

GEYSERVILLE COMMUNITY PLAZA MASTER PLAN



Geyserville Municipal Advisory Committee
Sonoma County Public Infrastructure Department
February 24, 2023



Geyserville Community Plaza Master Plan

Geyserville MAC

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- C Site Topographic Survey
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1. INTRODUCTION



The Geyserville Community Plaza Master Plan provides a blueprint for reimagining the existing Geyserville Park and Ride facility as a vibrant multiuse community space to serve community and visitors. The site is a special place, with a developed upper plaza and a natural,

open lower site. The Plan proposes an array of facilities including an accessible, shared use path to connect Geyserville Avenue with the future SMART path, a public restroom, picnic area, play space and event gathering area. Facilities will be designed to be durable and sustainable, and to preserve and enhance the existing oak woodland that is subject to seasonal inundation. The Plan complements community goals for a green space that is safe, sustainable, requires minimal maintenance, uses a minimal amount of water, and is durable.

A. BACKGROUND AND PURPOSE

The Geyserville community has long sought a space for public gatherings, community events, and informal uses. In 1998, Sonoma County received funding to develop a visitor center and parking facility in downtown Geyserville to help revitalize small businesses and tourism and facilitate expanded economic development (**Figure 1**).

Vision

The Geyserville Community Plaza Master Plan provides a blueprint for reimagining the existing Geyserville Park and Ride facility as a vibrant multiuse community space to serve community and visitors.

Facilities will be designed to be durable and sustainable, and to preserve and enhance the existing oak woodland that is subject to seasonal inundation. The Plan complements community goals for a sustainable green space.



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**GEYSERVILLE PLAZA
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Appr'd: XXX

LOCATION MAP

**FIGURE
1**

IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE -- ADJUST ACCORDINGLY

Geyserville Community Plaza Master Plan

During the following years, this parcel was acquired and the project evolved. The site was partially developed in 2009 as a park and ride facility with a small paved public use plaza containing signage, lighting and landscaping. The remainder of the site remained undeveloped.



In 2021, funding was authorized for conceptual design of improvements for the site. With support from the Geyserville Municipal Advisory Council (MAC), Supervisor James Gore, Sonoma County Public Infrastructure Department and the Sonoma County Board of Supervisors.

This Master Plan reflects community goals and promotes preservation of site resources. When implemented, it will offer a variety of facilities to serve the community and visitors.

B. COMMUNITY INPUT

An internet survey and handouts (in English and Spanish) were prepared and sent to area residents, businesses, as well as circulated at local events, including the Geyserville May Day Celebration, Geyserville Municipal Advisory Committee Meetings, and other community events. In addition, concepts and ideas for the Master Plan were posted in Downtown Geyserville.

Survey Results

The survey queried user demographics, familiarity with (and use of) the area as well as priorities for use of the site.

Of the 155 survey responses received, the top activities identified as priorities at the site include:

- 86% Seasonal Events
- 79% Farmers Market
- 57% Play Area
- 57% Picnicking



Survey respondents prioritized the following items to be included in the Master Plan. Full survey results are contained in **Appendix A**.

We Welcome your Input!

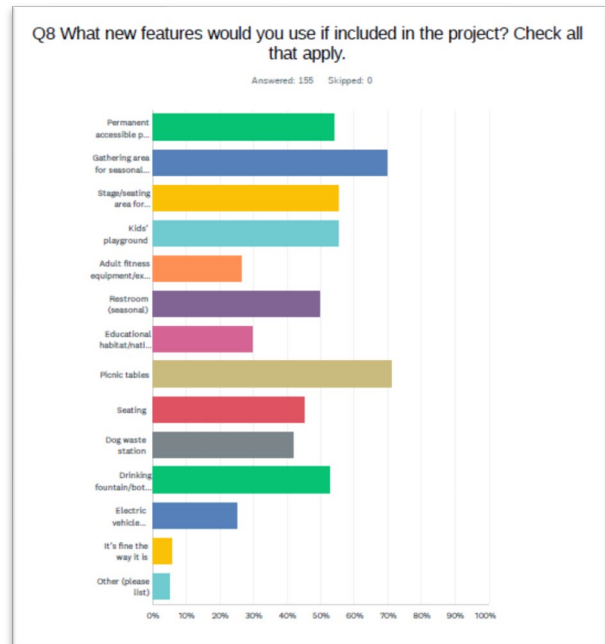
Sonoma County and the Alexander Valley-Geyserville Municipal Advisory Committee seek your input to develop a vision for the Geyserville Park and Ride/Community Plaza Master Plan. With your help, this public space will be revitalized to serve the community, including a permanent, accessible path through the site, protection of existing trees and low-maintenance, drought-tolerant landscaping. Please help identify activities and improvements to be included in the Master Plan.

<https://www.surveymonkey.com/r/MH4TKY>

Please complete the survey and return by: March 6, 2022.

1. (Optional) What is your age? _____
2. Where do you live?
 - Geyserville
 - Alexander Valley
 - Sonoma County
 - Visitor to the area
3. Do you visit Geyserville Park and Ride/Community Plaza (Park)?
 - Yes, daily
 - Yes, weekly/monthly
 - Yes, not often
 - Never
4. What is the best thing about the Park? Please rank by priority from 1 to 3.
 - ___ Quiet
 - ___ Convenient meeting spot
 - ___ Wi-Fi hot spot
 - ___ Shady
 - ___ Open space/grassy field
5. What needs the most improvement? Please rank by priority from 1 to 3.
 - ___ Entry area
 - ___ Walking path
 - ___ Parking
 - ___ Drainage problems
 - ___ Lighting
 - ___ Landscaping



2. ENVIRONMENTAL SETTING

Geyserville Community Plaza is located at 21100 Geyserville Avenue (APN 140-100-012 and 140-100-013) within the unincorporated community of Geyserville.



A. SITE CONTEXT

The Community Plaza site is partially developed as a Park and Ride commute facility with thirty parking spaces and a paved plaza area with a community billboard also containing advertising signage. This area has lighting and landscaping that was installed in the early 2000s as well as a small storage building that is used by the Geyserville Chamber of Commerce for community events. The landscaping is a mix of native drought tolerant plants and non-native shrubs and trees. Some of the plantings are old and becoming woody and could be replaced. The remainder of the site is undeveloped oak woodland, with an informal footpath running through the center that connects to the Sonoma-Marin Area Rail Transit (SMART) property. This adjacent property is planned as a rail corridor and pedestrian path on the west side of the existing railroad tracks.

Geyserville Community Plaza Master Plan

The site consists of two parcels, designated as Public Facilities in the Sonoma County General Plan.

APN 140-100-013 1.11 Acres. Zoning: PF-F2-VOH (Public Facilities Secondary Floodplain Valley Oak Habitat)

APN 140-100-012 0.06 Acres, Zoning: PF (Public Facilities)

Residential uses are adjacent to the site to the north and south. The Geyserville Avenue (SR128) frontage has a transit stop and commercial uses across the street. With the planned multiuse path along the west side of the SMART corridor, providing an accessible path across the site to connect transit facilities is a key project goal.

B. VEGETATION AND WILDLIFE

The upper portion of the site is planted with a mix of ornamental landscape plantings installed when the Park and Ride facility was constructed.

Dominant species include Crape myrtle, Pistache, Prunus sp. and understory vegetation including African iris and Pittosporum.





The lower portion of the site is dominated by native oak canopy with annual and perennial grasses forming the predominant vegetative cover. The Sonoma County Vegetation Map (**Figure 2**) classified the site as annual and perennial grassland with a small area of tree forest.

