

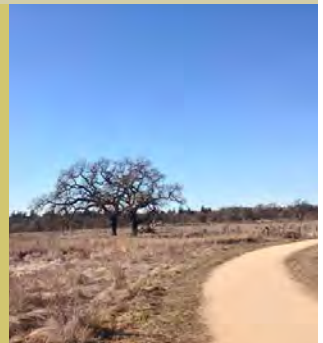


SEBASTOPOL General Plan Update

Issues and Opportunities Report

August 2014

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DE NOVO PLANNING GROUP



A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

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TABLE OF CONTENTS

ISSUES AND OPPORTUNITIES REPORT

Chapter	Page Number
1.0 Introduction	1-1
1.1 Purpose of the Issues and Opportunities Report	1-2
1.2 Organization and Content	1-3
1.3 How Key Issues Were Identified	1-4
1.4 Next Steps in the General Plan Update Process	1-6
2.0 Vision and Guiding Principles	2-1
2.1 Workshop #1: General Plan Introduction and Community Vision	2-1
2.2 Workshop #2: Guiding Principles and Circulation Priorities	2-4
2.3 Online Survey	2-7
3.0 Constraints	3-1
3.1 Resource Constraints	3-2
3.2 Safety Constraints	3-3
3.3 Infrastructure Constraints	3-3
4.0 Issues and Opportunities	4-1
4.1 Safety and Noise	4-2
4.2 Land Use and Community Character	4-11
4.3 Housing	4-19
4.4 Economic Development	4-25
4.5 Transportation and Circulation	4-34
4.6 Conservation and Open Space	4-43
4.7 Community Health and Wellness	4-57
4.8 Community Services and Facilities	4-64

TABLE OF CONTENTS

Figures

Note: Figures are located at the end of the chapters.

Figure 3-1	Resource Constraints
Figure 3-2	Safety Constraints
Figure 4-1	General Plan Land Use Map- GPAC Discussion Areas

Appendices

Appendix A	Visioning Workshop Comments
Appendix B	Visioning Workshop Group Mapping
Appendix C	Online Survey Results
Appendix D	Sonoma State University Community Workshop Results

1.0 INTRODUCTION

State law requires every city and county in California to prepare and maintain a planning document called a general plan. A general plan is a “constitution” or “blueprint” for the future physical development of a city or county. As part of the General Plan Update process, the Existing Conditions Report establishes a baseline of existing conditions in the city. This Issues and Opportunities Report identifies the challenges facing the community and provides an opportunity for citizens and policymakers to come together in a process of developing a common vision for the future.

In 2014, the City of Sebastopol began a two-year process to update the City’s General Plan. The General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, community design, and other policy decisions.

The following paragraphs describe a summary of the key component documents that are the building blocks of the General Plan Update.

GENERAL PLAN POLICY DOCUMENT

The Policy Document is the essence of the General Plan. The General Plan must address at least seven issue categories - or elements - to the extent that they are relevant locally: land use, circulation, housing, open space, conservation, noise, and safety. The City may also address other topics of community interest in the General Plan, such as economic development, community health and wellness, and community design. The General Plan sets out the goals, policies, and action programs in each of these areas and serves as a policy guide for how the City will make key planning decisions in the future. It also identifies how the City will interact with Sonoma County, adjacent and nearby cities, and other local, regional, State, and Federal agencies.

The Policy Document contains the goals and policies that will guide future decisions within the city. It also identifies action programs that will ensure the goals and policies in the General Plan are carried out. As part of the General Plan Update, the City and the consultant team will prepare several supporting documents that will serve as the building blocks for the Policy Document and analyze the environmental impacts associated with implementing the General Plan. A description of these reports is as follows:

Existing Conditions Report

To prepare a meaningful General Plan, existing conditions must be understood and documented. The Existing Conditions Report identifies development patterns, natural resources, socioeconomic conditions, and environmental constraints in the city, and identifies the regulatory environment for each topic. This report is a resource for the City Council, Planning Commission, General Plan Advisory Committee (GPAC), City staff, and the De Novo Planning Group team for the General Plan Update and Environmental Impact Report (EIR). The Existing Conditions Report makes extensive use of maps and graphics to help make it accessible to the general public. The Existing Conditions Report provides background data and serves as a technical framework, while the General Plan will focus on goals, policies, and action programs.

Issues and Opportunities Report

Based on public input from community visioning workshops, information contained in the Existing Conditions Report, stakeholder interviews, and direction from City staff, this report identifies key issues and opportunities to be addressed in the General Plan and summarizes input provided by participants of the visioning workshops. This Issues and Opportunities Report provides the General Plan Advisory Committee, the Planning Commission, and the City Council

1.0: INTRODUCTION

with tools and information for the development of the General Plan Policy Document and associated Land Use and Circulation Maps.

Environmental Impact Report

The EIR responds to the requirements of the California Environmental Quality Act (CEQA) as set forth in Sections 15126, 15175, and 15176 of the CEQA Guidelines. The Planning Commission and City Council will use the EIR during the General Plan Update process in order to understand the potential environmental effects associated with implementing the General Plan. The EIR will be prepared concurrently with the Policy Document in order to facilitate the development of a General Plan that is largely self-mitigating. In other words, as environmental impacts associated with the new General Plan Land Use Map and Policy Document are identified, goals, policies, and action programs may be incorporated into the Policy Document in order to reduce or avoid potential environmental impacts.

1.1 PURPOSE OF THE ISSUES AND OPPORTUNITIES REPORT

The Issues and Opportunities Report provides a means of focusing the community's attention on key issues and opportunities that have major policy implications as Sebastopol considers how to accommodate growth over the next 20-30 years, while balancing the city's economic development, sustainability, cultural identity, and natural resource needs. The Issues and Opportunities Report summarizes and proactively utilizes information derived from the community visioning workshops, Existing Conditions Report, and City staff observations.

This Issues and Opportunities Report includes a summary of the input received from the community during the initial stages of the General Plan Update. Participants of the two visioning workshops held at the outset of the General Plan Update process provided extensive input that will be used to craft the General Plan Update. Workshop attendees participated in a range of activities and exercises to gather information on community priorities, values, and focus areas for the General Plan Update. A narrative summary of the results of these activities is provided in Chapter 2.0 of this report. Visioning workshop participants also provided input on the City's Land Use and Circulation Maps. The mapping activities provided opportunities to identify where new land uses should be located, key community focal areas that should be protected or expanded, and circulation issues that should be addressed through roadway improvements, traffic calming measures, or enhancements to the bicycle and pedestrian network. In addition to the input received during the visioning workshops, an online web survey was made available through the General Plan Update website. The survey provided an additional mechanism to gather public input on key challenges and priorities to address during the General Plan Update.

Appendix A of this report includes tabulations of all of the comments received during the visioning workshops. Appendix B of this report includes pictures of all of the mapping input received during the two visioning workshops. Appendix C includes responses and input received from the online survey.

The City anticipates that the Issues and Opportunities Report will stimulate discussion and lead to confirmation and selection of courses of action to be reflected in the preferred Land Use Map and Policy Document, which will be prepared in collaboration with the General Plan Advisory Committee.

The report purposely does not reach conclusions or suggest the manner in which the City should proceed in the development of the General Plan. Rather, it provides a forum to facilitate discussion on important issues.

1.2 ORGANIZATION AND CONTENT

This report is divided into four chapters: Introduction, Vision and Guiding Principles, Constraints, and Issues and Opportunities.

CHAPTER 1: INTRODUCTION

The Introduction chapter describes the key steps and building block documents included in the General Plan Update process, summarizes the purpose of this report, identifies how the Issues and Opportunities were identified, and describes the key next steps in the General Plan Update process.

CHAPTER 2: VISION AND GUIDING PRINCIPLES

The Vision and Guiding Principles chapter includes a summary of the public outreach and participation program that was carried out during the initial stages of the General Plan Update. This chapter provides a summary of the input that was received from the public during the two visioning workshops and the online surveys, which will assist the City in identifying key community values and priorities that must be addressed during the General Plan Update.

CHAPTER 3: CONSTRAINTS

The Constraints chapter summarizes constraints related to safety, natural resources, and infrastructure.

CHAPTER 4: ISSUES AND OPPORTUNITIES

The updated Sebastopol General Plan will address a variety of issues. Many of these issues are defined by State law, while others reflect purely local concerns. Typically, in general plan update programs, the plan revolves around and is shaped by a handful of key issues or concerns. They most often concern growth, land use, economic development, transportation, sustainability, or natural resource protection.

This report discusses issues and opportunities for eight key topic areas. These topic areas are not intended to match the Existing Conditions Report chapters or the proposed Policy Document elements, but instead are based on the key points of discussion and areas of concern raised in the community visioning workshops. The topic areas are as follows:

- Safety
- Land Use and Community Character
- Housing
- Economic Development
- Transportation and Circulation
- Conservation, Open Space, and Agricultural Resources
- Sustainability and Community Health
- Public Services, Facilities, and Infrastructure

Each topic area section begins with a brief description of background information and a summary of the issues identified by participants at the community visioning workshops and respondents to the online

1.0: INTRODUCTION

survey. Each topic area section is then broken down into subsections that discuss specific issues and opportunities. Each issue and opportunity discussion concludes with a list of questions that frame the key policy considerations and choices. The key policy questions will be used to develop and evaluate General Plan alternatives and General Plan goals, policies, and action programs.

1.3 HOW KEY ISSUES WERE IDENTIFIED

The issues and opportunities described in this report were compiled from a wide range of sources, including public input at the community visioning workshops that were conducted during the initial phases of the General Plan Update process, online surveys and polls, City staff observations and input, key findings from the Existing Conditions Report, and input from members of the General Plan Advisory Committee.

All of the issues and opportunities described in this report meet the following criteria: they can be influenced by the General Plan; they are subject to the legal authority of the City; the General Plan is an appropriate forum for addressing the issue; and they can be addressed as a policy issue. This report does not reach conclusions or decide the manner in which the City should proceed in the development of the General Plan. Rather, it provides a framework for future discussion of issues that are of key importance, and identifies opportunities that could help shape future growth.

The major information sources used to compile this report are summarized below:

PUBLIC INPUT AT THE COMMUNITY VISIONING WORKSHOPS

In April and May 2014, the General Plan Update team held two public visioning workshops and a housing workshop to help kick-off the General Plan Update process. City residents and stakeholders attended workshops at the Sebastopol Center for the Arts. The workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the city, and what important issues should be addressed in updating the General Plan.

Each workshop included a presentation by the consultant team that explained the role of the General Plan, an overview of the General Plan Update process, and an opportunity for the workshop participants to ask questions and seek clarification on the process and the role of the community. Workshop participants were asked to complete activities and exercises in order to provide information to the General Plan Update team. Each workshop focused on different themes and topics to be addressed in the General Plan. A summary of the workshops is provided in Chapter 2.0 of this report.



ONLINE SURVEYS AND POLLS

City staff and the consultant team developed an online survey to gather additional information from the public related to the General Plan Update. The online survey was available through the General Plan Update website, and was developed to pose similar questions to those posed at the visioning workshops, and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities. The survey included 21 specific questions,

and was completed or partially completed by approximately 700 people. Detailed survey results and responses are contained in Appendix C of this report.

CITY STAFF OBSERVATIONS AND INPUT

City planning staff has provided the General Plan Update consultant team with an overview and summary of key constraints and potential opportunities in Sebastopol, since the beginning of the update program. This input is based on City staff experience and observations through day-to-day work implementing the existing General Plan, discussions with the City Council and the Planning Commission, and through the identification of key issues not addressed by current policy.

SONOMA STATE UNIVERSITY PLANNING EXERCISE

In 2012-13 Sonoma State University (SSU) Environmental Studies and Planning students used Sebastopol for their annual planning class exercise, preparing an existing conditions report and a policy report in collaboration with the City. Surveys and numerous community meetings were conducted in collaboration with the City, elevating the project above a purely academic exercise. A written summary of the results of the SSU community outreach (prepared by SSU students) is included for reference as Appendix D. In general, many of the challenges and priorities identified during the SSU outreach efforts were reiterated by the community during the Visioning Workshops and online survey conducted during the General Plan Update by the consultant team.

The SSU 'General Plan Update Report' or GPUR documents are on the City web site at:

<http://ci.sebastopol.ca.us/page/ssu-work-products>

EXISTING CONDITIONS REPORT

The Existing Conditions Report is one of several key supporting documents for this report and for the General Plan Update as a whole. The Existing Conditions Report provides information on a wide range of topics, including demographics and economics, land use, community health, housing, transportation, public facilities and utilities, natural resources, recreational and cultural resources, safety, and noise. The Existing Conditions Report does not contain policies; it is solely intended to provide a foundation or factual context for policy decisions. The Existing Conditions Report findings helped to identify key issues in the various aforementioned topical areas.

GENERAL PLAN ADVISORY COMMITTEE

The General Plan Advisory Committee (GPAC) consists of members from the Planning Commission, Design Review Board, and the community at-large. The GPAC will coordinate with City staff and the General Plan Update consultant team throughout the development of the Policy Document. This Issues and Opportunities Report will be utilized by the GPAC throughout the development of the General Plan Policy Document. The issues, opportunities, and questions posed in this report will be considered by the GPAC as they work collaboratively to identify and shape key policy issues in the General Plan Update.

1.0: INTRODUCTION

1.4 NEXT STEPS IN THE GENERAL PLAN UPDATE PROCESS

The General Plan Update team, in coordination with the GPAC, will develop the goals, policies, and action programs for the General Plan Update Policy Document. The GPAC will meet approximately 10 times during the General Plan Update. This series of meetings with the GPAC will address each of the elements, or broad topics, that will be included in the General Plan Update.

This Issues and Opportunities Report will provide the GPAC with a summary of issues and opportunities that have been identified, as well as an overview of public comments received during the visioning process. It is anticipated that additional issues and opportunities will be identified throughout the GPAC meetings and that additional topics not raised in this report will be addressed in the General Plan Update. After the General Plan Update Policy Document and Land Use Map have been reviewed by the Working Group, the Planning Commission will provide recommendations to the City Council with respect to goal and policy direction and the preferred Land Use Map.

The General Plan Update team will begin work on the EIR concurrent with the development of the Policy Document.

Updates on the status of the General Plan Update will be posted to the General Plan Update website periodically: <http://sebastopol.generalplan.org>.

2.0 VISION AND GUIDING PRINCIPLES

In April and May 2014, the General Plan Update team held two public visioning workshops and a housing workshop to help kick-off the General Plan Update process. City residents and stakeholders attended workshops at the Sebastopol Center for the Arts. The workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the city, and what important issues should be addressed in updating the General Plan.

The feedback provided by the community at the workshops and through online surveys provides the City with a broad overarching vision for the development of the General Plan Update, and identifies key community values and priorities that should be carefully addressed in the General Plan. The core guiding principles identified for the General Plan Update are:

- *Protect Sebastopol's small-town charm, unique character, and strong sense of community*
- *Support and enhance local businesses to sustain a vibrant Downtown core and strong community identity*
- *Improve traffic conditions in Downtown through reduced congestion, reduced speeds, and expanded facilities for bicycles and pedestrians*
- *Emphasize sustainability and environmental stewardship in future planning decisions*
- *Provide opportunities for extensive community input and participation in the General Plan Update process*

Following is a summary of the components of the workshops and the results of the community input that was received.

