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# Wetlands . . .

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they'll be affected by the ordinance.

Further development on his third acre, which sits back from the road right beside the Laguna, could be affected, he said, could be infeasible due to restrictions contained in the ordinance.

The biggest thorn in his side is having to pay for street improvements through the Morris Street Assessment District, set up four years ago to fund paving and maintaining the street.

Along with the assessments, property owners were "pretty

much guaranteed industrial zoning and development," Davis says.

"When it comes to the council, it'll be a real hot issue," he said. "You're going to have industrial development right next to a very sensitive environment—two extremes right next to each other."

The one individual most affected by the wetlands ordinance may be developer John Taylor whose plans to build a commercial retail center along Sebastopol Avenue may be in jeopardy due to the parcels' inclusion in a wetlands overlay district. Taylor got an unpleasant su-

prise in February when the planning commission opted to add the wetlands designation to his requested rezoning from industrial manufacturing to retail commercial.

Any development on property within a wetlands district requires a use permit from the city, while the commercial zoning alone would permit a number of uses without requiring a use permit.

In addition to a restaurant and several retail stores, Taylor's plans included relocation of Benedetti Tire Service, now located on Healdsburg Avenue. Brad Benedetti, owner of the business, thought his plans to

move were going just fine until the wetlands overlay was imposed on the parcel.

Taylor has since told him to "forget it," Benedetti says, and he's scrapped eight months of plans to move because he doesn't think the city will ever allow him to locate his business on the site, which flanks Sebastopol Avenue at a primary entrance to the city.

"I'm not one to destroy the Laguna by any means," he said, "but if you don't let a local business grow, that kind of thing kills business."

"I'm not really mad at anybody," Benedetti explained, "I'm just disappointed."