Although a portion of the lower area is periodically

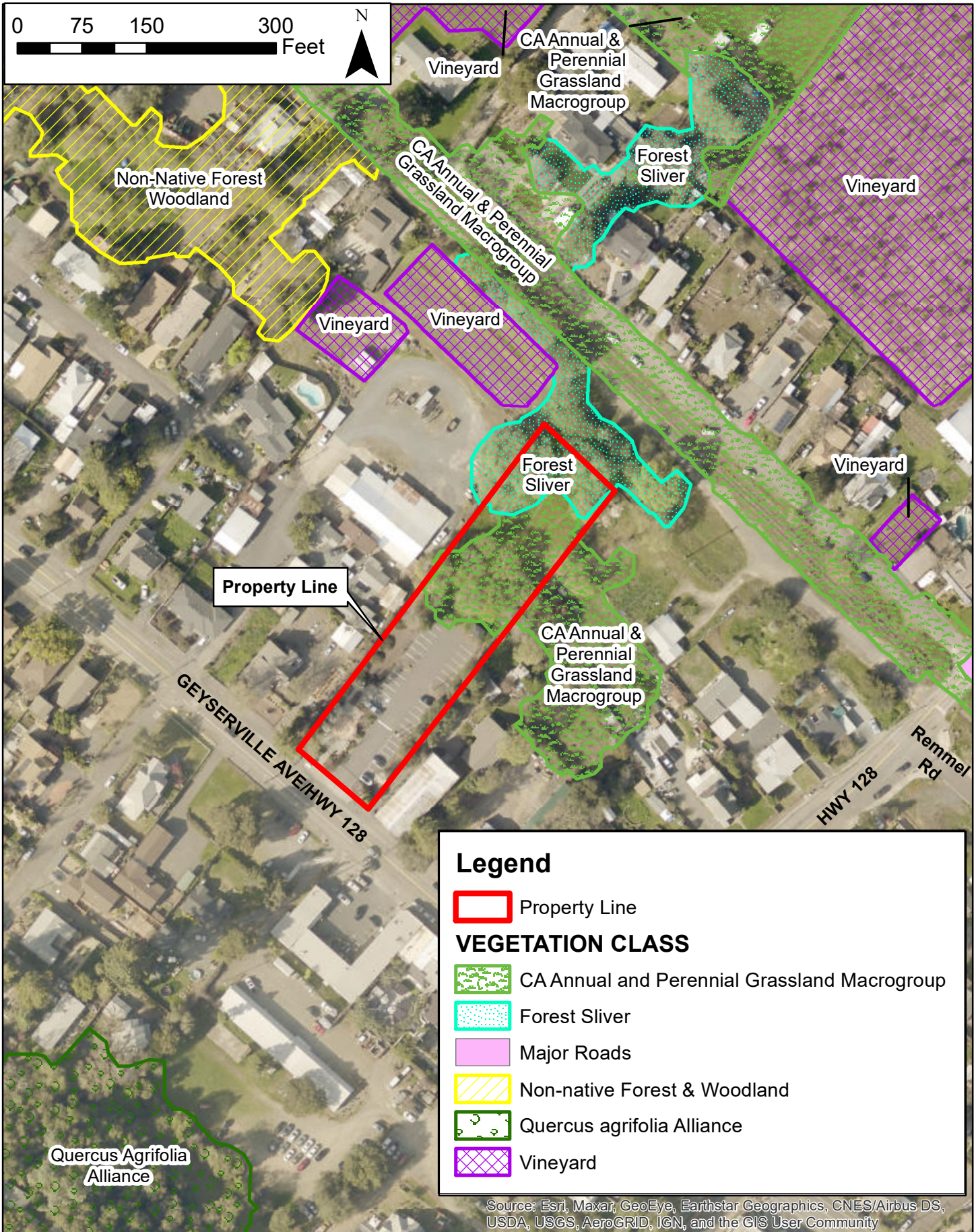
ponded due to localized flooding, this area was not mapped as wetland on the Sonoma County Vegetation Map, nor identified in the previous environmental document for the site.

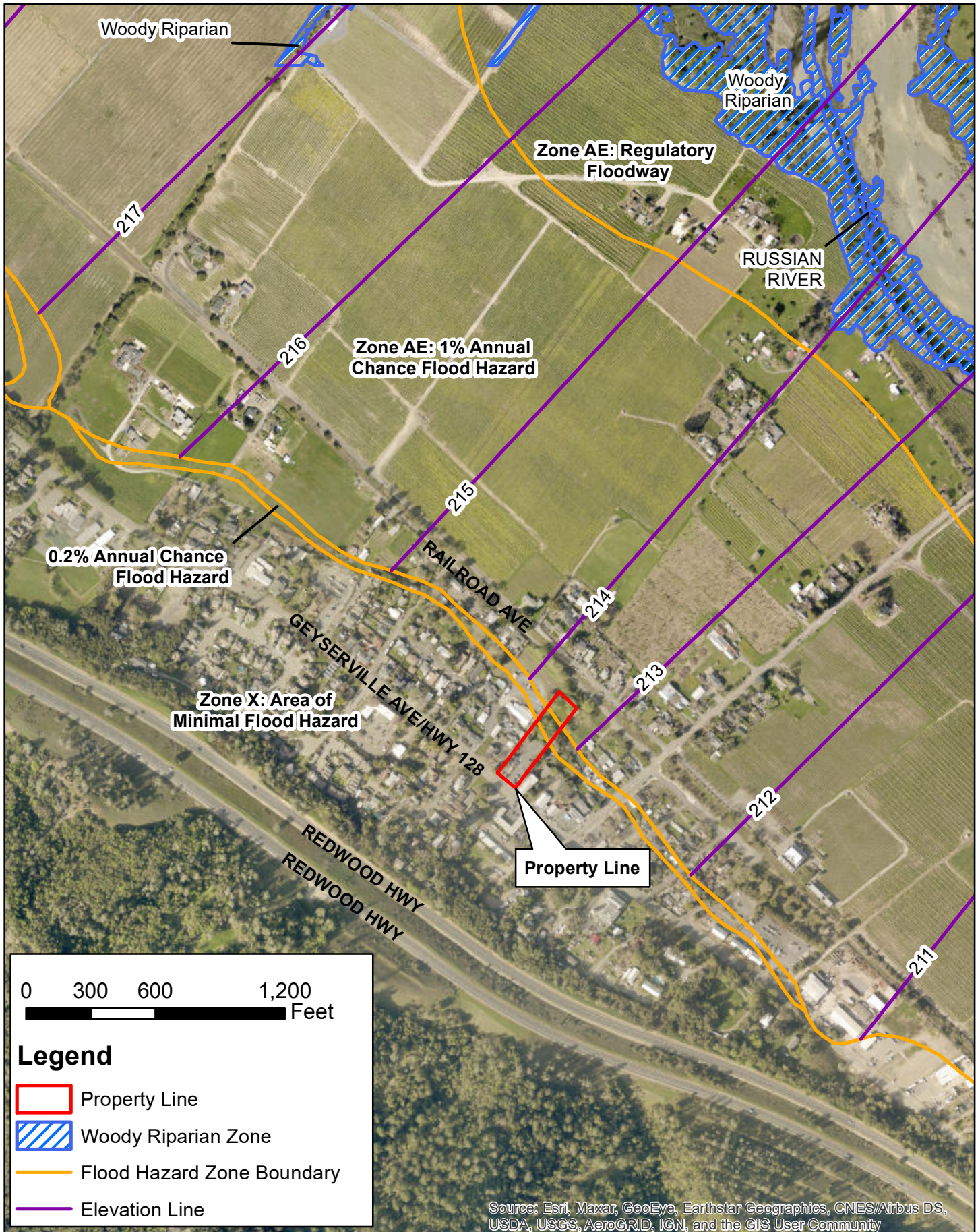
C. HYDROLOGY AND FLOODING

The lower portion of the site is zoned as secondary floodplain and is seasonally inundated with localized flooding during extreme weather. The site has been mapped by the Federal Emergency Management Agency (FEMA) as minimal flood risk in the upper area, and 1% annual flood hazard (100 year flood zone) in the lower area (**Figure 3**). However, the site

collects local water seasonally from adjacent parcels that have been filled, and this condition may be exacerbated by a blocked culvert along the northerly property line. In general, the lowest portion of the site is at approximate elevation 208, whereas surrounding lands (including the SMART right of way) are at approximate elevation 210. A created swale bisects the site that helps drain the







0 300 600 1,200 Feet

Legend

- Property Line
- Woody Riparian Zone
- Flood Hazard Zone Boundary
- Elevation Line

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Geyserville Community Plaza Master Plan

upper developed portion of the site. This swale continues onto the SMART parcel but ends without draining approximately 100 feet south of the site.

According to Sonoma County zoning, in the F2 (secondary floodplain) district, new residential, commercial and industrial structures will be permitted, if designed, constructed and utilized so that appreciable damage will not occur and structures are elevated above the designated flood elevation.



Seasonal Post-Storm Inundation, December 2021



Post-Storm Inundation, January 10, 2023

3. PRELIMINARY SITE PLANNING

Figure 4 summarizes the site opportunities and constraints. Visually, the site is constrained by the predominant upper parking area and lack of pedestrian connections to the lower site. These two areas are separated by a sloping area.

A. OPPORTUNITIES AND CONSTRAINTS

Plaza

The existing plaza area consists of a paved 1800 SF concrete plaza with a round decorative concrete inset. Two ADA accessible parking spaces east of the plaza are accessed via a concrete ramp on the north side of the site. Site furnishings include freestanding signs used for local advertising, benches and lighting.