2.1 Workshop #1: General Plan Introduction and Community Vision

The first community visioning workshop was held on April 30, 2014. Participants were given an introduction to the General Plan Update process and an overview of the contents and legal requirements for a general plan. Workshop participants were asked a series of questions, and answers were placed on post-it notes and attached to poster boards throughout the room.



1. Vision

- What ideas do you have for the future of Sebastopol?
- What would make your community better?
- What three things would you like to see accomplished by 2035?

2. Assets

- What do you value most about Sebastopol?
- What makes this a special place to live or work?

2.0: VISION AND GUIDING PRINCIPLES

3. Challenges

- What issues are facing the City that need to be addressed in the General Plan?

The most common responses to these questions are listed below (in no particular order). The full set of responses received during the visioning workshops are provided in Appendix A.

Vision

- Improve and increase mobility options for bicycles and pedestrians through expanded bike lines, pedestrian facilities, safe crosswalks, and integration with the existing network of bike/pedestrian facilities
- Re-establish the hospital and community health care system
- Increase affordable housing opportunities, particularly for young families
- Ease traffic and congestion, particularly through the Downtown
- Implement additional restoration efforts in the Laguna, and improve public access through expanded trails and bridges
- Increase community cultural events, including local art in public places, community concerts and festivals, and local farmer's markets
- Implement strong environmental protection and restoration policies, and recognize the "rights of nature"
- Provide strong support for local businesses
- Capitalize on opportunities to increase tourism, without losing community identity or becoming a "tourist trap"
- Preserve a strong and vibrant Downtown core
- Improve and expand public parks and green spaces
- Provide a larger and modernized local library
- Protect and strengthen racial and cultural diversity
- Local government support and facilitation of second units and "tiny" houses
- Reduce or eliminate cell towers and other sources of electromagnetic frequencies (EMF)
- Take a thoughtful and measured approach to growth

Assets

- Small-town charm and sense of community (overwhelming majority response)
- Progressive, educated, and civically-engaged community
- Safe place to live
- Natural beauty, including open spaces, hills, creeks, and watersheds
- Regional location with proximity to the Sonoma Coast and the SF Bay Area
- Strong local economy and vibrant Downtown

2.0: VISION AND GUIDING PRINCIPLES

- Good trails, parks, and access to natural areas
- Strong history of local art and cultural diversity

Challenges

- Traffic congestion and traffic safety issues that stem from regional traffic travelling on SR 116 and SR 12
- Funding for infrastructure improvements and core government services
- Providing affordable housing options while managing slow to moderate growth
- Maintaining a vibrant local economy that provides good jobs, local services, and still supports the tourism industry
- Protecting the natural environment, including water quality, air quality, biological habitat, and other natural resources
- Accommodating growth and economic development while protecting community identity and small town charm

INTERACTIVE MAPPING ACTIVITY

Workshop participants were divided into groups of four to eight people, and asked to provide notes, comments, and input on city-wide maps. Groups were asked to outline areas where new growth and land uses should occur (housing, commercial, parks, open space, agriculture, etc.) using color markers; identify areas where existing land uses should change; identify areas where new roadways should be developed; and provide any other thoughts or input that the group developed. All of the maps generated by workshop participants during the Visioning process are included in Appendix B. Key themes from the mapping activity are summarized below.

- Expand park land and open space resources near the eastern City limits
- Enhance pedestrian and bicycle facilities throughout the community
- Provide more street trees and “green streets”
- Focus on Downtown revitalization
- Provide multi-family housing opportunities near Downtown
- Annex lands to the north and west of the City limits
- Provide opportunities for high-density housing along the SR 116 corridor near the northern City limits
- Provide a multi-story parking structure near the Downtown
- Revitalize Ives Park



2.0: VISION AND GUIDING PRINCIPLES

2.2 Workshop #2: Guiding Principles and Circulation Priorities

The second visioning workshop was held on May 14, 2014. Participants were given an overview of the General Plan Update process, a summary of the input received during the first visioning workshop, and an overview of key circulation issues and challenges facing the City.

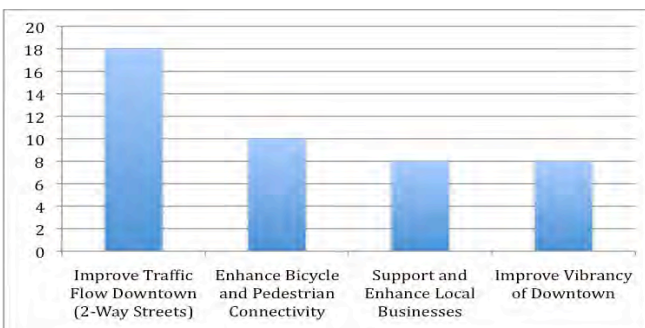
GENERAL PLAN KEY PRIORITIES ACTIVITY

Participants were asked to identify the top three themes, based on input from the previous workshop, that should guide the General Plan Update. Participants were also given an opportunity to identify new themes/topics. Participants were asked to vote on the following themes:

- Reduce Traffic Speeds and Improve Traffic Safety
- Improve Traffic Flow Downtown (2-Way Streets)
- Enhance Bicycle and Pedestrian Connectivity
- Support and Enhance Local Businesses
- Improve Vibrancy of Downtown
- Increase Access to Affordable Housing Options
- Environmental Protection and Stewardship
- Protect and Enhance Cultural and Artistic Heritage
- Maintain Small-Town Community Orientation
- Increase Cultural Diversity and Racial Integration
- Manage Growth

General Plan Key Priorities
Reduce Traffic Speeds and Improve Traffic Safety
Improve Traffic Flow Downtown (2-Way Streets)
Enhance Bicycle and Pedestrian Connectivity
Support and Enhance Local Businesses
Improve Vibrancy of Downtown
Increase Access to Affordable Housing Options
Environmental Protection and Stewardship
Protect and Enhance Cultural and Artistic Heritage
Maintain Small-Town Community Orientation
Increase Cultural Diversity and Racial Integration
Manage Growth

The top four responses are provided below, in the order of importance indicated by workshop participants.



1. Improve Traffic Flow Downtown (2-Way Streets)
2. Enhance Bicycle and Pedestrian Connectivity
3. Support and Enhance Local Businesses
4. Improve Vibrancy of Downtown

CIRCULATION PRIORITIES AND CHALLENGES

Workshop participants were asked a series of questions related to circulation challenges and priorities, and answers were placed on post-it notes and attached to poster boards throughout the room.

1. Top Priorities

- What two transportation issues (e.g., creating bicycle lanes, improving crosswalks, decreasing vehicle congestion, adding new road connections, providing ADA improvements, decreasing vehicle speeds, additional transit service, etc.) do you think should be the top priorities for the General Plan Update?

2. Circulation Problems

- Identify the two locations (street corridors, intersections, etc.) that you think have the most critical circulation problems in Sebastopol.

The most common responses to these questions are listed below (in no particular order). The full set of responses received during the visioning workshops are provided in Appendix A.

Circulation Priorities

- Improve bicycle and pedestrian facilities in the Downtown. More specifically:
 - Improve bicycle and pedestrian safety
 - Provide more bike lanes and sidewalks
 - Provide better crossing facilities
 - Improve signage and wayfinding
- Decrease vehicle congestion in Downtown
- Decrease vehicle speeds in Downtown
- Provide transit and/or shuttle services Downtown
- Improve parking Downtown

Circulation Problems

- Traffic, congestion, and vehicle speeds on Highways 116 and 12
- Problems at the intersection of Bodega Ave/Main Street
- Congestion throughout the Downtown core
- Vehicle speeds and bicycle/pedestrian safety hazards on Healdsburg Ave.
- Problems at the intersection of Bodega Ave/High Street

2.0: VISION AND GUIDING PRINCIPLES

INTERACTIVE CIRCULATION MAPPING ACTIVITY

Workshop participants were divided into groups of four to eight people, and asked to provide notes, comments, and input related to circulation issues on city-wide maps. Groups were asked to identify transportation and circulation needs related to sidewalks and paths; bike lanes; transit; road improvements to accommodate vehicles; and provide any other thoughts or input that the group developed. All of the maps generated by workshop participants during the Visioning process are included in Appendix B. Key themes from the circulation mapping activity are summarized below.

- Provide bicycle lanes on Petaluma Avenue, and include signage and wayfinding
- Add crosswalks on Sebastopol Avenue
- Improve and expand sidewalks on Bodega Avenue
- Expand roadways or improve traffic conditions for vehicles on Petaluma Avenue
- Install bicycle lanes on Bodega Avenue
- Provide transit services throughout town, and integrate services with new park-n-ride lots
- Increase frequency of bus services
- Develop a Highway 116 bypass around Downtown (Llano bypass extension to Occidental Road)



2.3 Online Survey

City staff and the consultant team developed an online survey to gather additional information from the public related to the General Plan Update. The online survey was available through the General Plan Update website. The survey was developed to pose similar questions to those posed at the visioning workshops and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities. The survey included 21 specific questions, and was completed or partially completed by 783 people. The questions included in the survey are listed below.

SURVEY QUESTIONS

1. Do you live in Sebastopol?
2. How long have you lived in Sebastopol or the Sebastopol area?
3. Do you work in Sebastopol?
4. Do you own a business in Sebastopol?
5. If you own a business, how long have you owned the business?
6. How would you rate the quality of life in Sebastopol?
7. What would you like to see more of in Sebastopol?
8. How easy is it to move in and around Sebastopol using: bus, walk, bike, car?
9. Are there enough parks and recreation facilities in Sebastopol?
10. Are there enough employment opportunities in Sebastopol?
11. What types of jobs or industries should Sebastopol try to attract?
12. Please rate your level of satisfaction of the following on a scale of 1 to 5
 - a. Sebastopol as a place to live
 - b. Sebastopol's physical appearance
 - c. Safety and security on your street
 - d. Availability of parking in the downtown/central area
 - e. Traffic flow in and through the City
 - f. Adequacy of the City's website in providing information to residents
 - g. Maintenance of streets
 - h. Street lighting
 - i. Recyclables collection
 - j. Green waste collection
 - k. Trash collection
 - l. Storm Drainage
 - m. Fire services
 - n. Emergency medical services
 - o. Police services
 - p. Schools
 - q. Recreational activities for children
 - r. Recreational activities for adults

2.0: VISION AND GUIDING PRINCIPLES

- s. Medical services
 - t. City's development policies
 - u. Building permit process
 - v. Design review requirements
 - w. Arts and cultural programs
 - x. Community gatherings and events
 - y. Availability of daily goods and services
13. Rank the priority of the General Plan addressing the following development-related issues on a scale of 1-5:
- a. Retain the community's small-town character
 - b. Economic growth/job creation
 - c. Attract shops and restaurants
 - d. Require residential development to minimize adverse impacts on neighborhoods
 - e. Require more sustainable and “green” construction practices even if it means higher fees and construction costs
 - f. Develop better-defined rules for home additions and remodels
 - g. Encourage mixed uses (housing, services, and retail) in the downtown area
 - h. Limit ‘chain’ businesses
 - i. Restrict or reduce wireless services
14. Rank the priority of the General Plan addressing the following housing-related issues on a scale of 1-5:
- a. Provide more housing for all income levels
 - b. Housing affordable to working families
 - c. Build more single-family housing
 - d. Build more multi-family housing
 - e. Rehabilitate existing housing
 - f. Build farmworker housing
 - g. Encourage more senior housing
 - h. Provide handicap-accessible housing
 - i. Provide housing for homeless
 - j. Expand downtown housing
 - k. Simplify process for ‘granny’ units (also called second units)
15. Rank the priority of the General Plan addressing the following transportation-related issues on a scale of 1-5:
- a. Improve the overall road system
 - b. Encourage alternatives to driving
 - c. Improve public transportation
 - d. Provide new sidewalks in already-developed neighborhoods
 - e. Enhance maintenance of existing streets, bike paths, sidewalks
 - f. Provide more bike paths and sidewalks throughout the community

2.0: VISION AND GUIDING PRINCIPLES

- g. Manage vehicle congestion by encouraging through-traffic to use peripheral roads
 - h. Locate new housing with convenient access to public transportation
 - i. Reduce speeding
 - j. Consider eliminating one-way street system
16. Rank the priority of the General Plan addressing the following community services-related issues on a scale of 1-5:
- a. Promote fire safety
 - b. Increase the amount of parks/open spaces and facilities
 - c. Maintain a high level of quality recreation, leisure and social programs and facilities
 - d. Support, maintain and enhance art and cultural events
 - e. Enhance the City's informational, recreational and cultural offerings
 - f. Maintaining public safety services
 - g. Provide increased homeless services
 - h. Enhance programs for youth and teens
 - i. Consider new facilities for library, community center, City Hall
17. Rank the priority of the General Plan addressing the following conservation-related issues on a scale of 1-5:
- a. Preserve open space in the City
 - b. Preserve and protect historical structures, facilities and other locations
 - c. Minimize water erosion and construct adequate flood control facilities
 - d. Preserve water resources, the night sky, and other natural resources
 - e. Preserve and protect scenic views throughout the City
 - f. Preserve wildlife habitat
 - g. Preserve and protect existing trees and promote increasing the stock of trees in the City
 - h. Encourage use of renewable and alternative energy
 - i. Make local efforts to address climate change
18. From the following seven goals, please rank the THREE most important issues in order from highest priority (1) to lowest (3):
- a. Preserve and improve the physical condition of the community
 - b. Enhance and expand public services and amenities, such as public safety and parks
 - c. Create a stronger sense of place and revenue base by improving the downtown area
 - d. Attract and retain quality jobs in a variety of industries
 - e. Strengthen coordination and partnerships with local agencies and neighboring jurisdictions
 - f. Strengthen coordination and partnerships with residents and local organizations
 - g. Improve the fiscal viability of the City
 - h. Conserve natural resources through protecting water supply, wildlife habitat, and open space
 - i. Expand types of housing and range of affordability of housing
 - j. Other (please specify)

2.0: VISION AND GUIDING PRINCIPLES

19. Thinking about the future of Sebastopol, what three words or phrases best describe how you would like to see the community in 2035.
20. Your age group is?
21. How many people live in your household?

SURVEY RESULTS

Detailed survey results and responses are contained in Appendix C of this report.

A snapshot of the input received from the online surveys is provided below.

- 52% of respondents live within the Sebastopol City limits
- 61% of respondents have lived in Sebastopol or the Sebastopol area for over 15 years
- 49% of respondents work in Sebastopol
- 28% of respondents own a business in Sebastopol
- 94% of respondents rate the quality of life in Sebastopol as either excellent or good
- When asked what you would like to see more of in Sebastopol, the top three responses were: medical services, variety of housing, and parks/recreation facilities
- 49% of respondents indicated there were enough parks and recreation facilities in Sebastopol. 35% of respondents stated that more neighborhood parks were needed
- 75% of respondents said there were not enough employment opportunities in Sebastopol
- When asked what types of jobs or industries Sebastopol should try to attract, the top responses were: “green” industries, hi-tech jobs, and medical jobs
- The majority of respondents were dissatisfied with traffic flow conditions in and around town
- Restricting or reducing wireless services in Sebastopol was not an important issue to address in the General Plan for a large majority of respondents
- The majority of respondents indicated that providing more affordable housing options was an important topic to address in the General Plan
- A large majority of respondents indicated that addressing a range of conservation-related issues was an important priority for the General Plan
- When asked to rank potential goals of the General Plan, top responses included: conserve natural resources through protecting water supply, wildlife habitat, and open space; and create a stronger sense of place and revenue base by improving the downtown area
- 54% of respondents were between the ages of 45 and 64; 26% of respondents were 65 or older, and only 1% of respondents were 24 years or younger

3.0 CONSTRAINTS

This chapter summarizes various constraints related to the General Plan Update, including safety, resources, and infrastructure.

