, De Novo Group, has signed a contract with the City of Sebastopol for approximately \$390,000 for consulting services. De Novo Group recently completed the City of Cotati General Plan, which is currently awaiting City of Cotati Council approval.
- ❖ The above is just a small sampling of what is in store for us now that Plan Bay Area is being imposed on our local jurisdictions.

**Please attend the “Visioning Workshops” on April 30, 2014 and May 14, 2014 at 6:30pm at the Center for the Arts on High Street!**