Plaza Opportunities/Constraints

- Need for improved visibility from street
- Area lacks shade in summer
- Plaza is blocked by transit shelter
- Existing pavement can be used for events
- Needs better pedestrian connection to parking and pedestrian route
- Bicycle racks needed

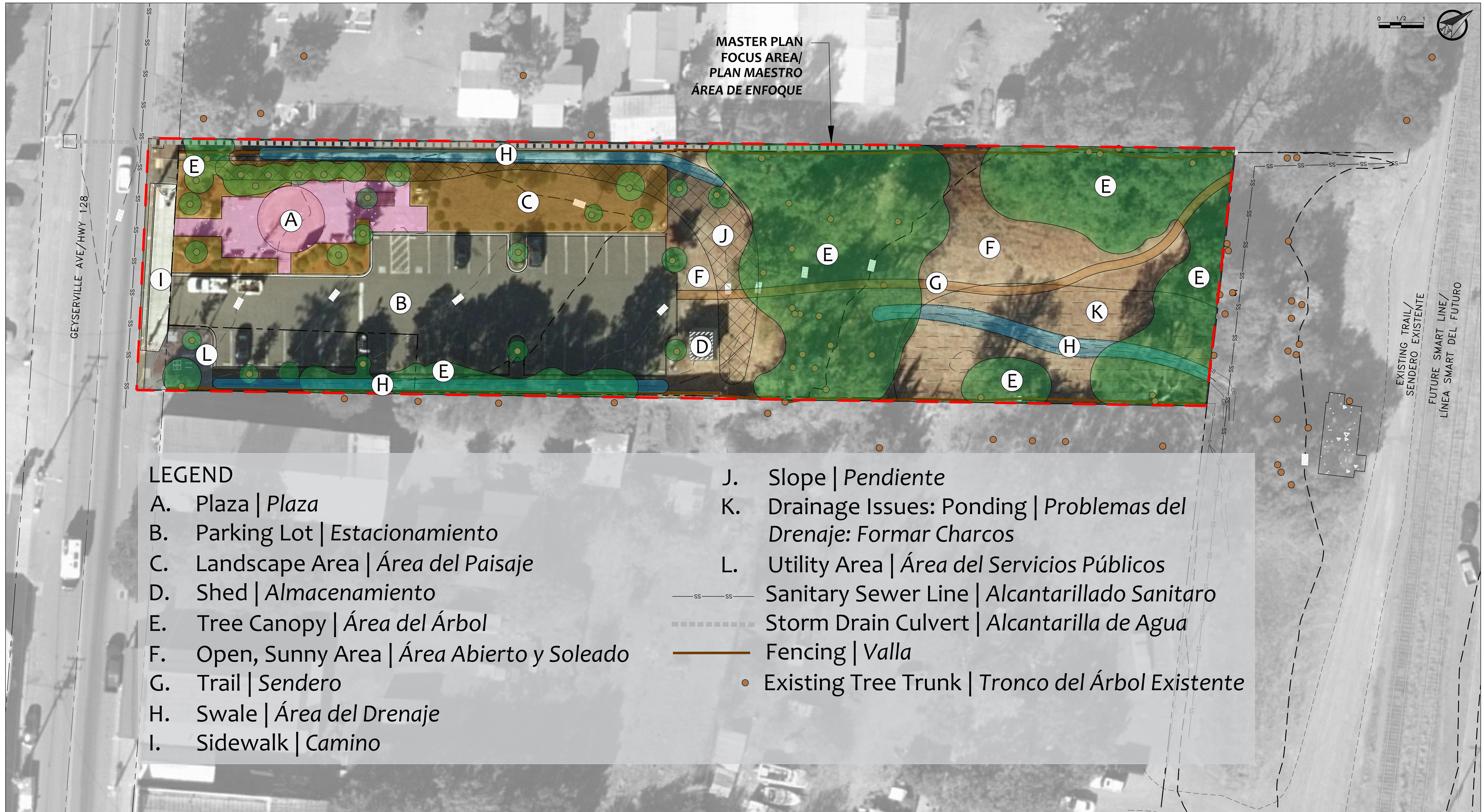
Parking Lot

The parking lot provides sufficient space for vehicular parking, however it is generally underutilized as a commuter lot. This parking lot is also utilized for restaurant parking, community events such as the Fall Colors/Vintage Car Festival and Holiday Tractor Parade. When SMART is extended to this area, there is another park and ride facility one block south of the site to serve the rail line.

Parking lot Opportunities/Constraints

- Paved area is useful for community events, but generally underutilized
- Lacks visibility from street
- Highly utilized for restaurant parking
- Electric Vehicle charging is not provided

EXISTING CONDITIONS | CONDICIONES EXISTENTES



- Parking space dimensions could be more efficiently allocated with compact spaces; however, may limit truck parking availability
- Consider converting some parking spaces to green space
- ADA parking spaces should be upgraded to current standards
- A clear pedestrian route should be delineated
- Visible signage is needed
- Opportunity to repurpose some paved area into park open space and/or relocating storage structure/restroom

Landscape Area

The open area north of the parking and east of the existing plaza consists of sparse ornamental landscape shrubs and scattered trees. The area slopes toward the eastern lower area and a drainage swale daylight to the lower area. There is an existing 24" corrugated plastic pipe at the property edge that connects to and provides overflow from storm drainage on Highway 128.

Landscape Area Opportunities/Constraints

- Area is elevated from seasonal inundation
- Moderate sloped area to be addressed in design for ADA accessibility
- Opportunity for amenities and increased use areas
- Retaining wall may be needed to accommodate any active use; potential to incorporate seating into grade transition
- Landscape renovation needed
- Sunny area of site for potential solar access
- Potential location for play area – incorporate play features into grade transition, such as at-grade slide

Storage Shed

The existing storage shed is utilized by the Chamber of Commerce to store materials for maintenance and seasonal events. Based on community response in the survey regarding the need for a public restroom, this structure should be replaced, and storage incorporated into a new restroom facility.

Storage Opportunities/Constraints

- This location partially blocks visual access to the lower site
- Re-orient new structure to maximize views
- Consider moving structure further west if parking area is reconfigured, to improve visual access from street and increase proximity to transit hub.

- Consider siting for solar access and utility connections
- Provide drinking fountain at restroom area

Transition Slope

The area that forms the transition between the upper and lower area as well as the site perimeter is a sloped area (approximately 30% slope) with an elevation change of approximately 8 -10 feet. This area supports a canopy of native oaks and other trees with understory grassland vegetation. A swale along the north and south perimeter also facilitates site drainage. Improvements in this area should preserve existing site infiltration and minimize compaction or root disturbance. The swale on the north side could be culverted to increase useable flat space.

Plan earthwork along the transition slope to create an ADA accessible path; cut and fill areas should avoid trees and the pathway should utilize permeable paving (as needed) to minimize root disturbance.

Meadow

The lower meadow area represents the largest undeveloped open area on the site and is the logical location for a gathering area for community events. It is also subject to seasonal ponding due to adjacent grades and on-site drainage, so any improvements need to be durable, or this area raised to a higher elevation.

Meadow Opportunities/Constraints

- Largest undeveloped area for community gatherings
- Sunny location with perimeter trees
- Opportunity for onsite flood storage if excavated and deepened , or below-grade recharge
- Consider raising this area (or creating a berm at site perimeter) to meet adjacent grade and restore historic drainage pattern
- If area is to remain at existing elevation, then durable surface materials are needed to sustain seasonal ponding events: permeable paving, concrete paving for walkways.
- Site furnishings should be selected to withstand seasonal ponding.
- Lighting and other features should be low key to maintain rustic feel

Path/Circulation

The key element of the Master Plan is formalizing the walking path between the upper plaza area and the lower site, with a future connection to the proposed SMART path,

which is a high priority. The path should be designed for accessibility (ADA), provide all weather use, and be durable and sustainable. The path will provide a direct connection between the upper and lower portions of the site, as well as create a pleasant walking/bicycling experience. Path surfacing should withstand storm events and be incorporated into the surrounding landscape to minimize potential for edge erosion. If possible, the main path should be 6-8 feet wide, and a parallel loop path 4-5 feet wide should be provided to increase walking opportunities and site access.

Ponding Area/Drainage Swale

The informal swale that drains the upper area, as well as created swales on the north and south sides of the parking area contribute to seasonal ponding issues in the lower area, as there is currently no place to drain the lower site. Fill placement on adjacent properties is a potential contributor to seasonal ponding issues.

On an area-wide basis, this drainage problem could potentially be alleviated by extending existing culverts and connection to the storm drain system. There is a sanitary sewer system located parallel to the SMART tracks; it is unknown if on site drainage could be directed to this system.

Swale Opportunities/Constraints

- Explore connecting onsite drainage to adjacent sanitary sewer facilities or storm drain system downstream of site
- Correct adjacent drainage issues by clearing existing culverts and/or placing a berm at site edge to minimize adjacent flow
- Consider excavating swale to create seasonal retention/ponding area, using excavated material to raise elevation with perimeter berm and along pathway.
- Manage drainage by clearing existing culverts
- Examine local watershed drainage and function off-site (including adjacent parcels and SMART corridor) to determine region-wide solutions
- Consider potential connections to area storm drain system in conjunction with future SMART trail improvements/implementation
- Design site furnishings and infrastructure that is flood-resistant
- Elevate key infrastructure above elevation where seasonal ponding occurs

Entry/Sidewalk/Utility Area

The narrow site constrains the site visibility and presence from the street. Utilities, light fixtures, gates and overgrown vegetation limit views into the site. The Transit stop shelter obscures views of the plaza area but is closest to the bus stop.