WHAT ARE CONSTRAINTS?

In the context of this report, a constraint either impedes or limits the potential for development. A constraint can be specific to a particular site or area, or can be a general condition that affects the type or amount of growth on a larger scale. Constraints are grouped into three categories: resource, safety, and infrastructure.

Resource Constraints. Resource constraints affect areas where significant natural or other resources are present. These include important farmlands, sensitive habitats, special-status species locations, and areas sensitive for cultural resources. Lands with resource constraints often have value in that they may provide habitat for endangered species, offer access to open spaces and views, or preserve historic resources.

Safety Constraints. These include areas where major safety risks, such as faults, flooding, and unstable soils are present. Safety constraints are among the most easily identifiable limitations to development. Federal, State, and local regulations often address safety constraints that could pose a threat to the safety and well-being of residents.

Infrastructure Constraints. Infrastructure constraints include, but are not limited to, roadway capacity, water supply, and wastewater treatment capacity.

The presence of a constraint does not mean that a parcel or area is absolutely undevelopable, but does mean that special consideration is necessary to determine the extent of development that may occur, address significant resources, and mitigate significant hazards. Based on local issues and concerns, General Plan policies provide consideration of how to address constraints in determining where development is preferred or allowed.

SECTION 3.0: CONSTRAINTS

3.1 RESOURCE CONSTRAINTS

The following discussion addresses constraints related to farmland, biological resources, open space and conservation resources, and cultural and historic resources.

Farmland. Much of the undeveloped land surrounding Sebastopol is agricultural. For the purposes of this report, constrained agricultural lands include: lands designated as important farmlands by the California Environmental Quality Act (CEQA) and lands with Williamson Act contracts. See Figure 3-1 for the location of farmland constraints.

- *Important farmlands* include prime farmland, farmland of statewide importance, and unique farmlands as designated by the California Department of Conservation's Farmland Mapping and Monitoring Program. These farmlands are considered important due to the high soil quality, agricultural production potential, and economic value.
- *Williamson Act* contracts exist on parcels where the property owner has committed to not developing urban uses on agricultural land for a minimum of ten years. The property owner benefits from reduced property tax assessment.

Sensitive Natural Communities. A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is in other ways of special concern to local, State, or Federal agencies. Sensitive natural communities in the area include coastal and valley freshwater march and northern hardpan vernal pool. See Figure 3-1 for the location of sensitive natural communities. Natural communities in the Sebastopol area are described in detail in Section 5.2 of the Existing Conditions Report.

Special-Status Species. Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by Federal, State, or other agencies. Some of these species receive specific protection that is defined by Federal or State endangered species legislation. Others have been designated as "sensitive" on the basis of adopted policies and expertise of State resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special status species" in this report. See Figure 3-1 for the identified occurrences of special-status species. Special-status species with the potential to occur in the Sebastopol area are described in detail in Section 5.2 of the Existing Conditions Report.

Conservation Easements. Conservation easements protect the availability of resources, such as open space and habitat for special-status species, in perpetuity. Urban development is typically prohibited in these areas. See Figure 3-1 for the location of known conservation easements.

Cultural and Historic Resources. Cultural and historic resources, including historic sites and Native American archaeological sites, have been found throughout Sebastopol and the surrounding area. Due to the prehistoric and historic activity in the region, the city and planning area are considered sensitive for cultural and/or historic resources. Since this sensitivity is not specific to a parcel or area, this constraint was not included on the resource constraints map. The background and known occurrences of cultural and historic resources in the Sebastopol area are described in detail in Section 5.1 of the Existing Conditions Report.

3.2 SAFETY CONSTRAINTS

The following discussion addresses constraints related to flooding and geologic hazards.

Flood Zones. Flood zones in Sebastopol are primarily areas adjacent to creek channels and the Laguna de Santa Rosa. Areas within the 100-year flood zone are at risk of major flooding once every 100 years. There are no areas identified within the 200-year flood zone. Areas within the 100-year flood zone are shown on Figure 3-2. Flooding is discussed in detail in Section 4.3 of the Existing Conditions Report.

Geologic Hazards. Geologic hazards that may present constraints to development are shown on Figure 3-2. These hazards include steep slopes, soils that may be prone to failure, and seismic faults.

- *Slopes* in excess of 15 percent pose a constraint to development. Areas within the Sebastopol Planning Area that contain slopes in excess of 15 percent area shown on Figure 3-2. Soil characteristics are described in greater detail in Section 4.1 of the Existing Conditions Report.
- *Soil failure* hazards include areas with soils that have high and very high liquefaction potential, high shrink-swell potential, and very high landslide potential. These potential hazards are shown on Figure 3-2. Soil characteristics are described in greater detail in Section 4.1 of the Existing Conditions Report.
- *Faults and seismic zones* may pose a safety hazard, depending on whether the fault is active. Faults and seismic zones located in the region that may potentially affect Sebastopol and the surrounding area are described in Section 4.1 of the Existing Conditions Report.

3.3 INFRASTRUCTURE CONSTRAINTS

The following discussion addresses constraints and considerations related to infrastructure and public services. Infrastructure constraints are typically regulatory or policy-based and include water supply, water quality, wastewater treatment capacity, transportation access and capacity, and public services. The following provides a brief overview of these constraints and considerations. These constraints are unmapped, as many of these constraints are regulatory or policy-based and are not necessarily connected to a specific parcel or area.

Infrastructure in undeveloped areas typically must be extended or expanded to serve new development. Utilities and community services, including water supply, wastewater, stormwater and drainage, solid waste, and electricity and natural gas are described in Chapter 3.0 of the Existing Conditions Report.

The circulation network and its capacity are described in Chapter 2.0 of the Existing Conditions Report. Currently, congestion in the city tends to occur at the SR 12/Morris Street intersection, the eastbound approach of Gravenstein Highway (SR 116), and in the Downtown area.

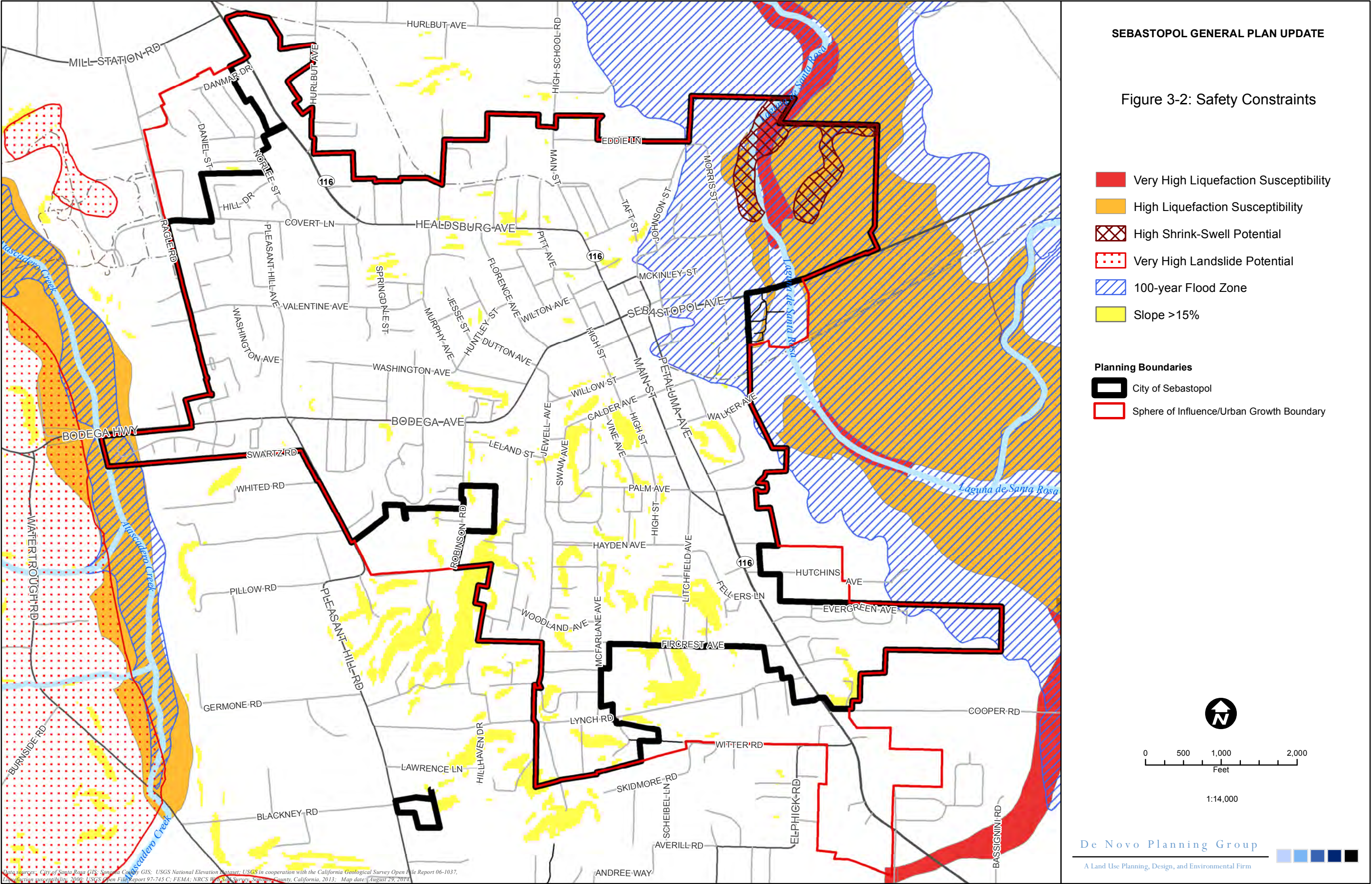
Public safety services, including fire protection and law enforcement, are described in Section 3.2 of the Existing Conditions Report. Parks and recreation services are described in Section 3.3 of the Existing Conditions Report.

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Figure 3-1: Resource Constraints



Figure 3-2: Safety Constraints



Data sources: City of Santa Rosa GIS; Sonoma County GIS; USGS National Elevation Dataset; USGS in cooperation with the California Geological Survey Open File Report 06-1037, Liquefaction susceptibility, 2000; USGS Open File Report 97-745 C; FEMA; NRCS Web Soil Survey, Sonoma County, California, 2013. Map date: August 29, 2013.

4.0 ISSUES AND OPPORTUNITIES

The General Plan Update will address an extensive set of issues and opportunities. Many of these issues and opportunities are defined by State law, while others reflect local concerns and desires.

Typically, in a general plan update program, the plan revolves around and is shaped by a handful of key issues and opportunities. Key issues in Sebastopol concern protecting Sebastopol’s small-town charm, unique character, and strong sense of community; supporting local business development and strengthening the Downtown core; improving traffic and circulation conditions through reduced congestion, reduced vehicle speeds, and providing expanded facilities for bicycles and pedestrians; emphasizing sustainability and environmental stewardship; providing a range of affordable housing opportunities; and ensuring ample opportunity for meaningful community participation in the planning process.

Despite the many challenges Sebastopol may face, there are also opportunities to take advantage of over the time frame of the General Plan. Opportunities include methods of boosting the local economy, enhancing the community’s character, providing community improvements, and expanding services for city residents. However, due to fiscal limitations and regulatory requirements, the City may not be able to address all of the issues and opportunities identified in this report. Therefore, the City and its leaders and residents will need to make important choices during the General Plan Update process as to which issues and opportunities are most important to shape the vision of Sebastopol’s future.

ISSUES

What is an Issue?

In the context of this report, an “Issue” is defined as an important condition or problem that needs to be addressed through the General Plan Update process.

Each issue is highlighted in a beige box. Following discussion of the issue, key policy questions associated with the issue are identified in *italics*.

OPPORTUNITIES

What is an Opportunity?

In the context of this report, an “Opportunity” is defined as a unique, favorable, or advantageous condition that the City can capitalize on through the General Plan Update process.

Each opportunity is highlighted in a teal box. Following discussion of the opportunity, key policy questions associated with the opportunity are identified in *italics*.

4.0: ISSUES AND OPPORTUNITIES

4.1 SAFETY AND NOISE

During the public outreach and visioning process, numerous Sebastopol residents noted that the safety of the community was a key asset in Sebastopol. Most residents in Sebastopol appear to feel relatively safe in terms of crime and community security. While crime and the corresponding need for police protection and law enforcement services is related to the overall safety and well-being of a community, the General Plan addresses the issue of police protection in the Public Services and Facilities components of the General Plan.

However, other safety-related issues and concerns were raised during the public outreach and visioning process, including the recent closure of Palm Drive Hospital and community concerns over the potentially harmful effects of electromagnetic fields (EMF).

Because of the recent closure of Sebastopol's Palm Drive Hospital in April 2014, the City no longer has a full service medical facility. Palm Drive Hospital consisted of a 37-bed general medical, urgent care and surgery center, and emergency room facility. The facility was run as a nonprofit medical service and served as Sebastopol's largest employer with over 250 employees. For several decades, Palm Drive Hospital endured difficult financial times, including two bankruptcy filings in the last seven years. Palm Drive officials note that the hospital has suffered declines in overnight patients, reduced payments from insurance companies, and competition from Sutter, St. Joseph Health, and Kaiser Permanente. Currently, hospital officials are continuing negotiations and hope an agreement can be reached in the near future to reopen the hospital in some capacity, to provide some level of health service to area residents. Currently, the nearest 24-hour Emergency Room is located at the Santa Rosa Memorial Hospital in Santa Rosa, while the nearest Urgent Care Center is located at St. Joseph Urgent Care Center in Santa Rosa.

Wireless technology has become an increasingly controversial topic, particularly in Sebastopol. The steady increase in cell phone use and the location of cell towers, as well as the increased use of wireless networks and devices, has made the potential effects of wireless technology on health and safety a concern to many people.

Natural hazards can also pose a risk to public health and safety, as evidenced by the 6.0 magnitude earthquake near the City of Napa on August 24, 2014. While the City of Sebastopol was largely spared from damage caused by the quake, residents in Sebastopol were subject to noticeable groundshaking. The recent quake highlights the susceptibility of the entire region to potentially catastrophic damage from seismic events.

Exposure to noise sources in the community can be a source of annoyance, discomfort, and can have negative impacts on quality of life in a community. As described in greater detail in Section 7.0 of the General Plan Existing Conditions Report, there are a variety of existing sources of noise in the community, including noise from area traffic (vehicle noise) and noise from stationary sources, such as noise from rooftop mechanical equipment and commercial operations (such as auto shops and car washes).

Issue: Electromagnetic Fields (EMF)

During the visioning process, comments were received expressing concern over the potentially harmful effects of EMF. Public comments encouraged placing bans on sources of EMF within Sebastopol, including cell towers, “smart” meters, and wireless devices.