Entry/Sidewalk Opportunities/Constraints

- Lack of sidewalks on either side present accessible connection issues to the Downtown area to the south.
- Maintaining direct access from the plaza to the bus stop is essential to preserve site accessibility
- Overgrown trees and landscape plantings should be maintained to improve appearance and visibility
- Adding a vertical element such as an arbor or decorative feature should be considered
- Remove broken, damaged and unused facilities such as gate post, bollards, etc.
- Consider replacing/relocating light fixtures for visibility and light efficiency
- Consider opportunities to add art installation to this area
- Reorganize bench placement to encourage use
- Consider placing game tables to increase use
- Consider picnic tables
- Provide shade in seating area

B. PRELIMINARY PLAN CONCEPTS

Three concepts were developed for community review and input - each illustrating a set of common site features as well as other facilities or elements that could be included as part of future project implementation. The three concepts were reviewed and circulated at community events, online and posted in Downtown Geyserville. Based on community input, the three concepts (**Appendix B**) and design elements listed below were then refined into the preferred Master Plan.

<p>All Options</p>	<ul style="list-style-type: none"> • Improve entry visibility • Limited disturbance of native tree areas • Retain existing parking • Future EV charging • Site furnishings - picnic tables, dog waste station, bicycle rack, benches and drinking fountain • Accessible path connecting the upper and lower areas • Relocation and/or consolidation of the storage area • Seasonal restroom trailer or a new permanent restroom • Connection to future SMART path • Enhance lower swale for drainage • Native plant/educational garden area • All improvements in lower area to be flood resilient
<p>Option 1: Upper Event Area</p>	<ul style="list-style-type: none"> • Use-intensive elements in the upper area (restroom, stage, picnic tables) • Lower area mostly natural • Play elements • Native grass or mowed meadow • Restroom/storage area relocated to the north side of the parking area
<p>Option 2: Lower Event Area</p>	<ul style="list-style-type: none"> • Stage (raised deck) in the lower area with event lawn • Utilize drought tolerant turf and/or permeable pavement • Restroom/storage area relocated to avoid blocking views • Secondary site for a portable restroom • Picnic area and community garden
<p>Option 3: Passive Site Enhancement</p>	<ul style="list-style-type: none"> • Minimal improvements in lower area • Restroom/storage area next to parking • Picnic tables and stage in the upper area • Lower area - mowed meadow, enhanced swale and native plant area

4. MASTER PLAN

The Master Plan (**Figure 5**) reflects community and stakeholder input, including many of the elements originally presented in Preliminary Concept 2. These elements include:

- Landscape renovation of the upper developed area to focus on increasing site visibility and aesthetics
- Upper play and picnic facilities that fit with a rustic, low maintenance setting
- A public use restroom (closed evenings)
- No community garden
- ADA accessible path, with a network of low intensity or informal paths
- Gathering area in the lower meadow
- Elevated stage at east end of site oriented towards the gathering area
- Supplemental site suitable for temporary event restroom placement.
- Preservation and enhancement of the existing oak woodland
- Site furnishings including benches, tables, play/exercise equipment, waste receptacles, drinking fountain and bicycle racks.
- EV charging station

A. VISION

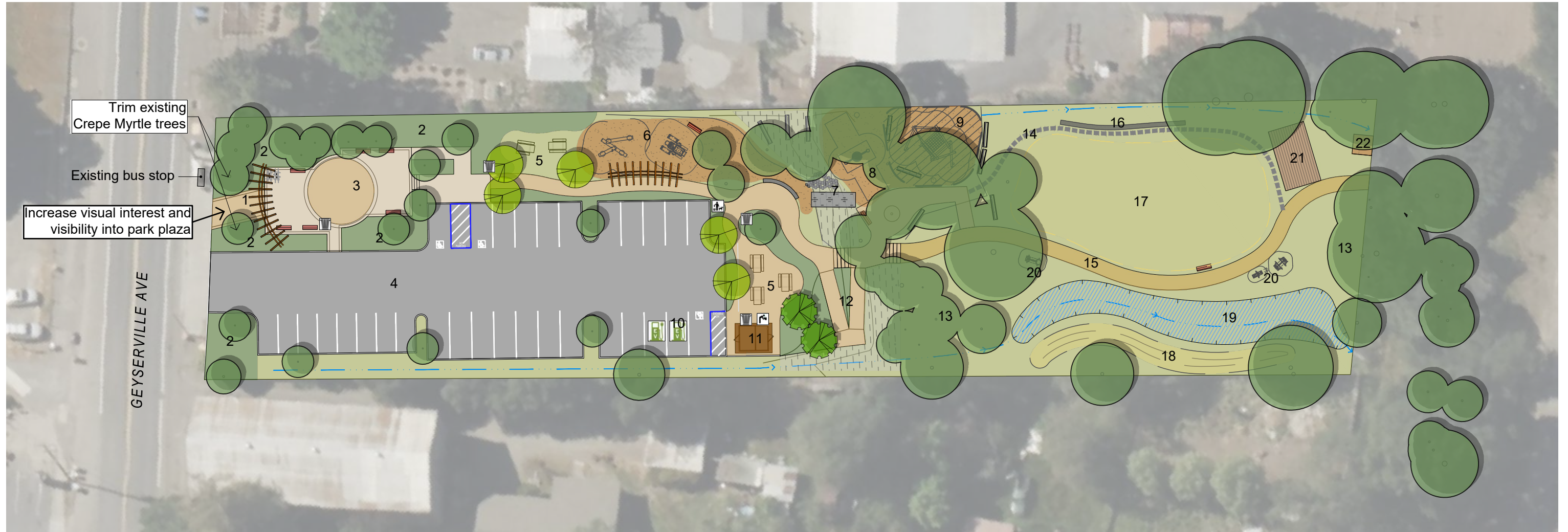
The Geyserville Community Plaza is intended to be a community amenity that supports area residents and visitors with a variety of facilities to encourage a sense of place and foster community pride, while preserving the natural character of the site.

Building on the site's opportunities, permanent facilities including a restroom, play space and picnic area will be located within the upper area that has been developed to minimize inundation challenges. Landscape renovation will be critical, including tree trimming to improve visibility, and replacement of dead or decadent shrubs and groundcover with a mix of drought tolerant native landscape plantings.

In the lower area, enhancing the existing drainage system to replicate a natural swale system will provide an attractive focal point. Native landscape plantings to mimic a riparian system will be included, with a potential for interpretive features and educational experiences.

In the lower area, durable, natural surface materials and site elements that are suitable for seasonal inundation will be featured in an informal gathering area and elevated stage. Opportunities for play, passive activities and periodic events would be accommodated in this area.

Geyserville Community Plaza - Master Plan



- PAVING
- RENOVATED OR NEW LANDSCAPE
- EXISTING LANDSCAPE
- SLOPED LANDSCAPE

- EXISTING TREES
- PROPOSED TREES
- SWALE
- BENCH
- SEATWALL

- DRINKING FOUNTAIN / BOTTLE FILLER
- TRASH / RECYCLING
- DOG WASTE STATION

1. WIDENED ENTRY WALKWAY AND ARBOR
2. RENOVATED PLAZA AND ENTRY PLANTING AND LIGHTING
3. EXISTING PLAZA
4. EXISTING PARKING
5. PICNIC AREA
6. UPPER PLAY AREA (OPTIONAL SHADE ARBOR)
7. HILL SLIDE AND STUMP STEPS
8. LOWER PLAY AREA
9. EXPANDED PLAY AREA OR NATURE AREA
10. EV CHARGING STALL AND ADDITIONAL ADA PARKING
11. RESTROOM/SERVICE AREA
12. ADA COMPLIANT RAMPS
13. NATURE AREA
14. INFORMAL TRAIL, AGGREGATE SURFACE
15. ADA COMPLIANT PATH, ELEVATED 2-3'
16. GABION SEATWALL
17. GATHERING AREA
18. BERM WITH NATIVE PLANTING
19. SWALE AND EXPANDED PONDING AREA
20. OUTDOOR EXERCISE EQUIPMENT
21. STAGE
22. TEMPORARY RESTROOM PAD



0 20 40 Feet

FIGURE 5

A network of trails to connect Geyserville Avenue with the future SMART path will provide site linkage to unify the site and provide visual access to the space.

New paths and design elements will be sited to minimize disturbance to the native oak tree canopy on the east half of the site. New plantings will be compatible with the natural characteristics of this area.

Seasonal events - such as the Geyserville May Day Celebration and Harvest Colors - as well as informal play space for the community (when school play facilities are unavailable) can be accommodated in the open and natural setting of the lower park area. This area is ideal for these varied uses and will form an open and welcoming space to host occasional large events, with natural, low key nature-based elements integrated into the setting, such as boulders, logs, berms, and other design elements that are integrated with the setting, sustainable to withstand inundation and do not contribute to visual clutter.