The type of energy used in wireless technology is radio frequency (RF). RF radiation is non-ionizing (it is not strong enough to affect the structure of atoms it contacts). RF can be dangerous at very high levels because it creates heat, and has the ability to heat tissue rapidly. This is the principle by which microwave ovens cook food. Cell phones and wireless networks produce RF, but not at levels that can cause significant heating. For cell towers, RF energy decreases rapidly with distance and ground-level exposures are typically well below exposure limits set by the Federal Communications Commission (FCC). In the U.S. and California, there are no federal or state standards limiting occupational or residential exposure to power line EMF.

The California Public Utilities Commission claims final authority over the installation of all utility equipment, including meters, within the state. Some local and state jurisdictions have enacted rules and regulations pertaining to human exposure to RF energy. However, the Telecommunications Act of 1996 contained provisions relating to federal jurisdiction to regulate human exposure to RF emissions from certain transmitting devices. In particular, Section 704 of the Act states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." (Note, the term “environmental effects” is broadly interpreted and applied by the FCC to include health effects of RF emissions). However, the federal law does not prohibit local regulations as to the placement of facilities on the basis of health and safety when the local regulations are not related to RF emissions.

The existing Sebastopol General Plan includes goals, policies, and programs aimed at minimizing community exposure to EMF. The policies call for consideration of EMF exposure in land use planning decisions and minimizing EMF exposure near sensitive uses, such as schools and hospitals.

The City of Sebastopol has relatively limited authority to regulate or control the installation, placement, and use of facilities and technologies that rely on EMF. In addition, most respondents to the online survey ranked restrictions on wireless technologies as being of low or no importance for the General Plan Update.

Key Questions

- *Given the City’s relatively limited legal authority to control and regulate the use and installation of facilities that generate EMF, are there additional steps the City should explore to address this issue?*
- *Does the current General Plan adequately address the issue of EMF in the community?*

4.0: ISSUES AND OPPORTUNITIES

Opportunity: Re-Open Palm Drive Hospital

Following years of financial difficulties, Palm Drive Hospital closed in April 2014. The hospital had been serving residents of western Sonoma County since 1941 and since 1999 as the District. After many financially challenging years, Palm Drive Hospital closed on April 28th and ceased all inpatient and outpatient services, including the Emergency Department. The hospital also filed for Chapter 9 bankruptcy protection. The hospital placed its general acute care license into suspension with the CA Department of Public Health (CDPH) until all alternative service delivery options could be explored and evaluated.

The nearest emergency room and urgent care center is now located in Santa Rosa. The lack of a local emergency room and access to urgent care facilities poses a safety concern to the residents of Sebastopol, particularly to the City's relatively large elderly population, which may be more likely to need emergency medical services.

Palm Drive Hospital is owned, operated, and managed by the Palm Drive Health Care District (PDHCD). The PDHCD is a community-based health care organization committed to providing quality health care services to all residents in western Sonoma County.

The District was formed in April 2000 and is a government entity of the State of California. It serves 60,000 people who live in western Sonoma County, including the communities of Sebastopol, Graton, Forestville, Bodega Bay, Carmet, Salmon Creek, Jenner, Duncan's Mills, Guerneville, Occidental, Freestone, Rio Nido, Monte Rio, Guernwood Park, Summerhome and Mirabel Park.

The District is managed by five publicly elected members who serve on the Board of Directors for a four-year term. The City of Sebastopol does not have any direct authority over financial or operational decisions made by the Palm Drive Hospital District.

The PDHCD recently released two requests for proposals (RFPs) soliciting proposals from qualified organizations to develop and operate urgent health care services in the PDHCD for District residents. The objective of the requested urgent care service development is to enable the PDHCD to continue to fulfill its mission of assuring the direct provision of medical care services to District residents. The PDHCD Board of Directors is open to proposals that will propose to lease and utilize existing hospital space or other suitable space.

In addition to seeking proposals specifically addressing Urgent Care services, PDHCD is also interested in receiving proposals which address direct medical services that might be offered by the District in conjunction with another entity.

The recent closure of the hospital has ramifications that go beyond the current lack of urgent care and emergency services in Sebastopol. There are numerous private medical offices located in close proximity to the hospital. The economic viability of these offices and services may be jeopardized by the hospital closure, and may lead to professional medical services and businesses relocating from Sebastopol. The loss of quality high-paying medical and medical support jobs may have negative economic consequences for the City, and may reduce local employment opportunities.

During the public outreach and visioning process, numerous members of the community stated that the hospital closure was a key challenge facing the City that should be addressed in the General Plan. Re-opening the hospital was also noted as a key priority for the City in the coming years.

Key Questions

- *What type of support should the City provide to the Palm Drive Hospital District to encourage and facilitate efforts to re-open the hospital?*
- *To what degree should the General Plan address this issue?*
- *Are there tools and/or resources at the City's disposal that may assist with efforts to re-open the hospital?*

Issue: Seismic Hazards

There are four seismic zones in the United States. The zones are numbered one through four, with Zone 4 representing the highest level of seismic hazard. There are more stringent design and construction standards for areas within Zones 3 and 4, which includes all of California. The City of Sebastopol is located in Seismic Zone 4, the most seismically active of the four seismic zones in the United States. As such, building design in the City of Sebastopol is subject to more stringent seismic design standards.

Although there are no fault lines within the Planning Area, the potential damage to structures and to public safety from earthquakes remains significant. The 1906 earthquake reduced most of the Downtown Sebastopol area to rubble, and even the milder 1969 earthquake and the 1990 Loma Prieta earthquake caused minor damage to buildings Downtown.

The 2014 South Napa earthquake occurred near American Canyon, approximately 30 miles southeast of Sebastopol, on August 24 at 3:20 a.m., measuring at 6.0 on the moment magnitude scale. The tremor's epicenter was located approximately 3.7 miles northwest of American Canyon near the West Napa Fault beneath the Napa Valley Marina on Milton Road, just west of the Napa Valley Airport. The earthquake was the largest earthquake to hit the region since the 1989 Loma Prieta earthquake 25 years earlier. Significant damage and several fires were reported in the southern Napa Valley area, and there was also damage in the adjacent city of Vallejo, in Solano County. The quake injured about 200 people and interrupted electric service to more than 69,000 customers. The recent quake reiterates the potential for strong seismic events to affect the City of Sebastopol.

There are several state-level regulations in place to protect structures in California from the effects of seismic ground shaking. The California Building Standards Code (CBSC) is set forth in Title 24 of the California Code of Regulations (CCR). The CBSC includes codes that establish standards for new buildings, existing buildings, historical buildings, fire safety, and energy. The CBSC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition.

Section 19100 et seq. of the California Health and Safety Code establishes the state's regulations for earthquake protection. This section of the code requires structural designs to be capable of resisting likely stresses produced by phenomena such as strong winds and earthquakes.

In addition to the state-level standards for seismic protection, the existing Sebastopol General Plan includes a range of goals, policies, and programs aimed at reducing the risks associated with seismic events. The City currently requires geotechnical reports by a state-registered geologist for development

4.0: ISSUES AND OPPORTUNITIES

Issue: Seismic Hazards

proposals on sites in seismically and geologically hazardous areas and for all critical structures. The City also continues to monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.

Since the 1969 earthquake, the City has implemented a successful program to reinforce masonry buildings. Currently, all unreinforced masonry structures have been renovated to comply with today's seismic standards (Sebastopol General Plan 1994).

Key Questions

- *Do the policies and implementation programs in the existing General Plan adequately address the risks associated with seismic events?*
- *Are there additional steps or measures that the City should take to reduce the risks associated with seismic hazards?*

Opportunity: Enhance Emergency Response Preparation

Opportunities exist to increase emergency response preparation and earthquake preparedness in Sebastopol. For example, the Sebastopol Community Emergency Response Team (CERT) provides training for individuals and families to be prepared for those first hours and days after a disaster. The City may wish to consider providing additional support and resources to help expand the existing CERT program. The City may also wish to consider conducting community-wide preparedness drills and exercises to prepare for and respond to natural disasters, including earthquakes.

Opportunities also exist to help implement earthquake resistant measures and upgrades in older privately-owned structures. The General Plan could explore incentives or requirements for additional private building earthquake safety retrofits.

The City may also wish to consider the preparation and adoption of an Emergency Response Plan. If the City elects to prepare an Emergency Response Plan, it should be developed collaboratively with City departments and outside agencies that provide services for police protection, fire, public works, flood control, and other emergency services. The Emergency Response Plan should include information regarding emergency access routes for major flood or fire events, measures to ensure adequate access for emergency vehicles on designated emergency routes, and the location of emergency shelters and evacuation areas. The Plan should also include protocols for the dissemination of information following a disaster, establish roles and responsibilities for City staff and public safety officials during and after an emergency, and identify resources available to the public during and after an emergency or natural disaster.

Key Questions

- *Should the City provide support to expand local disaster preparedness programs, such as CERT?*
- *Should the City implement periodic training and preparedness drills to better plan for and respond to natural disasters?*
- *Should the City prepare and adopt an Emergency Response Plan?*

Issue: Flood Risks

As detailed in the Existing Conditions Report and shown on Figure 3-2 of this report, portions of Sebastopol, primarily in the industrial area around Morris Street and portions of the Downtown, are in the 100-year floodplain and are subject to periodic flooding by the Laguna de Santa Rosa. Local floods can be disruptive, limiting access and business activity, and causing water damage.

A number of newer developments have either been elevated or have employed special flood protection measures to address this risk. However, there are still numerous older structures at risk for substantial flooding, including the entire Village Mobile Home Park, some homes on Flynn Street, and other structures. In addition to state and federal laws addressing flood risk and protection from floods, Sebastopol has its own flood protection regulations to help ensure safety.

The effects of climate change on local flooding are unknown at this time. The Sonoma County Regional Climate Protection Authority is beginning a study on potential effects of sea-level rise, which may also affect flooding where riverways connect to and are affected by ocean tides.

Key Questions

- *Should consideration be given to further flood-protection regulations, or additional controls placed on development in the floodplain?*
- *Should there be consideration of development of special outreach/education for residents and businesses in flood-prone areas?*
- *Should policies call for review of the affect of climate change on local flooding?*

Issue: Traffic Noise Exposure

The existing Sebastopol General Plan Safety Element establishes goals and policies, as well as criteria for evaluating the compatibility of individual land uses with respect to noise exposure. The intent is to provide guidance for determining noise impacts due to and upon proposed projects. In general, exterior noise exposure levels of 60 dB or less are considered acceptable in residential areas and other sensitive areas (such as near schools, churches, or hospitals), while exterior noise exposure levels of 65 dB or less are considered acceptable near commercial uses and office buildings.

As shown in Table 7-3 of the General Plan Existing Conditions Report, nearly all of the local roadway segments studied in the report generate vehicle noise in excess of 65 dB at the nearest sensitive receptor. This means that many areas of the community are currently exposed to traffic noise levels in excess of City standards.

Traffic levels in Sebastopol tend to be highest through the Downtown area. There are three basic approaches to reducing community exposure to traffic noise levels: 1) reduce the level of traffic, thereby reducing the level of noise generated from traffic; 2) relocate sensitive receptors further away from the sources of noise; and 3) implement noise reduction measures, which primarily consist of intervening structures (such as soundwalls or landscaped berms of sufficient height to block noise waves travelling between the source and the receiver).

The issue of traffic congestion and high vehicle speeds in the Downtown area was consistently cited as a high community priority to address during the General Plan Update. As part of the General Plan Update, the City will be studying the feasibility of a range of measures to potentially reduce traffic congestion, including two-way streets, traffic calming measures, and alternative routes that bypass the Downtown area. The reader is referred to Section 4.5 of this report for an expanded discussion of traffic reduction and traffic calming issues and opportunities.

Downtown Sebastopol is essentially built-out: meaning that most building sites have been developed and are currently occupied. As such, there is little to no potential or opportunity to relocate sensitive uses such as residences, office buildings, shops, or other commercial uses further away from the existing roadways and the sources of vehicle noise.

There is also very limited opportunity to utilize noise attenuation features in the Downtown area. There is limited right-of-way available to install landscaped berms or dense vegetative plantings to help reduce noise exposure from vehicles on Downtown roadways. The community could explore the possibility of installing soundwalls to help reduce vehicle noise exposure, however, there are a range of negative consequences associated with soundwalls, and soundwalls would likely be very undesirable in Sebastopol, particularly in the Downtown area. Soundwalls pose significant impediments to pedestrian mobility; they can limit visual exposure of businesses from the roadway and/or sidewalk; and they can act as a significant visual barrier that creates a “tunnel” effect and effectively isolates segments of the community from public areas.

Key Questions

- *What steps or measures should the City consider to reduce exposure to traffic noise levels?*

Opportunity: Reduce Noise Exposure from Stationary Sources

There are a variety of stationary sources of noise in Sebastopol that may result in noise levels that exceed City standards or that result in general noise-related annoyance to nearby sensitive receptors. Sources of stationary noise include rooftop mechanical equipment, loading docks in commercial zones, and commercial operations such as carwashes and auto shops.

Other sources of stationary noise may be temporary or periodic in nature. Examples include live music from private venues (including both indoor and outdoor music performances). In recent years, Sebastopol has seen an increase in the number of bars, restaurants, and other venues that allow music performances. During the Visioning process conducted at the outset of the General Plan Update, numerous respondents indicated support for encouraging more community and social events, including live music performances. Additionally, numerous respondents supported creating a more vibrant and prosperous Downtown.

Live music performances can have many positive benefits to the community. They can support and showcase local artists and musicians, they can enhance revenue for local businesses, and they can contribute to a more vibrant night-life in the Downtown area. However, live music can also result in noise impacts that exceed applicable City standards and annoy nearby residents and businesses.

The City has an adopted Noise Ordinance that establishes acceptable noise levels generated on a particular site. The Noise Ordinance includes provisions that grant exceptions to these standards for recreational activities on public lands that are conducted with a permit, including parades, concerts, and sporting events. The City's Noise Ordinance does not specifically address temporary or periodic noise from special events, concerts, or live music performances.

The City has an opportunity to help strike an appropriate balance between promoting a vibrant local music scene that provides economic opportunities for local business, and protecting the community from the annoying and potentially harmful effects of exposure to excessive noise levels, particularly during the nighttime hours.

Opportunities exist to strengthen and expand the Noise Ordinance to better define and categorize types and sources of noise; grant exceptions or special provisions for special events held on private property or live music events conducted at local businesses; and improved procedures for measuring noise levels and responding to noise complaints.

Key Questions

- *Should the City revise the Noise Ordinance to include specific standards and provisions for noise generated from live music events?*
- *Should exceptions to the existing noise standards contained in the General Plan and the Noise Ordinance be granted for businesses that offer live music and other entertainment-related services?*
- *What types of additional steps can or should the City take to monitor noise levels in the community?*

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4.2 LAND USE

Sebastopol's unique character, small-town feel, and distinctive downtown are among its most valuable assets. Surrounded by beautiful vistas of hills, vineyards, majestic oaks, and redwoods, Sebastopol presents the opportunity for living in a rural, small-town setting. A diverse range of land uses is present in Sebastopol. Developed land uses in the City are predominantly residential. Most of the residential land use designations in Sebastopol are at the medium-density range, with areas of high-density residential located north and south of Bodega Avenue, south of Healdsburg Avenue, south of Analy High School, and east of Fircrest Avenue, across the highway. Commercial uses are generally concentrated within the Downtown area, and along the Highway 116 corridor.

Land uses are guided by the General Plan's Land Use Map. The City's Zoning Ordinance (Title 17 of the Municipal Code) provides a greater level of specificity in identifying permitted land uses and associated development standards. The Design Guidelines address the appearance of development, including form, quality, and scale.

Existing land use conditions in Sebastopol are described in detail in Chapter 1 of the Existing Conditions Report.

During the initial public outreach and visioning process, participants in the Visioning Workshops were divided into groups of four to eight people, and asked to provide notes, comments, and input on city-wide maps. Groups were asked to outline areas where new growth and land uses should occur (housing, commercial, parks, open space, agriculture, etc.) using color markers; identify areas where existing land uses should change; identify areas where new roadways should be developed; and provide any other thoughts or input that the group developed. All of the maps generated by workshop participants during the Visioning process are included in Appendix B.

Participants identified the following as issues to address and points to consider in developing a vision of the city's future:

- Small-town charm and sense of community
- Provide multi-family housing opportunities near Downtown
- Annex lands to the north and west of the City limits
- Provide opportunities for high-density housing along the SR 116 corridor near the northern City limits
- Preserve farmland, open space, and natural resource lands and the views around Sebastopol
- Vibrant Downtown
- More community activities, including community events, as well as recreation and education programs and services
- High quality residential areas
- Family atmosphere, including good schools and parks
- Controlling growth and type/quality of development

4.0: ISSUES AND OPPORTUNITIES

Issue: Growth Areas

Growth within the Sebastopol city limits is directed and guided by the General Plan Land Use Map. The General Plan Update provides an opportunity for the City to review and update the Land Use Map, as appropriate.

Growth immediately beyond the city limits is guided by three primary regulatory components: 1) the Sonoma County General Plan Land Use Map; 2) the City's Sphere of Influence (SOI), which is established by the Sonoma Local Agency Formation Commission (LAFCO); and 3) the City's Urban Growth Boundary (UGB).

In Sebastopol, the SOI and UGB are coterminous, meaning their boundaries are identical. It should be noted that in anticipation of a Sphere amendment in the General Plan process, LAFCO has adjusted its Sphere to include an area located east of the city limits, south of Sebastopol Ave/Hwy 12, where the Village Park Mobile Home Park is located. This area is located outside of the UGB, but within the LAFCO SOI.

The SOI and UGB are discussed in greater detail below.

SPHERE OF INFLUENCE

LAFCO (an acronym for Local Agency Formation Commission) is a public agency with county-wide jurisdiction established by State Law (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000). The intent of the Act is to discourage urban sprawl and to encourage orderly and efficient provision of services, such as water, sewer, and fire protection.

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts.

A Sphere of Influence (SOI) is a "plan for the probable physical boundaries and service areas of a local agency, as determined by the Commission." LAFCO establishes a SOI for each city and special district regulated by LAFCO. The SOI is generally the territory which a city or special district is expected to annex. Cities and special districts cannot provide services outside their Sphere of Influence except in very limited circumstances.

The Sebastopol SOI includes approximately 227 acres. While this land is technically within Sonoma County, the City's existing General Plan Land Use Map assigns land use designations to all parcels within the City's SOI, which are representative of the City's intentions and vision for the type of development appropriate for these areas. As shown in Table 1-1 of the Existing Conditions Report, the majority of the lands within the SOI are designated for residential uses, and approximately 45 areas are designated for light industrial uses. The largest area of the SOI is the Gravenstein South Area, which is designated for Very Low Density and Light Industrial uses. The second largest area of the SOI is located to the northwest of the city limits, east of Ragle Road. These areas are shown on Figure 4-1 of this report.

The City does not currently provide services (water, sewer, storm drainage) to most areas within the SOI. In the past, some individual parcels have obtained Out of Area Service Agreements for water, sewer, or both services. Such agreements allow provision of utilities without requiring annexation. In recent years, LAFCO has adopted more restrictive policies for such Agreements. If areas of the SOI were to be annexed into the City, the City would be responsible for the provision of these services, which would require the extension of infrastructure (water and sewer lines, drainage channels, etc), and

Issue: Growth Areas

additional treatment and supply capacity (more sewage treatment, more potable water deliveries). The expense of such improvements, or any other improvements such as storm drain, streets, or sidewalks, would be expected to be borne by the areas being annexed, which could be via an assessment district or other financing mechanism. In February 2000, the City had the *Gravenstein Highway South Study Area Utility Needs Study* prepared. This Utility Needs study provides the City's Planning and Engineering staff with baseline information on the infrastructure needed to provide water, sewer, and storm water services within the Gravenstein South Study Area, and presents cost estimates for the proposed infrastructure. This baseline information can then be utilized to negotiate development agreements, prepare General Plan modifications, and set connection costs and rates. In general, there are challenges serving the area with sewer, since at the current city border, there is a grade break, which would require a complete collection system and pump station at the far end of this area in order to bring in virtually any of it.

It may be appropriate for the General Plan to address the SOI and its ultimate boundary. While the adoption of a General Plan expressing potential revisions to the SOI may be appropriate, formally revising the SOI is a function that must be carried out under the regulatory authority of LAFCO.

URBAN GROWTH BOUNDARY

The City's 1994 General Plan establishes an Urban Growth Boundary (UGB). The Urban Growth Boundary is a line beyond which development will not be allowed, except for public parks and public schools. The 1994 General Plan states that the UGB shall be in effect during the 20-year time frame of the General Plan.

Measure O, approved by Sebastopol voters in November 1996, amended the General Plan to reaffirm the City's UGB and amend Land Use Policy P.9 to keep the UGB in effect until December 31, 2016. The UGB is shown on Figure 4-1. Measure O also amended Land Use Policy P.8 to prohibit extension of City services outside the UGB, except under specific extraordinary circumstances. The measure also added Land Use Policy P.9A to establish provisions for the administration of the UGB, including provisions for the City Council to amend the UGB either within or coextensive of the April 9, 1996 UGB limits, allow for up to 3 acres of land to be brought within the UGB in any calendar year to accommodate residential uses pursuant to specified findings, allow for up to 25 acres of land to be brought within the UGB in any calendar year to accommodate office or light industrial uses pursuant to specified findings, allow amendment of the UGB to avoid unconstitutional taking of property, to define uses not considered development that are permitted beyond the UGB, and to ensure that subsequent regulatory documents, entitlements, and General Plan Updates are consistent with Land Use Policies P.8, P.9, and Policy P.9A.

It is appropriate for the General Plan to address the UGB and its ultimate boundary. While the adoption of a General Plan expressing revisions to the UGB may be appropriate, the existing UGB was approved by the voters rather than the City Council. If it were desired to take a similar approach following the new General Plan adoption, formally revising or renewing the UGB would require a ballot initiative and public vote.

ANNEXATION GUIDELINES

Policy P.12 in the existing General Plan Land Use element provides detailed policy guidance related to future annexation requests and considerations. The annexation guidelines were developed and

4.0: ISSUES AND OPPORTUNITIES

Issue: Growth Areas

adopted in order to avoid urban sprawl and concentrate new development within the city limits. The text of Policy P.12 is provided below:

P. 12 Annexation Guidelines: Do not allow annexation and development to leapfrog over vacant and undeveloped land. Require proposed annexations to meet the following guidelines.

- a. Urban Development shall be contained within the UGB.*
- b. Annexation shall not occur outside of the UGB, except for public parks and public schools.*
- c. Areas to be annexed must be able to be served by existing City facilities, or by environmentally and economically feasible extensions to City facilities, to be paid for by the proposed development.*
- d. Utilities will not be extended outside the UGB, except for public parks and public schools.*
- e. Proposed annexations must be contiguous to existing developed areas.*
- f. Annexation of an area must not have either short-term or long-term negative impacts on the City's fiscal condition. The fiscal effects of the annexation must be documented at the applicant's cost.*
- g. A specific development plan must be prepared for the proposed annexation, showing how the proposed development contributes to an area-wide jobs-to-housing balance.*
- h. The proposed development must be within the proper Land Use Designation and meet all the other requirements of this General Plan.*

Issue: Growth Areas

Key Questions and Discussion Items

- *Are the current boundaries of the SOI and UGB still appropriate?*
- *Are the Land Use designations shown within the SOI and UGB still appropriate, or should they be revised?*
- *Are the existing annexation guidelines still appropriate? Or should they be revised?*
- *Over the course of the GP update process, there has been a range of requests from property owners requesting inclusion and/or exclusion from the SOI/UGB that should be considered by the GPAC. For example:*
 - *Requests from the Gravenstein South area to be excluded/removed from the SOI.*
 - *Interest and opposition to revising the SOI west of Ragle Road (see Ragle Area on Figure 4-1).*
 - *Interest in inclusion of Hurlbut property (see Fig 4-1).*
 - *Potential inclusion of Tomodachi Park/Village Park (see Fig 4-1).*
- *Should the General Plan call for a voter measure to renew the UGB, or is it sufficient to just have the UGB addressed as a policy issue in the General Plan? The cost to put the UGB on the ballot could range from around \$8,000 - \$25,000, depending on whether it's on a regular election ballot or not, number of registered voters, and other factors. Additionally, the specifics of such an initiative would need review to ensure legal defensibility and clarity in how its provisions are applied.*

Opportunity: Growth Management Program

The City established a Growth Management Program in its 1994 General Plan and has adopted an implementing ordinance. The Growth Management Program is based on fundamental aspects of the General Plan. These aspects include the following:

- A policy vision to maintain the special character of Sebastopol.
- Ensure a high quality of life in the City.
- Promote infill development rather than sprawl.
- Maintain adequate levels of service (for basic services, including fire flow water pressure adequate to fight fires, police and fire response time, etc.).

One of the major limiting factors relative to housing development in Sebastopol is sewer treatment capacity. The City is a partner in a sub-regional wastewater treatment system, and has a significant limitation on how much wastewater can be discharged into the system. Thus, it is critical to meter and monitor wastewater flows and to have a system that regulates residential development, which is the primary contributor to increased demand on Sebastopol's wastewater system. The Growth Management Program also requires that some reserve treatment capacity be maintained to address unanticipated situations and to provide flexibility for weather-related fluctuations in discharges (due to flooding, stormwater infiltration into wastewater systems, or changes in discharges from industrial or other businesses).

Based on the above considerations, the General Plan Growth Management program set a limit of 575 dwelling units to be added to the City during the Plan's 20-year planning time frame, from 1994 to 2014. To preserve development opportunities throughout the lifespan of the General Plan, the program also set annual limits on residential development, initially 40 units per year, dropping to 25 units per year from 2000 forward.

Applications are not prioritized. The City reviews all applications as they are submitted. Since permit requests have not exceeded allowable unit limits, there has not been any need to establish point categories or a process for setting priorities, nor has there been any cost impact or approval uncertainty, since allocation amounts have never been exceeded. Thus, there have been no identified impacts due to this program or other programs such as Design Review, cumulative or otherwise, on the City's ability to meet housing demand for all economic segments of the population.

The implementing ordinance includes some exemptions and discounts from the program. These include:

- Affordable housing units are exempt from the annual limits (but count towards the ultimate limitation).
- Second dwelling units are exempt from the program.
- Single family homes on existing vacant lots are exempt from the program.

Opportunity: Growth Management Program

- Homeless shelters, single room occupancy residences, and community care facilities are also exempt from the program.

The program also allows 'carry-over' of unused growth management allocations for up to two years, so in any given year, more than 25 units are potentially allowable. Most years have had carry-over allocations.

It is noteworthy that in no year since the program was established has the annual dwelling unit limit of the program been reached. Thus, to date, the program has never acted as a constraint on housing development in Sebastopol, has not affected approval certainty, and has not impacted housing affordability.

The Growth Management program is closely monitored. An annual 'Level of Service' report is required to be presented to the City Council, which reports on the status of the program, as well as other indicators of levels of service such as school enrollment, emergency response times, and water and sewer flows.

In late 2012, the City initiated revisions to Program 2.2 in the General Plan Land Use Element, and Section 17.350.030 B of the Zoning Ordinance. These revisions removed the December 31, 2013 termination date of the Growth Management Program. The revisions left the program date open-ended, but retained the total dwelling unit maximum of 575 units. Through 2013, 366 allocations had been used, leaving 209 remaining.

The existing General Plan anticipated more development than has actually occurred. In addition, its assumptions about wastewater flows need updating—there have been substantial declines in wastewater flows in recent years. The 2014 Annual Level of Service Report estimated that given existing flows and flows from approved development, there was capacity for the equivalent of an additional 2,165 single-family homes. This is a substantial amount of remaining capacity, which would appear to justify a larger allocation than current 209 remaining units for the life of the new General Plan.

4.0: ISSUES AND OPPORTUNITIES

Opportunity: Growth Management Program

Key Questions and Considerations

- *The existing Growth Management Ordinance contains specific assumptions and information regarding utility capacity that should be updated in order to reflect current conditions and service levels/capacity.*
- *Should additional modifications to the Growth Management Program be considered? For example:*
 - *Should a new sunset date be established, rather than leaving the total unit count maximum open ended?*
 - *Should a new total dwelling unit maximum be set?*
 - *Should the two-year expiration of the annual allocation rollover be removed? Removal of the rollover expiration may facilitate development projects on some remaining larger sites than what would currently be allowed under the current restrictions. Given the cyclical nature of residential development, it may be beneficial to allow rollover unit allocations to accumulate. This would not necessarily influence the total unit allocation limits.*
 - *Are there other modifications that should be considered?*