B. PROJECT DESCRIPTION

The Geyserville Community Plaza will be a multiuse open space park that integrates the existing commuter parking facility and transit plaza with new facilities to serve the community and area visitors. The Plan features:

- An open meadow for event use
- Oak woodland protection and restoration
- New two-stall restroom with storage
- Parking for vehicles, bicycles, EV charging and ADA spaces
- Play area, and
- Picnic area.

Vehicular access would be provided at existing site entry, and the parking area utilizes existing paved area that would be renovated to meet current codes for accessibility and electric vehicle charging. Future connection to the planned SMART path would be located at the east end of the site.

Environmental elements include enhanced seasonal swale and ponding area, informal, unpaved paths in the open space area, tree health & safety vegetation management and removal of invasive plant species.

Accessible Connection to (future) SMART Path

Sonoma-Marin Area Rail Transit has future plans to extend passenger rail service to Cloverdale, and preliminary plans for an associated shared-use (bicycle/pedestrian) path are located on the east side of the tracks south of Highway 128, crossing at the 128 intersection to the west side of the tracks, to abut the site and formalize existing use. The new path through the site will be designed to facilitate this connection.

An accessible path from Geyserville Avenue at the transit stop to new facilities and through the site to the future SMART path is an essential component of the project. This will entail extending the walkway from the existing Park and Ride plaza area along the north side of the parking lot, with an accessible path sloping to the SMART right of way. This path will be designed to withstand seasonal inundation, using concrete or permeable pavement in the lower area.

In addition to the shared use trail system, internal loop trails would be provided. Upgraded parking facilities compliant with current codes would be provided, including ADA accessible and electric vehicle parking and charging ready spaces.

A new arbor/shade structure would be provided in the existing plaza to serve as a visual cue, provide shade and define the park entry. Up to 8 Individual picnic sites would be provided. Restroom, drinking fountain and electrical service would be provided, as well as storage facilities for community events.

Permanent facilities will be sited to minimize flood risk and damage and take advantage of existing utilities and includes replacement of the existing storage building with a multi-functional restroom and storage structure.

Placement of an elevated stage to serve community events will be located adjacent to the open meadow area, as well as a site for placement of temporary restroom facilities during community events.

Sustainable Design Features

Integrating sustainable design features into the project is a community goal.

The site is an opportunity to demonstrate sustainable design practices. Retention and reuse of materials, use of permeable materials for new paving and treating stormwater on site are other elements of sustainability. Planting drought tolerant species, including plants native to this area and irrigating them with water efficient systems are other strategies. The intent of this plan is that materials and installation details for every aspect of the park design will incorporate sustainable design practices. The education programs at the park, signage and other interpretive displays can illustrate these practices and help visitors understand sustainable design concepts.

Another aspect of sustainable design is consideration of the materials used to build the new site features. For long-term durability, the intent is to use stone, metal, concrete

and other high-quality materials that will require a minimum of maintenance and will last for many decades.

Throughout the space, there will be opportunities for display spaces for seasonal exhibits, as well as use of natural materials such as logs, boulders and other natural elements to enhance the outdoor experience.

Surface materials must be appropriate for areas subject to inundation and be permeable where appropriate to maintain the site's drainage function. For durability, concrete pavement or pervious pavers should be considered to withstand seasonal inundation. In areas where ground disturbance is to be minimized, stabilized natural surface pavements, permeable pavers, gravel and other materials are recommended (in addition to standard materials including asphalt and concrete) – where maintenance and level of use mandate.



Landscape planting includes both renovation of the existing landscape as well as new drought tolerant plantings that are appropriate for the site. Plant materials native to this region and culturally significant plants should be considered. Decadent shrub and groundcover species should be replaced with groups of low water use plants and mulched open areas to facilitate minimal maintenance.

Landscape plantings should also be carefully sited to maintain site surveillance and visibility for enforcement and safety. The limbs of existing trees along Geyserville Avenue should be thinned to increase site visibility. Utilizing the design strategies outlined in the Crime Prevention Through Environmental Design (CPTED) agenda, plants should be selected and located to provide access, visual connections and landscape treatments that focus on plantings below two to three feet, or above eye level (https://en.wikipedia.org/wiki/Crime_prevention_through_environmental_design)

Views and Visibility

Views into the site from Geyserville and Railroad Avenues will be improved by thinning overgrown vegetation near the site entrance and removing dead and decadent shrubs that obscure views. Site visibility will build on CPTED principles:

- Natural Surveillance - Providing a good visual connection between trail and streets, common areas, parks, sidewalks, parking areas and alleys

Geyserville Community Plaza Master Plan

- Territorial Reinforcement - Using design elements such as sidewalks, hardscape, landscaping, and low fencing to help distinguish between public and private areas¹
- Natural Access Control – Limiting access to focused areas
- Maintenance - Keep shrubs trimmed to 2 – 3 feet and prune lower branches of trees up to 6 feet for open site lines and to promote visual surveillance

Trimming the existing trees along Geyserville Avenue and enhancing the existing landscape to include native, drought tolerant species is included in the Plan. Views of the site from Railroad Avenue would maintain the oak woodland character, with limited pruning as needed for safety, site visibility and invasives management.

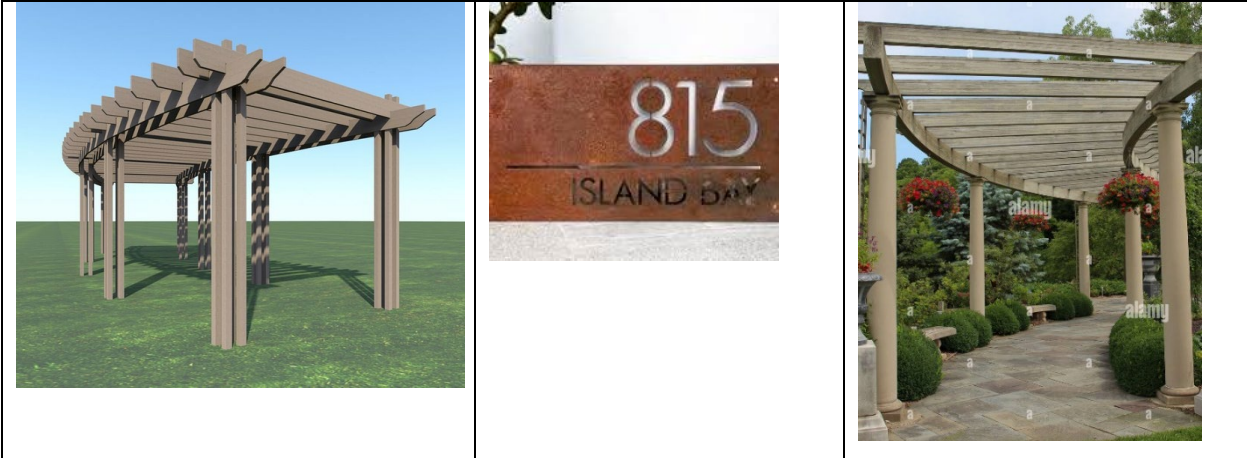
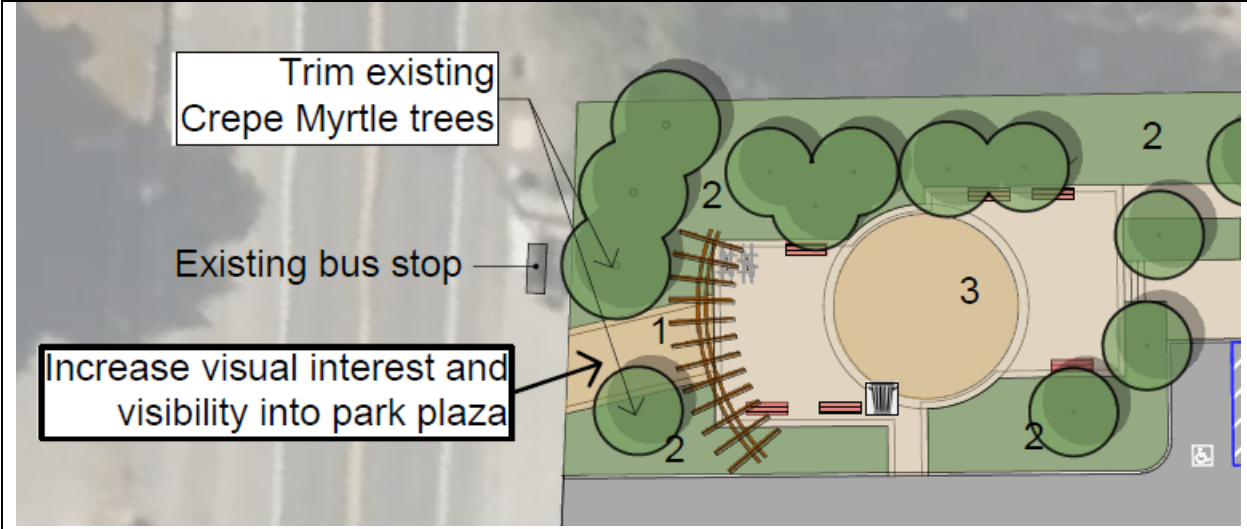