Issue: Barlow-Area Land Use Designations

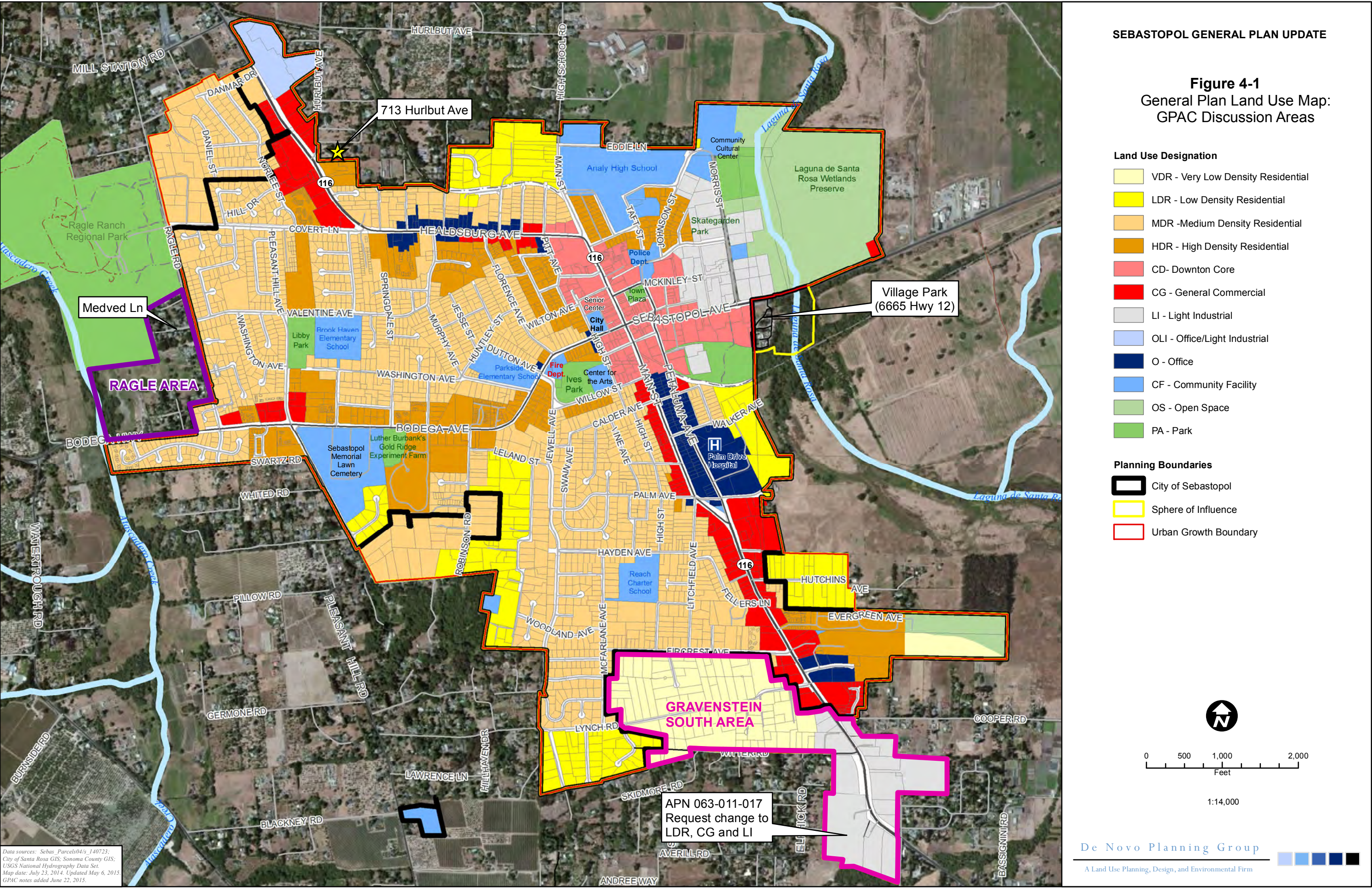
The relatively new Barlow development fronting on Morris Street, Sebastopol Avenue, and Laguna Park Way is a blend of light industrial and commercial uses. It either adjoins downtown areas or is perceived to be part of the downtown, and it appears likely that over time it will gradually shift to having primarily a downtown/mixed use character. Its present land use designation is industrial.

Across the street from the Barlow is the relatively large office complex at 101-105 Morris Street. It was developed as offices prior to the current General Plan, but has an industrial land use designation.

Key Questions and Discussion Items

- *Should the Barlow area be redesignated 'downtown', or should a new land use classification be created blending elements of downtown and industrial designations?*
- *Should the 101-105 Morris properties be redesignated as downtown, or office land use?*

Figure 4-1
General Plan Land Use Map:
GPAC Discussion Areas



4.3 HOUSING

Housing issues in Sebastopol will be addressed by the Housing Element, which is being prepared on a schedule that is more accelerated than the rest of the General Plan Update due to timing requirements of State law.

A detailed overview of housing information, including the housing needs analysis, analysis of potential constraints to housing, an inventory of potential housing sites and funding resources, and a review of the implementation of the 2010 Housing Element is included in the Draft Housing Element.

Participants in the Visioning process identified the following issues and comments related to the provision of housing:

- Need for more affordable housing, including rental housing, senior housing, and housing for young families
- Methods recommended to increase affordability of housing include land trusts, higher densities, and revisions to parking and height standards
- Ensuring fees are commensurate with the size of unit
- Higher densities downtown
- Increase housing downtown
- Address homeless issues
- Housing for young families
- Low and moderate income housing
- Higher densities
- Permit tiny houses
- Greater range of housing types
- Senior housing
- Price of housing is a limiting factor that restricts diversity
- Ensure that affordable housing is permanently affordable

Issue: Affordable Housing

Participants in the Visioning process repeatedly identified the need for more affordable housing. Primary concerns were that housing is not affordable to young families, that the City needs more housing affordable to low and moderate income groups, and housing suitable for seniors should be provided. Homeless issues were also identified as a concern.

There are a number of factors that limit the creation of affordable housing. Primary factors are summarized below.

MARKET CONDITIONS

The price of housing is driven by market conditions, including the price of land, price of existing housing, cost of development for new housing, and mortgage rates. While mortgage rates have been relatively low in recent years, the median housing price in July 2014 was \$550,000. Rents in Sebastopol are also relatively high, with a median rent of \$1,709 for a two-bedroom dwelling unit (August 2014). Current housing costs are affordable to above moderate income households (households earning above 120% of the median income). Lower and moderate income households are either priced out of the market or have to pay a significant portion of their income in order to afford housing in Sebastopol.

LACK OF FUNDING

In order to develop and retain affordable housing, funding mechanisms to subsidize the cost of the housing are necessary for the home prices to be affordable to lower and moderate income households and for rental rates to be affordable to lower income households. Prior to 2012, tax increment funds collected by redevelopment agencies were a significant source of funding for affordable housing in most communities in California. These funds could be used to subsidize affordable housing, either through low cost loans, purchase of property, or as a match for a variety of federal-, state-, and county-administered funding sources. However, Sebastopol's redevelopment agency (the Sebastopol Community Development Agency) was dissolved in February 2012 in compliance with State law that closed redevelopment agencies statewide.

Sebastopol participates in the Urban County program operated by Sonoma County Community Development Commission (SCCDC). The Urban County/SCCDC administers Community Development Block Grant (CDBG), Housing Investment Partnerships Program (HOME), and Emergency Shelter Grant funds for Sonoma County and the cities of Cotati, Cloverdale, Healdsburg, Rohnert Park, Sonoma, Sebastopol, and Windsor. The City can request housing funds through the Urban County program, but is not guaranteed any funds. The City could opt to participate in the State-administered CDBG and HOME programs, which would allow Sebastopol to compete for a larger amount of funds on an annual basis. However, the State-administered programs have time-intensive administrative and reporting requirements.

Issue: Affordable Housing

AVAILABILITY OF SITES

All cities and counties in California are required to identify sites to accommodate their “fair share” of the regional housing need. Sebastopol’s Housing Element will identify sites consistent with the requirements of State law. However, sites are not always available for purchase and Sebastopol’s small “fair share” results in the requirement for a limited amount of acreage. An increase in sites designated for higher density housing, multifamily housing, and/or for affordable housing would provide more options for developers and encourage the development of affordable housing.

Key Questions

- *Should the City consider opting out of the County-administered Urban County CDBG and HOME Program?*
- *Are there additional sites (see Housing Element Figure IV-1 for the current inventory of housing sites) the City should consider for affordable housing?*

Opportunity: Create Additional Tools to Encourage Affordable Housing

As part of the General Plan Update, the Land Use Map will be reviewed and revised, where appropriate. This is an opportunity for Sebastopol to identify additional sites to accommodate housing that can meet the expressed need for more affordable housing, including housing for families, low and moderate income housing, senior housing, high density housing, and housing in the downtown.

In addition to updating the Land Use Map, the General Plan Update presents an opportunity to review the existing land use designation descriptions and to determine if additional designations should be made to accommodate preferred types of residential uses. It could also be determined that changes to the Zoning Ordinance are needed in order to implement the vision of the General Plan. While the General Plan Update will not directly revise the Zoning Ordinance, the General Plan may include actions (implementation items) that identify specific revisions to be made to the Zoning Ordinance.

HIGH DENSITY HOUSING

The City’s High Density Residential designation currently allows densities from 6.1 to 22 units per acre. The lower end of the density scale readily accommodates single family development and the language describing the High Density Residential designation does not specifically prohibit single family units. The Zoning Districts that could be consistent with the High Density Residential designation include the Single Family Residential District (RSF-2), which allows 6 to 7 units per acre, and the Duplex Residential District, which accommodates 12 to 15 units per acre and permits detached single family units. To ensure that the City’s high density sites are not used for market-rate single family development and to encourage affordable housing development, the minimum allowed density could be increased to a higher number and single-family uses that are not affordable in perpetuity could be prohibited.

4.0: ISSUES AND OPPORTUNITIES

DOWNTOWN

See following Opportunity: Downtown Housing.

AFFORDABLE HOUSING COMBINING DISTRICT

An overlay designation can be used to allow a broader range of uses on a site and can encourage specific types of uses, while not restricting uses allowed by the underlying zoning. The City's Affordable Housing Combining District encourages affordable housing by allowing affordable single family or multifamily housing, in addition to the uses allowed by the underlying zoning district. The Affordable Housing Combining District could be used to further encourage affordable housing by identifying a minimum allowed density for multifamily housing, and providing incentives (reduced standards, increased density) for desired housing types, such as senior housing, housing that is affordable in perpetuity, and/or workforce housing.

TINY HOUSES

Participants in the Visioning Workshops and Housing Workshops identified that the City should explore methods to encourage "tiny houses", citing San Francisco and Portland as two examples of successful tiny house programs. While Portland is exploring the use of tiny homes to house its homeless population, it does not have standards for tiny houses. While San Francisco does not appear to have zoning or development standards in place to specifically address tiny houses, San Francisco's zoning does allow narrow lots (25 feet minimum) and small single family lots (2,500 s.f. minimum) and its development fee structure is largely based on the size and/or construction costs of a dwelling unit, rather than a per unit fee system. Potential methods of encouraging small residences include a reduced fee schedule for small units or a fee schedule that pro-rates costs for small units based on unit size, adopting specific development standards for small houses and/or small residential lots, and adopting development standards to allow tiny house villages or clusters (development of multiple tiny houses on a single lot).

LAND TRUSTS

Housing or community land trusts have the potential to reduce housing costs by separating the ownership of property from the ownership of the land on which that property is built. By retaining ownership of the land, the housing land trust (HLT) removes the value of land from the cost of the home, reducing the impact of changes in land value on the price of the home. HLTs often have long-term or permanent affordability covenants in place to ensure that homes, either single family or multifamily, are sold or rented at affordable prices.

PERMANENT AFFORDABILITY

Participants in the Housing Workshop noted that affordable housing should be affordable in perpetuity. Affordable housing projects funded through federal and state funding sources typically have a minimum affordability period of 30 to 55 years. Units created through Sebastopol's Inclusionary Housing Requirements program (Chapter 17.240 of the Zoning Ordinance) are required to maintain affordability for a period of 59 years unless otherwise required by the City or by State law. Similarly, units constructed in the Affordable Housing Combining District are required to maintain affordability for 59 years.

Opportunity: Create Additional Tools to Encourage Affordable Housing

Key Questions

- *Should the City increase the minimum density allowed on land designated High Density Residential by the General Plan?*
- *Is there a desire to consider revising the Affordable Combining District to further encourage affordable housing on specific sites or in specific areas?*
- *Should an action be included in the General Plan to revise the Zoning Ordinance and/or development fee schedule to accommodate tiny houses?*
- *Are there actions the City should take to encourage land trusts?*
- *Should the City require inclusionary units to be affordable in perpetuity?*

Opportunity: Downtown Housing

The Downtown area presents a unique opportunity for higher density housing that may not be appropriate in other areas of Sebastopol. Mixed-use housing, live-work spaces, and affordable housing are additional residential types of uses that would contribute to the Downtown. Increased housing in the Downtown will result in a greater number of residents living downtown, contributing to the vital, bustling downtown atmosphere that is desired.

Housing in the Downtown may attract a more diverse age group and socio-economic range and would also provide housing for persons looking for a pedestrian-oriented lifestyle.

DOWNTOWN

Participants in the Visioning Workshops identified a desire for more housing and higher densities in the Downtown. Currently, most of the Downtown is designated Downtown Core by the General Plan Land Use Map. The Downtown Core designation allows mixed-use residential developments at densities of 15 to 44 units per acre, but does not allow stand-alone residential development. The Downtown Plan does not identify sites for high density or affordable housing and does not provide any standards for housing development. The Downtown Plan does state that housing can be accommodated on second and third floors over commercial/office uses and provides support for residential and higher density residential development adjacent Downtown. The Downtown Plan does not require housing development on any specific sites and only indicates that the Retail/Office/Film Theater/Art Gallery/Housing (Diamond Lumber/Brown Street/properties facing Brown Street) and Future Study Area (Main Street/High Street/Burnett Street/Willow) elements could be sites for additional mixed use, including housing, development.

The City has the opportunity to include policy direction in the General Plan regarding the type and/or location of housing that is desired in the Downtown. Opportunities to increase housing in the Downtown include accommodating a greater variety of housing types, revising the Zoning Ordinance and/or Sebastopol Downtown Plan to identify minimum and maximum densities and development

Opportunity: Downtown Housing

standards (building height allowance, parking requirements, etc.) that reflect the scale of housing desired in the Downtown, and designating specific locations as opportunity sites for housing.

Key Questions

- *What types of housing are desired in the Downtown?*
- *Are there specific locations in the Downtown that are desirable for future housing development?*
- *Should the Downtown Core designation be revised to allow a broader range of residential uses or to encourage specific types of residential uses?*
- *Should an action be included in the General Plan to update the Sebastopol Downtown Plan to address specific housing issues?*

4.3 ECONOMIC DEVELOPMENT

Sebastopol is often identified as the economic and cultural center of the West County. Sebastopol offers a centralized downtown business area, with a variety of local specialty shops and eateries in the downtown area and vicinity, cultural attractions and festivals, as well as natural attractions, including the Laguna de Santa Rosa, Luther Burbank Experimental Farm, and Joe Rodota Trail. The City has a highly skilled workforce and encourages small, local business, entrepreneurship, and sustainable business practices.

From 2000 to 2014, Sebastopol's population decreased from 7,774 to 7,400 persons, a 4% reduction. From 2000 to 2010, the City's labor force increased by 7%, from 4,056 to 4,324 persons. However, employment only increased by 2% and unemployment increased from 2.5% to 6.7% from 2000 to 2010. Approximately 69% of the City residents currently work outside of Sebastopol.

In 2014, 43% of Sebastopol's employed residents worked in management, professional, and related occupations, while 23% worked in sales and office occupations and 19% worked in services occupations. An additional 7% were employed in natural resources, construction, and maintenance occupations, and 8% were employed in a production, transportation, and material moving.