¹ Note: Geyserville site is publicly owned

C. USE AREAS

Enhanced Site Entry

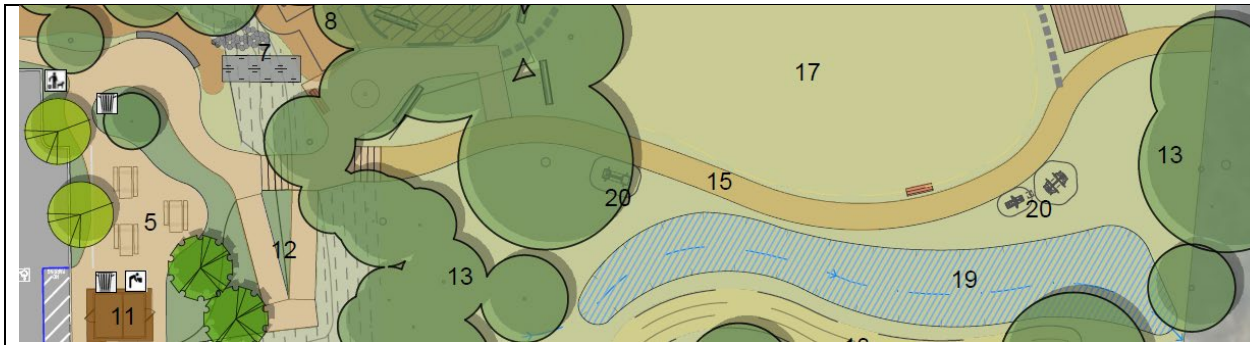
There are two components to improving the site entry: 1) managing existing vegetation and renovating landscape species, and 2) improving the existing plaza area by installing an arbor and graphic signage to better define the area and site visibility. A proposed vertical shade structure with graphic signage to spell out "Geyserville" with decorative lettering would replace the existing Park and Ride sign, in keeping with the entire site renovations. Replacement of light fixtures, rearrangement of existing benches, and the addition of site furnishings, such as game tables or picnic facilities.



Enhanced Site Entry: Trim vegetation, expand entry path, optional arbor with steel signage

Accessible Path

There is a hierarchy of user circulation, indicated by varying path widths. The primary, ADA accessible path should be a minimum of six to eight feet wide and surfaced with concrete or permeable pavement/pavers. Secondary or informal paths should be a minimum of four feet wide and consist of stabilized decomposed granite, non-stabilized decomposed granite, wood path mulch or other permeable surface. Paths in areas that are subject to inundation should be paved or have a rock surface to withstand surface conditions.



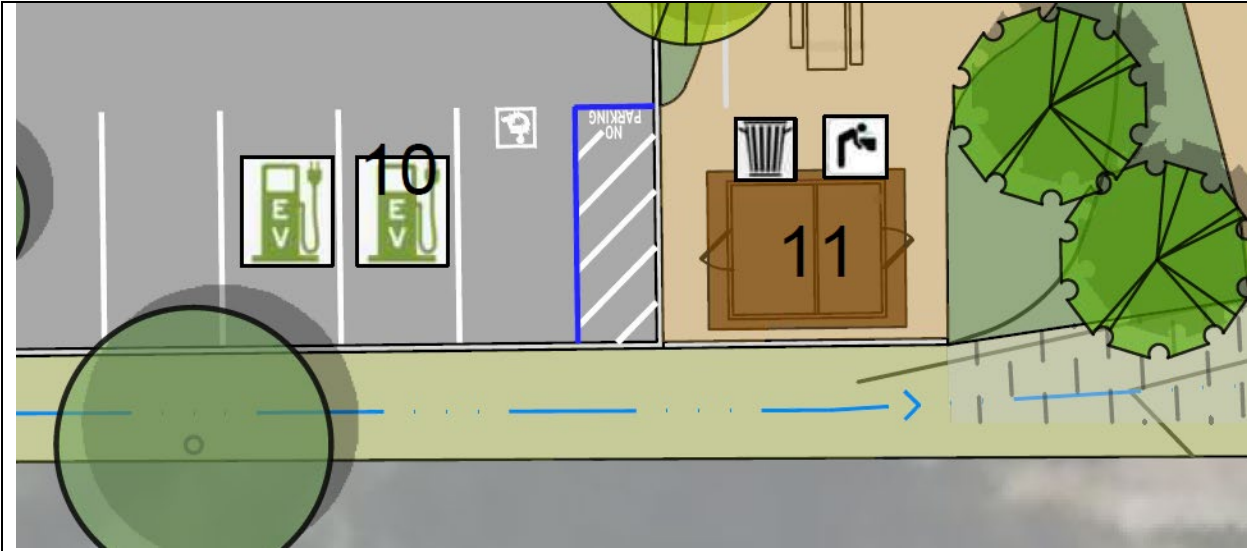
Accessible Path to be provided from upper plaza to future SMART path

Parking Area/Electric Vehicle and Accessible Parking

The Master Plan includes upgrading the existing parking area to meet current codes for ADA accessibility as well as electric vehicle charging.

In accordance with State of California CalGreen 2022 code requirements (effective January 1, 2023), new parking area construction requires provision of EV capable parking spaces. Although this is not a new parking facility, provision of EV charging facilities at the site would be consistent with community and regional sustainability goals. For parking areas with over 25 spaces, eight EV capable spaces would be required, with two electric vehicle charging stations provided. If the parking area is reconfigured to 25 or less spaces (expanded open space area), then the requirement is four spaces, none of which would be required to be EV charging stations. At least one EV space must also be ADA accessible. Parking spaces may also be gained by reconfiguring the landscape islands within the parking area and restriping some of the spaces for compact vehicles. Reconfiguration and upgrade of the existing parking area should be completed as part of the park implementation.

The existing ADA parking spaces should also be upgraded to current standards and an additional space provided near the new restroom.

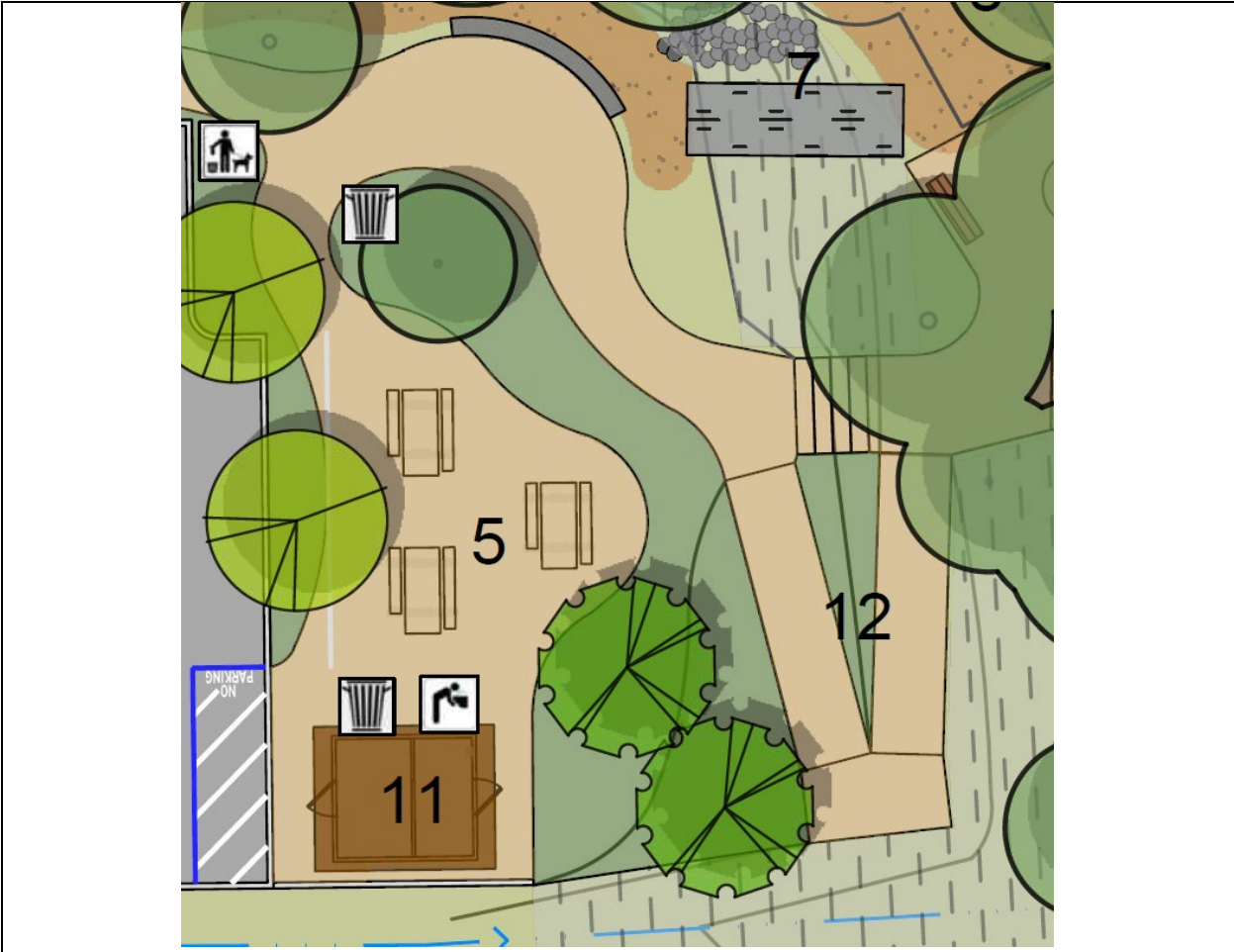


Parking Area/EV Charging Stations to be provided with ADA accessible space near restroom

Restroom/Picnic Area

A new restroom building is proposed in the center of the site near the south property line to replace the existing storage building. The building should be oriented to preserve views into the lower park area. This restroom will accommodate park users and provide storage for community groups. Management of the restroom will need to be defined as part of the design and project implementation.