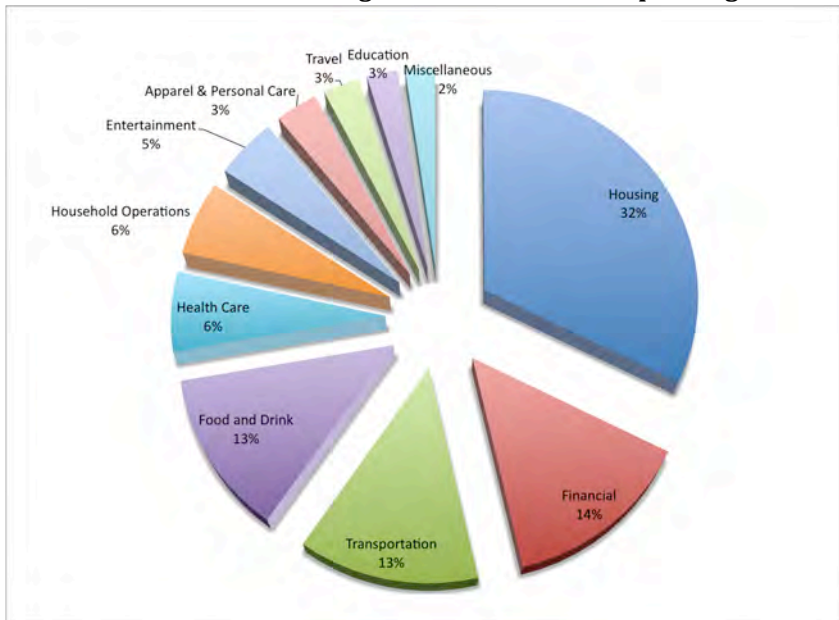
In 2014, the industries in Sebastopol with the largest amount of employees included health care and social assistance (19%), retail trade (15%), professional, scientific, and technical services (9%), educational services (7%), accommodation and food services (7%), and other services (8%). With the closure of Palm Drive Hospital, it is likely that employment in the health care and social assistance sector has decreased.

From 2000 to 2012, the median household income increased from \$46,436 to \$53,975. However, when computed in constant dollars (adjusting for inflation), the median income actually decreased from \$61,913 to \$53,975 (based on 2012 dollars).

A review of historic taxable sales data indicates an overall increase in taxable sales since 2002. However, there has been a reduction in retail and food services transactions (-3%) while there has been an increase in the number of businesses with retail and food service sales tax permits (56%). There has been an overall decline in sales tax permits from 2002-2012 by 89, although total taxable transactions have increased by 8% (almost \$11 million).

A review of spending patterns in Sebastopol indicates that categories with the highest annual spending are housing/ shelter (32%), financial (14%), food and drink (13%), and transportation (13%).

Average Annual Household Spending



4.0: ISSUES AND OPPORTUNITIES

The Existing Conditions Report includes a leakage/surplus analysis that measures the relationship between supply and demand, based on the per capita sales and sales tax deviation associated with retail categories. The retail categories with the highest surplus sales include food and beverage stores, food and drinking places, and health and personal care stores. The retail subcategories with the most surplus sales include grocery stores, restaurants and drinking places, used merchandise stores, specialty food stores, lawn and garden stores, and book, periodical, and music stores. The retail categories with the most leakage include general merchandise stores (leakage of \$13.3 million), motor vehicle and parts dealers (leakage of \$12.8 million), clothing and accessories stores (leakage of \$5 million), and non-store retailers (leakage of \$3.2 million). This indicates that a substantial proportion of these categories of expenditure are occurring elsewhere, and that there could be an opportunity to capture some of these expenditures.

For additional economic and demographic data, please see the Existing Conditions Report and Housing Element that have been prepared as part of the General Plan Update.

Participants in the Visioning process identified the following issues and comments related to the city's economy:

- A vibrant and lively downtown with an urban design that enhances community and encourages visitors
- Iconic and robust tourist attractions – the Laguna, City parks and trails, cultural events, Luther Burbank Farm, new museums/learning centers
- Diversified retail opportunities
- More economic diversity
- Emphasize culture, arts, and cultural diversity
- Bring more jobs to City and increase supporting population
- Electric shuttle or trolley connecting Downtown with key attractions/destinations
- Vibrant businesses with emphasis on sustainability
- Hotel and lodging opportunities
- No big box or formula businesses
- Positive branding and image

Issue: Limited Employment Opportunities

Sebastopol has a relatively high ratio of jobs located within the City to employed persons that reside in the City. Much of the workforce in the City commutes to Sebastopol to work. However, many of the jobs in the City are retail- and service-oriented jobs, which typically have lower wages than professional and skilled jobs. During the Visioning process, a need for high-quality jobs that provide a livable wage in Sebastopol was noted.

While it is anticipated that the General Plan Update will provide greater opportunities for businesses to expand or locate in Sebastopol (see the following Opportunities discussions), this will not improve the quality of life of the city's residents unless the new jobs pay good wages and provide additional opportunities for skilled workers. In order for unemployment rates to trend downward and the ratio of jobs to labor force to trend upward, incentives for employers to locate in Sebastopol are needed.

In order for the economy to grow and prosper, it is necessary to market Sebastopol as a place to do business and to provide resources that meet the needs of commercial, office, medical, and industrial uses that Sebastopol wishes to attract. Currently, the Chamber of Commerce, Downtown Association, Cittaslow, and Sebastopol Entrepreneurs Project can provide some support to interested businesses and can connect businesses with local realtors and leasing agents. However, more extensive and detailed materials (market assessments, up-to-date workforce data, leakage studies, etc.) and potentially, dedicated economic development staff could clearly identify market demands and industry sectors with heavy needs for interested businesses.

A related issue reported by a number of local businesses is difficulty finding qualified employees. This may have a relationship to high housing costs, area demographics, and the compensation levels that local businesses are able to offer. The Sonoma County Economic Development Board has developed some tools to assist employers with job openings.

Key issues limiting Sebastopol's employment and business growth include the following:

VALUE OF OFFICE/INDUSTRIAL VERSUS RESIDENTIAL DEVELOPMENT

Local property owners are often reluctant to develop their land for office/industrial uses, given that the financial payoff for residential development is typically much higher than for office/industrial uses. Some developers have also indicated that new industrial development is not financially viable, and that there is not sufficient demand for new office space.

LACK OF ADEQUATE SPACE

New construction or substantial rehabilitation would be required to accommodate a major new employer with modern office/industrial space needs. Many emerging industries have a need for larger spaces and modern facilities, such as production, testing, and laboratory space. Sites for most types of development (particularly, larger development) are quite limited, and potentially suitable sites may not be available for development.

NEED FOR MARKETING/INCENTIVES

While the City and Chamber of Commerce created a branding campaign (Local Flavor, Global Vision) and the Sebastopol Entrepreneurs Project provides assistance to local start-up businesses, there are not a lot of outreach and marketing materials that are readily accessible for a large business wishing to locate in Sebastopol. Market data demonstrating a need or demand for specific types of businesses is

4.0: ISSUES AND OPPORTUNITIES

not on the City or Chamber of Commerce websites. Similarly, information regarding incentives for businesses to locate in Sebastopol is also not readily available.

The following Opportunities discussions identify methods to attract new businesses and to expand the base of industries to create more skilled and high-paying employment opportunities.

Opportunity: Industry Diversification

Participants in the Visioning process identified that jobs in the City need to high-quality jobs that pay living wages where people can afford to live and work in Sebastopol, that growth needs to be sustainable, that an emphasis on supporting and enlivening the Downtown is necessary, and that there is a need for everyday retail goods.

As shown in the figure on the right, Sebastopol's commercial areas are focused along the key routes through town. Industrial uses are limited and mainly located in the northeast area of the City off of SR 12, along Morris Street and McKinley Streets, and east of SR 116.

TOURISM AND HOSPITALITY

Sebastopol's unique setting and character, combined with its location as the hub of West County near the Bay area, Pacific Ocean, and wine country, has potential to be leveraged to create a "place-making" and tourism-based environment over time.

Sebastopol's commitment to environmental sustainability also sets the City apart from other jurisdictions. The attraction of a boutique hotel or eco-tourism retreat could help Sebastopol become a higher profile travel destination. The community-oriented nature of Sebastopol is conducive to the support of locally-owned and smaller, non-chain establishments. Creating a destination retail environment, through continued support of boutique and one-of-a-kind shops in the Downtown, as well as broadened retail opportunities will provide a draw for tourists, as well as improve shopping opportunities for local residents and employees. Providing more visitor-serving commercial uses would also help Sebastopol establish a base for tourism and hospitality.

The City has identified the Lumberyard site as a major opportunity for a mixed-use development that could potentially include a hotel (see Marketing and Branding discussion). A hotel development is also being proposed at the Barlow development.

AGRICULTURAL SECTOR

Research and development is an important part of the overall agricultural economy, including winemaking. Seed companies are constantly researching and breeding plant species to select for specific characteristics (e.g., taste, yield, growing zone, frost conditions, pest resistance, longevity, etc.). Agricultural research operations can include extensive agricultural fields and greenhouses for planting of test crops, may primarily consist of office space for laboratory research, or may include a combination of the two. Some research facilities will contract with farmers, sometimes local and sometimes distant depending on the conditions needed for research, to grow test crops. Other facilities may research various products that can be manufactured with agricultural materials and by-products, and use of local agricultural by-products can be a marketing point. Attracting new agricultural research and development uses can increase a demand for planted agricultural fields in and around the city,

increasing access to local foods. Increasing the demand for professional office/research space and, in some cases, manufacturing facilities would increase the City's base of skilled jobs.

HEALTH CARE

Access to health care and mental health services is an important determinant of health and disease prevention, and increased access is very likely to improve public health. The health care sector typically provides high-paying jobs that require educated and skilled employees. With the recent closure of Palm Drive Hospital, the City is lacking medical services for emergency care and conditions that require an in-patient hospital stay.

HOME-BASED AND ENTREPRENEUR BUSINESSES

Start-ups, home-based businesses, and micro-enterprise are important components of the local economy. These types of businesses accommodate a broad range of skill levels and interests. Home-based businesses typically do not require significant real estate investment, which reduces start-up costs. The Sebastopol Entrepreneurs Project (SEP) provides support to regional start-up businesses, through training and incubation services. SEP offers co-working space to reduce the overhead associated with real estate costs for a new business. Sebastopol has relatively liberal allowances for home-based businesses as compared to some jurisdictions.

GREEN AND CLEAN INDUSTRIES

With the local support for sustainable and green industries, Sebastopol is well-positioned to attract a range of green and clean industries. Sebastopol could endeavor to attract research and manufacturing associated with energy-efficient technologies, recycling, green building, water conservation technologies, clean and renewable energy, re-use of agricultural and winemaking by-products, and a variety of products for home and personal use. Research and development provides opportunities for skilled, technological jobs in both established and emerging industry sectors. Research and development is also an important component of developing new products, such as medical devices, and technologies, including green building, and clean energy. However, manufacturing types of use can result in air pollutants, noise, and increased truck traffic, so it is necessary to identify appropriate industrial sites that will not negatively affect residential and other sensitive uses. Apart from the potential of reducing costs to local businesses through providing new efficiencies and providing opportunities for skilled workers, a significant benefit of this industry is that it can complement the region's strong agricultural and winemaking sector. And, as previously noted, there would likely be both financial and site challenges with industrial development in Sebastopol.

REGIONAL-SERVING RETAIL

Regional-serving retail provides an important part of the local economy – offering amenities that attract key employers, supplying services for local residents, and providing job opportunities to youth and other segments of the community that might not qualify for higher paying jobs. Participants in the Visioning process identified a need for retail that provided for everyday needs, rather than a focus on specialty or tourist-oriented retail. Table 1-13 of the Existing Conditions Report identifies retail categories that are experiencing leakage, meaning that the demand for the retail category exceeds the actual sales. The retail categories with the most leakage include general merchandise stores (leakage of \$13.3 million), motor vehicle and parts dealers (leakage of \$12.8 million), clothing and accessories stores (leakage of \$5 million), and non-store retailers (leakage of \$3.2 million). The leakage identified for general merchandise stores corresponds to the comments that Sebastopol needs general retail uses that provide for everyday needs. While regional-serving retail stores would not significantly diversify

4.0: ISSUES AND OPPORTUNITIES

employment opportunities, these uses serve household shopping needs and ensure that residents can live and shop in Sebastopol without having to travel to nearby cities to shop.

Key Questions

- *What key industries does Sebastopol wish to attract over the next 10 to 20 years?*
- *Are the vacant and underdeveloped lands in the city suitable for attracting the mix of businesses that Sebastopol desires?*
- *Are adequate sites designated to accommodate a variety of new businesses, particularly if a business has specific siting needs (e.g. research space, test kitchen facilities, production space)?*

Opportunity: Employee Generation and Business Attraction

While the City can designate sites for a variety of job-generating uses and can plan to provide a broad range of commercial and industrial uses, as previously discussed, these plans are only meaningful if the city can attract new businesses and encourage existing businesses to expand.

Some of the key components of business generation include marketing, visibility, branding, and adequate services.

BRANDING AND MARKETING

A detailed branding and marketing plan could help Sebastopol shape its image as a desirable destination and leverage the Downtown, cultural events, community-oriented aspects, and access to natural features that distinguish Sebastopol from neighboring communities. Larger employers often look at the amenities of the community and the local workforce when considering new locations. The presence of quality of life factors (i.e., attractiveness of the area, cost of housing, quality of schools, entertainment venues, retail amenities, and variety of dining and drinking establishments) may play a significant part in an employer locating in Sebastopol. Developing a branding and marketing plan that highlights the City's assets, including its well-educated and skilled workforce and emphasis on cultural diversity, will assist in positioning the city for success when major employers are considering a location in Sebastopol.

A key component of successful branding and marketing is ensuring that the City is considered a place where businesses are welcomed and the permitting process is streamlined and provides some certainty, in terms of the types of permitted uses, development requirements, and timing for approval, for interested businesses.

The City has taken measures to market the Lumberyard site (6828 Depot Street) to attract a mixed-use type of development that is urban in nature and oriented toward the adjacent public uses and downtown. Concerted and consistent marketing efforts, such as this, assist in attracting development through identifying opportunity sites, providing an overview of the benefits of the site, and identifying how the sites can be integrated with surrounding uses.

IMPROVING BUSINESS AREAS

Many of the city's retail shopping and business areas along SR 116/Main Street/SR 12 have newer uses interspersed with older commercial uses. Revitalizing the City's primary business areas, including improved facades, signage, and cohesive design features, would strengthen interest in the areas. Maintaining a vibrant and attractive downtown helps to foster Sebastopol's small-town image. Over time, continued maintenance and occasional design upgrades of retail areas will ensure that the city continues to attract a broad base of customers and tenants. While the City can facilitate the improvement of business areas, desired improvements can only be achieved by conscientious investment on the part of the local property owners as well as organization and partnership by the local merchant communities. The City currently has a small BID in place for the downtown area. The BID pre-dates existing state law that governs the formation and activities of a BID. This district could be expanded to include a larger commercial area, creating greater potential for revenue generation and area of benefit, to address the primary business routes and to include areas anticipated for business/retail development.

What is a BID?

A business improvement district (BID) is a geographically-defined area in which activities and improvements are paid for through a special assessment which is charged to all members within the district in order to equitably distribute the costs and benefits of the BID.

4.0: ISSUES AND OPPORTUNITIES

The City did re-institute a ‘façade improvement’ grant program in the current fiscal year. The program has a limited budget to offers small matching grants to businesses or property owners seeking to install new signs, remodel, paint, landscape or otherwise improve facades.

VISIBILITY AND CONNECTIVITY

People only visit businesses and shopping areas if they are aware that the business or shopping area exists. Implementation of a wayfinding and signage program that provides signage at the primary entrances to Sebastopol and directs out-of-town visitors to Downtown, primary destinations (Laguna de Santa Rosa Preserve), Luther Burbank Farm, and cultural/community centers would assist in making visitors aware of the attractions and destinations in Sebastopol by advertising the various venues and providing directions to destinations and public parking. Sebastopol had planned to implement a wayfinding program, however the project was terminated when the State eliminated the City’s redevelopment agency. The City Council may consider reviving this project in the next fiscal year.