A picnic area is proposed near the new restroom at the center of the site. This location provides an overlook of the lower gathering area as well as proximity to the proposed play space. The picnic area could include picnic tables, barbeques, and prep tables. The picnic facilities are near the new restroom at the center of the park, close to the south property line. Drop-in picnic tables can also be scattered throughout the site.



Restroom and picnic area to be provided in upper area, with waste receptacles and drinking fountain.

Play Area

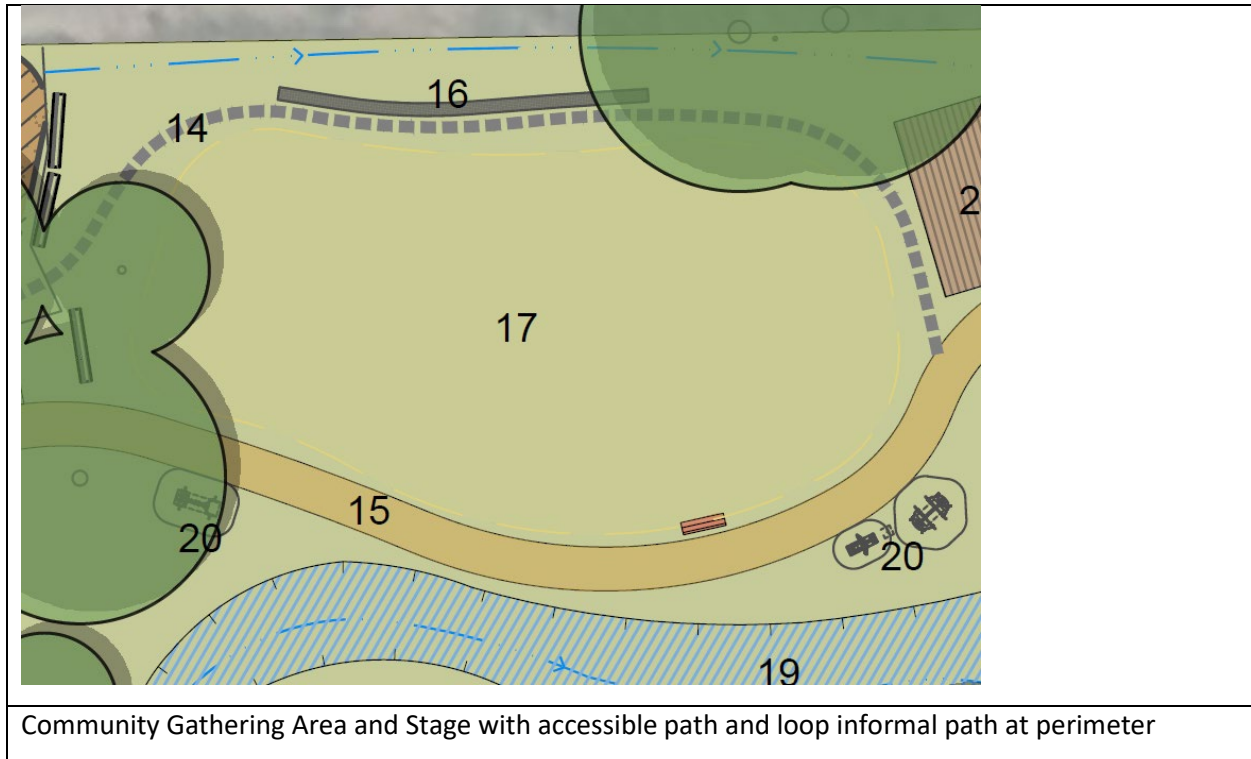
The play area is planned as a community element to provide facilities for families, especially when nearby school play facilities are unavailable. Low key, nature based play components will fit with the site's rural, rustic character, and should be composed of durable materials such as concrete or wood textured and colored concrete. Specific design components, such as slides, swings, and other apparatus should be determined in consultation with community members to ensure that appropriate age facilities are provided. Slides should be considered that are at grade to take advantage of local site topography. The Master Plan includes an upper and lower play area which would be linked by an at-grade slide as well as the primary access path.



Play Area encompasses the upper and lower areas, connected by an at-grade slide and accessible path. Depending on play elements that are selected, some of this area may remain as a natural area.

Outdoor Community Gathering Area and Stage

An outdoor community gathering area will be located in the lower meadow area. Low stone walls could be placed around the perimeter. A grass meadow, permeable surface or combination of permeable surfaces may be utilized. Fill soil may be considered in combination with swale improvements to elevate portions of the meadow and walkway to reduce the extent and duration -of inundation, as well as to provide informal seating opportunities relative to staged events.

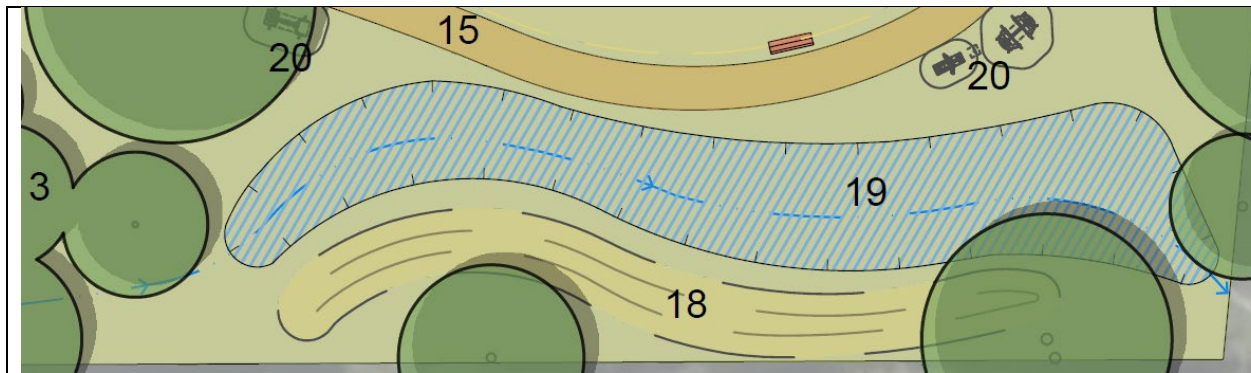


Swale and Natural Area

When the upper parking area was developed, two swales were created along the site perimeter that drain into the lower area. This drainage forms an informal swale that bisects the lower portion of the site and oak woodland area. Formalizing this swale, and potentially expanding the swale to form a seasonal ponding area should be considered during precise design. Excess material from the expanded swale can be utilized to create berms in the lower area to contain drainage and elevate low portions of the new accessible path. The size and extent of swale and any berm placement will be confirmed during precise design to evaluate potential effects on regional/site hydrology.

In this natural area, an interpretive program and educational exhibits should be considered to reflect the area's history, cultural resources and ecology.

As appropriate, historic and local farm tools and equipment may be placed near paths as part of the interpretive program. Significant dates and details may be embossed in the pavement. The goal for these interpretive components is to be subtle yet engaging. Visitors should not be distracted by too much signage.



Enhanced swale and natural area with native and culturally appropriate plantings

D. FURNISHINGS

This section provides guidance on the materials and furnishings to consider during project design and implementation. Materials should be durable and sustainable, with a focus on stone, metal and concrete. Rustic finishes such as galvanized steel and neutral colors are recommended to complement the setting and to allow the user to focus on the site, setting and views of trees and adjacent hills.

Restroom

A pre-engineered flush or plumbed restroom facility with storage incorporated into the structure is recommended for cost and efficiency. At least two stalls should be provided. Custom finishes are available, and the materials should reflect the site's rural/rustic character, utilizing galvanized steel, stone and neutral colors. Solar charging for electronic devices could also be integrated into the design.



Romtec 2- Stall Restroom with Storage



The Public Restroom Company
Playground Series





Materials/Suppliers

Romtec Restrooms <https://romtec.com>

The Public Restroom Company <https://publicrestroomcompany.com>

CXT Precast Restrooms <http://www.cxtinc.com>

Path Surfaces

	
Pervious Concrete	Decomposed Granite
	
Permeable Pavers	Concrete/Stone step with boulder at slope

Permeable Pavers: Eco Piora <https://www.mutualmaterials.com>

Lighting

Site lighting in the upper area should be upgraded to current energy efficient standards, and where appropriate, utilizing a style that reflects the community's rustic/rural character. The style and materials should be consistent throughout the site. Use of solar lights should be considered where solar access is available, including multifunctional facilities with lighting, charging and Wi-Fi capability.

The lower portion of the site should have limited lighting suitable for path access. This can be achieved with pavement lighting or low path lights, possibly solar bollards.



Sun Valley Lighting



Forms + Surfaces Solar Bollard Path Light

Materials/Suppliers

Sun Valley Lighting <http://usaltg.com/>

SELS: <https://selsled.com>

Forms + Surfaces: <https://www.forms-surfaces.com/pathway-bollards>

Play Apparatus and Fitness Equipment



Nature Center Park
Landscape Structures, Forma



Adult Fitness Equipment
BCI Burke



Taylor Mountain Regional Park
Custom design



Materials/Suppliers

Landscape Structures <https://www.playlsi.com>

BCI Burke <https://www.bciburke.com>

Tables and Seating

Stone, concrete and rock are the most durable materials suitable for site use, including in areas subject to flooding and inundation.

For this site, use of gabion (river rock filled basket) seating and retaining walls and concrete landscape elements should be considered to avoid displacing flow during seasonal inundation. In the upper plaza area, a solar charging station could be considered that offers electronic device charging.

Picnic tables should be concrete and meet accessibility standards.



Custom Gabion Bench



Concrete Picnic Table



Solar Charging Station and Bench



Precast Concrete Seat wall

Materials/Suppliers

SELS Solar: <https://selsled.com>

Universal Precast: <http://www.universalprecast.com/>

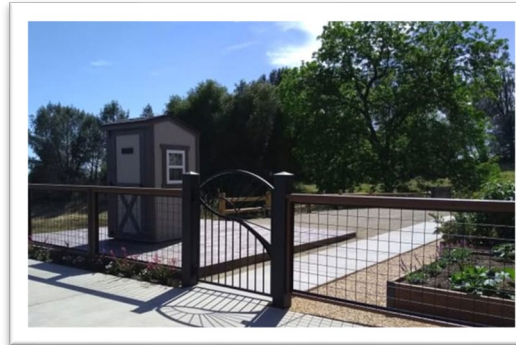
QCP Architectural Concrete: <https://qcp-corp.com/>

Fencing

Fencing will be durable and appropriate for potential seasonal inundation. This includes use of materials that can withstand wet events, as well as considerations for flow displacement. Perimeter fencing in the lower area should be open to avoid flow obstruction, blockage or diversion of flows and accumulation of debris. Use of metal or concrete posts should be considered for durability.



Welded Wire Fence





Wild Hog Fence/Railing

Materials/Suppliers

Wild Hog: <https://wildhograiling.com/>

Bicycle Facilities

Additional bicycle parking should be provided in the restroom area. Bicycle fix-it stations could also be considered during implementation.

	
Napa Vine Trail Custom Bicycle Station	Bike Fixit Station

Materials/Suppliers

Dero: <https://www.dero.com/product/fixit-plus/>

Drinking Fountain/Bottle Filling Station

A drinking fountain or bottle filler should be provided at the restroom, where utilities and service areas are consolidated. The most cost efficient option is to integrate the fountain into the restroom structure; however a freestanding unit could be placed elsewhere at the site.

	
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Geyserville Community Plaza Master Plan

Haws wall mounted fountain and bottle filler	Elkay freestanding bottle station and fountain with pet station
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Materials/Suppliers

Haws: <https://www.hawsc.com/hydration/drinking-fountains/>

Elkay: <https://www.elkay.com/products/category/drinking-water/fillers/outdoor>

Pet Waste Station

 A green, wall-mounted pet waste station. It features a sign at the top that reads "PET WASTE" and "PLEASE KEEP THE AREA CLEAN". Below the sign is a small compartment for waste bags, and at the bottom is a green, perforated metal trash bin.	 A silver, freestanding pet waste station. It has a cylindrical upper section with a sign that reads "PLEASE PICK UP YOUR PET WASTE" and a lower, wider cylindrical base.
DogiPot	Pet Pickup Kit

Materials/Suppliers

DogiPot <https://dogipot.com/pet-stations/>

Pet Pickups <https://www.petpickups.com>

Recycling/Waste Management

Heavy duty receptacles with compartments for trash and recycling are essential for effective site management. Customizable panels are available to coordinate with site materials and design theme.

	
<p>Bearsaver</p>	<p>Bigbelly Smart Waste Management</p>

Materials/Suppliers

Bearsaver: <https://bearsaver.com>

Bigbelly: <https://bigbelly.com/>

Signage

In addition to visible entry signage, a comprehensive signage program will be needed throughout the park to provide directions, explain park rules, state the hours the park is open and, to identify and describe the interpretive elements, cultural features and plants found in the park.

		
<p>Custom Steel Interpretive signage</p>		

E. PLANT PALETTE

The landscape concept for the site should include the following elements:

- Add low water use native plants to the existing landscape
- Trim, thin and removal of dead and decadent landscape shrubs and trees
- Replace shrubs that are overgrown or obscure visual access with low vegetation consistent with CPTED principles
- Limit surface disturbance within the canopy of existing oaks
- Incorporate culturally significant plants into the landscape palette; coordinate with educational and interpretive site elements.

5. NEXT STEPS

Environmental Review

Projects in California are subject to evaluation under the regulations of the California Environmental Quality Act (CEQA). This Master Plan is statutorily exempt from CEQA under Article 18 of the Resources code (below). As such, it is not yet a “project” that requires adoption, approval or commitment of funding.

15262. FEASIBILITY AND PLANNING STUDIES

A project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.

When the Master plan is approved for implementation, the Project would then be subject to environmental review. The site was previously evaluated for a visitor center and parking lot in 2002, and a Mitigated Negative Declaration (MND) was adopted by the Board of Supervisors, and the project was approved on September 24, 2002. The 2002 Initial Study/MND evaluated potential project impacts for a range of environmental topics.

Since the Master Plan envisions a range of uses similar to the originally adopted project, the appropriate environmental review could potentially be completed with a CEQA Addendum to the 2002 MND, to review and confirm potential project impacts, mitigation measures, and analysis of current CEQA topics that were not previously considered in the previous analysis. If the Sonoma County Public Infrastructure Department (formerly Transportation and Public Works) continues as the Lead Agency for project implementation, then review by the County’s Environmental Review Committee (ERC) will inform the environmental review process.

Preliminary Costs and Securing Funding

A planning-level cost estimate (**Appendix D**) has been developed for the Master Plan. Implementation costs are estimated at approximately **\$2.0M**, including design, environmental, permitting and construction management. This cost assumes installation of a prefabricated restroom structure. A custom designed restroom is estimated to add approximately \$1M to project costs.

Because the estimate has been developed without the benefit of detailed design drawings, it is to be considered preliminary and will need to be refined as the Project

moves forward in the planning and implementation process. A 20% contingency is included as part of the 2023 construction cost estimate. In addition to actual trail construction costs, design, permitting, construction management, biological/cultural monitoring will likely need to be budgeted into trail implementation. For this project, professional services for design and permitting are estimated to total an additional 15-20% in addition to the construction cost estimate, and construction management with any needed biological and cultural resources monitoring are estimated to total an additional 10%.

Project Design, Permitting and Construction

Once funding is secured, precise project design, environmental review and permitting should be completed, and the project can then be constructed. CEQA review and bidding would be under the direction of a Lead Agency, presumably Sonoma County. The implementation steps include:

1. Review and/or approval of this Master Plan by Sonoma County and project stakeholders.
2. Secure commitment of funding through grants, budget allocation or other means.
3. Prepare Preliminary Engineering Design Documents for the project. This would be used for environmental review and any needed permitting. Continue discussions with stakeholders for project facilities such as play area components and restroom/storage area design. Obtain Agreements or Memorandums of Understanding for site operations and maintenance.
4. Preparation and certification of the environmental document (usually concurrent with Preliminary Engineering Design).
5. Prepare Final Engineering Plans and Construction Documents and obtain regulatory permit approvals (County Environmental and Design Review, etc.).
6. Publicly bid the project's Construction Documents.
7. Construction, including construction oversight of the approved plans by a qualified Contractor to ensure that the project plans, along with all of the environmental mitigation measures and all permit conditions, are followed and implemented as approved.

Maintenance and Management

Responsibility for maintenance and management of the facility will need to be determined as the project progresses towards implementation. It is understood that the County provides periodic maintenance of the current site, with trash pickup by volunteers. As more facilities are added, such as a restroom, restored landscaping, picnic and play areas, additional staffing will be needed to maintain the site. Site components will be designed to minimize maintenance needs where possible.