ECONOMIC DEVELOPMENT PARTNERSHIPS

The City participates in multiple local and regional partnerships (e.g., Downtown Association, Sebastopol Chamber of Commerce, Sonoma County Economic Development Board, Cittaslow Sebastopol, etc.) in order to stay abreast of emerging issues and to identify opportunities to support local businesses and expand the types of businesses locating in the community.

The Sonoma County released its Fall 2014 Business Confidence Report which indicates that business confidence in Sonoma County has been increasing since the recessionary period. The BCR indicates that businesses feel economically challenged operating in Sonoma County versus the rest of the United States, based on a comparison of purchasing index trend values. Industry with high purchasing trend indexes that are indicative of industry and business expansion include hospitality, manufacturing, and technology. Establishing or expanding upon a group of economic development professionals that can focus on attracting and retaining target industry companies could accelerate the city’s efforts to attract new business. Businesses and organizations that provide capital resources can be partnered with new companies and companies that wish to expand. This type of effort can direct ‘angel’ or venture capital investments to promising companies competing for scarce capital investment.

SMALL BUSINESS SUPPORT

Small and start-up businesses are an important part of the local economy. Start-up businesses are common in industry sectors with emerging and shifting technologies, such as green energy, biotechnology, and computer science. Encouraging locally-owned small business ventures through the permitting and business license process as well as considering small business needs when considering larger office, technology, and industrial park developments can help the city attract a broader range of businesses.

BUSINESS RETENTION

Future job growth is often associated with the retention and expansion of existing businesses, rather than solely focusing on the attraction of new ones. Thus, it is critical to maintain close business relationships with business associations and existing local companies, offer seminars and consulting for business owners, link businesses to various lending programs and financial services, assist with marketing of local businesses, and provide other key services to local businesses.

REDEVELOPMENT

The closure of Sebastopol's Community Development Agency considerably reduced the City's resources to attract and retain business. Redevelopment had provided significant funding and mechanisms to encourage business growth and development, including funding for economic development staff, business promotion activities, and the ability to encourage development of specific sites through either assisting with the purchase of the site or providing long-term financial incentives, and also supported affordable housing. While the State has not replaced redevelopment, there have been on-going discussions of future methods to assisting local governments with redevelopment-types of activities. The City can emphasize monitoring emerging legislation that would replace redevelopment and can prioritize taking advantage of future opportunities that may be offered by such legislation.

Key Questions

- *What programs should Sebastopol prioritize to attract new businesses?*
- *What policies are appropriate in the General Plan to support an environment that is conducive to economic vitality and business growth?*

4.0: ISSUES AND OPPORTUNITIES

4.5 TRANSPORTATION AND CIRCULATION

Sebastopol's circulation system is largely dominated by the intersection of State Routes 12 and 116 that run through the center of town. The highways serve as the main transportation corridors connecting the town and Western Sonoma County to Santa Rosa, Highway 101, and the Sonoma coast. This intersection creates high levels of traffic congestion in the downtown core of Sebastopol during peak commute hours and summer weekends. A majority of commute trips by residents are in single occupancy vehicles, with a very low percentage of residents using public transit.

Bicycle circulation in Sebastopol is supported by an existing network of multi-use paths, on-street bike lanes, and bicycle routes. Notable facilities include the West County Trail, which comes into Sebastopol from the north at Mill Station Road and follows the old railroad right-of-way, and the Joe Rodota Trail, which provides access to Santa Rosa and parallels SR 12 and connects to Petaluma Avenue south of SR 12. Other Class I trails include the Eddie Lane connection between North Main Street and Morris Street, the Railroad Forest Path which connects the Joe Rodota Trail to Morris Street, and Jewell Avenue Path which connects the south terminus of Jewell Avenue to Lynch Road.

Pedestrian facilities include sidewalks, crosswalks, pedestrian signal infrastructure, curb ramps, and streetscape amenities. The Sebastopol Bicycle and Pedestrian Master Plan identifies two Pedestrian Districts in Sebastopol (areas of high activity where pedestrian improvements should be prioritized). One is the downtown pedestrian district encompassing a large portion of the city's center, including the Barlow district. The boundaries of this district are Laguna Park Way, High Street, Willow Street, and Morris Street. The other pedestrian district is the Main Street Corridor, which provides access to Analy High School, Safeway, Rite Aid, and civic destinations near the center of town. Nearly complete sidewalk coverage, accessible curb ramps, and marked crosswalks are provided along arterial streets in Sebastopol. High-visibility crosswalk markings, pedestrian refuge islands, and in-roadway pedestrian warning signs, among other treatments, are provided at several uncontrolled crosswalk locations along SR 116.

During the second Visioning Workshop held on May 14, 2014, participants were asked to identify which transportation issues they felt should be the top priorities for the General Plan Update. The majority of responses identified various priorities for circulation improvements in the Downtown area. Top priorities included expanded facilities and safety enhancements for bicycles and pedestrians, including additional bike lanes, additional pedestrian crossings with enhanced safety features, and improved signage and way-finding to connect bicycle and pedestrian facilities between the Downtown area and other areas of town. Throughout the Visioning Process, workshop participants stated that safe bicycle and pedestrian facilities need to be expanded to serve all areas of the city, including safe routes to schools. Participants also expressed a desire to see an expanded network of trails along creek corridors within the city.

Participants noted issues related to high vehicle speeds and what they felt were unsafe conditions for pedestrians and bicycles on Healdsburg Avenue (SR 116). These concerns have frequently been voiced for all segments of SR 116, mostly along segments outside of the downtown core.

During the second Visioning Workshop held on May 14, 2014, participants were also asked to identify the two locations (street corridors, intersections, etc.) that they think have the most critical circulation problems in Sebastopol. The vast majority of responses identified traffic issues near the Downtown intersections in proximity to the intersections of State Route (SR) 116 and SR 12. Several responses noted traffic issues along Bodega Avenue, at the intersections of Bodega/High St and Bodega/Main St. Participants noted the difficulty of travelling north through town from the Downtown core.

Although not the top priority, many participants noted the need for increased parking options in the Downtown area. Other priorities included opportunities for shuttle or transit services in the Downtown area to further reduce vehicle congestion and parking demand.

Issue: Bicycle and Pedestrian Network Improvements



Bicycle Transportation

Bicycle circulation in Sebastopol currently consists of sharing street travel lanes with motorists, together with a network of off-street multi-use paths. The multi-use paths include the West County Regional Trail in the north area of Sebastopol which connects to Forestville, and the Joe Rodota Trail and Railroad Forest Bike Path in the westerly portion of the City which connects to Santa Rosa. Bicycle lanes are not yet provided on arterial and collector streets, though a major step is underway to modify this network limitation with the design of bicycle lanes for State Route 116.

Pedestrian Transportation

Pedestrian circulation in Sebastopol consists of two settings, an urban town center and a surrounding rural setting. The urbanized town center has an effective network of pedestrian facilities presently, including mostly continuous sidewalks and numerous enhanced pedestrian crossings along SR 116. This corridor and intersecting streets, such as High School Road, Bodega Avenue, Sebastopol Road, Laguna Parkway and Morris Street, provide comfortable access to many local destinations in the Downtown area. For example, Sebastopol has numerous enhanced pedestrian crosswalks with pedestrian-activated warning systems to aid in the crossing of SR 116 that bisects the Downtown. However, connections to and along streets that extend beyond the town center are limited primarily by the lack of sidewalks mostly due to the transition from urban to rural conditions with ranches, farms and rural residential uses.

Guiding Documents

Pedestrian and bicycle mobility is addressed in the guiding documents, the *Sebastopol Bicycle and Pedestrian Master Plan (updated 2014, SCTA)* as well the *Sebastopol Bike Lane Feasibility Study (2011)*. The Master Plan includes goals and policies for the development and expansion of a bike lane system that provides connections to key areas throughout the city. In addition, the *Countywide Bicycle and Pedestrian Master Plan for Sonoma County* includes additional trails which expand upon the existing and proposed networks to create a robust bicycle circulation system for bicyclists and pedestrians wishing to travel to and from Sebastopol to other communities in the region.

4.0: ISSUES AND OPPORTUNITIES

Issue: Bicycle and Pedestrian Network Improvements

Priorities

The next priority identified by the City Council for bicycle facilities is to provide a network of bicycle lanes on local streets, including on Bodega Avenue and Covert Avenue, and to establish bicycle routes on a number of the other narrower arterial, collector and local streets with the use of Shared Lane Markings and signs.

Specific key connections that are still needed include Morris Street and other bicycle connectivity improvements to provide a convenient and safe connection between the Joe Rodota Trail and West County Regional Trail. In addition, more bicycle- and pedestrian advocacy design guidelines could be adopted or referenced in the General Plan to steer designers to the most up-to-date facilities for alternative mode travelers. Such documents, like the National Association of City and Transportation Officials (NACTO) have published guidelines that address bike crossings features at intersections.



The Street Smart Sebastopol program has been successful in creating numerous enhanced crosswalks throughout the City. More pedestrian improvements are desired, especially on the State Highway System (see companion discussion) where vehicular speeds are higher than in Downtown. There may be an opportunity to create arterial traffic calming treatments such as curb extensions and medians, although the inclusion of these features must gain the approval of Caltrans, which has jurisdiction over State highways.

An important longer-term need includes the creation of a multi-use path(s) to connect Sebastopol with Petaluma. The alignment of such a trail must still be determined. With City support, the County has applied for a grant to perform a feasibility study.

Issues

One crucial impediment to implementing bicycle and pedestrian-oriented transportation facilities in Sebastopol is the lack of ownership of the two main roadways in the city, SR 116 and Sebastopol Road. These facilities are state-owned, and all changes are subject to the review and approval of the California Department of Transportation (Caltrans). This situation represents an important disconnect between the local community and its transportation network.

Another impediment to the implementation and construction of bicycle and pedestrian network improvements is a lack of funding. Funding sources for bicycle and pedestrian network improvements are varied, and generally include:

- Federal, State, regional, and local government
- Private sector development and investment
- Community, special interest, and philanthropic organizations

Funds from Federal, State, regional, and local government sources often require the submittal of a grant application and the administration of grant funds to be applied to transportation improvements. The

Issue: Bicycle and Pedestrian Network Improvements

process of preparing grant applications and administering grants can be cumbersome and time consuming for staff.

Key Questions

- *What type of bicycle and pedestrian network improvements should be prioritized in the General Plan Update?*
- *Should the City retain the Bicycle and Pedestrian Master Plan as the primary planning tool for the bike/pedestrian network?*

Issue: Downtown Traffic Congestion

The primary intersections of State Route (SR) 12 and 116 consisting of Sebastopol Avenue/Petaluma Avenue and Bodega Avenue/South Main Street in the Downtown area are the source of most congestion occurring in Sebastopol as well as SR 12/Morris Street. While many communities have come to realize that downtown congestion can actually be an indicator of a healthy economy and vibrant commercial district rather than a hindrance to through traffic, in Sebastopol's case, the congestion is due to a combination of limited capacity, impacts of through traffic in two directions and typically occurs within a limited time of day and summer weekends:

Intersection Capacity - The intersections' capacities are restricted by existing historical structures, a higher level of pedestrian activity which lowered the vehicular capacity of these intersections, and traffic flow is often disrupted by drivers making parking maneuvers.

Route Options – There are very few route options for many West county vehicular travelers other than to use the Sebastopol Downtown intersections for access. Parallel North-South facilities include Llano Road to the east and Pleasant Hill Road to the west. Parallel East-West roads include Todd Road to the south and Occidental Road to the north. All of these roads have some limitations which do not make them viable bypass options in their current state including low capacity design, inconvenient connection points, and incomplete coverage of potential destinations.

Peak Hour Volumes - As in many communities, vehicular traffic volumes in Sebastopol tend to peak during weekday commute periods. 24-hour traffic volume counts on SR 12, SR 116, and Bodega Avenue reveal these trends. SR 12 has a particularly notable plateau in traffic nearing 2,000 vehicles per hour for several hours during the afternoon and evening commute. Volumes on Gravenstein Highway South show a similar trend, averaging approximately 1,800 vehicles per hour during the same time period as SR 12.

In order to reduce congestion in the Downtown, one of these three options or combination of options would be needed:

1. Expand the capacity of the intersections and approaching roadways
2. Provide bypass routes around the Downtown area
3. Expect travelers to seek other travel times or modes

The other alternative would be:

- Accept congested conditions

2-Way Street Option

It should be noted that the General Plan process will be evaluating the potential for a conversion of SR 116 back to a 2-way street system which existed prior to the 1980's. A 2-way street system should not be considered a cure for congestion, but a way to make the Downtown circulation more driver and pedestrian friendly.

Capacity Expansion

Issue: Downtown Traffic Congestion

Increasing capacity by widening roads in downtown areas can often disrupt the urban fabric and diminish the attractiveness of visiting and doing business downtown. Potential obstacles to this solution could include public objection and lack of funding.

Enhance Bypass Routes

Any bypass option which would decrease congestion in downtown Sebastopol would have to occur on roads which are located in the County, outside of the City limits. Previous versions of the County General Plan included the extension of Llano Road north to Occidental Road and the extension of the Todd Road alignment to the west, closer to Sebastopol. Both of these projects were not supported and no longer are included in the County General Plan. Recent workshops in Sebastopol discussed options to use Llano Road and Occidental Road as bypasses with roundabout intersections which create a more convenient connection. Obstacles to this course of action include funding, County support, and public consensus.

Seek Other Travel Times

Vehicular trips have already been spreading outside of the traditional peak hour to other times of day. This will continue to naturally occur over time.

Seek Others Modes

In order to have other modal options such as bicycling make any impact on congestion, bicycle lane and trail facilities would have to be significantly improved. Bicycle lanes on SR 116 through the downtown are currently in design which is just the first step in increasing travel routes for bicycles.

Accept Congestion

Because of the potential impact to community character with many capacity expanding projects, some communities have eliminated or relaxed their traffic level of service (LOS) thresholds in downtown areas to LOS E or even LOS F in favor of enhancing the street environment and/or prioritizing pedestrian, transit, and bicycle travel modes, and recognizing that downtown congestion is often a sign of concentrated activity and vitality. Santa Rosa, for example, does not have LOS standards for its downtown.

Key Questions

- *In reviewing the potential solutions to reducing Downtown congestion identified above, as well as the discussion points re-framing the issue, please consider your thoughts regarding the pros and cons of each potential approach.*

Issue: Downtown Parking

Parking needs in Downtown Sebastopol are served by many public and private parking lots as well as on-street parking. Several of the private lots are part of a Downtown Parking District intended to serve shared parking needs in the Downtown area. Off-Street parking lots include:

- Plaza parking
- Whole Foods commercial center lot
- Theater lot
- Burnett Street lot near Hopmonk
- Municipal lot across from the Veterans Building
- Municipal lot behind the library and City Hall
- Rite Aid lot
- Barlow parking

All of these parking lots are less than a one-quarter mile distance of the Bodega Avenue/Main Street intersection which is a common desirable walking distance of 5 minutes. The completion of the Barlow Center has resulted in the creation of more than 400 off-street parking lot spaces not previously available within the one-quarter mile radius of the downtown core which are accessible to the public. Based on consideration of Shared Parking principles, these multiple parking facilities should supply more than enough parking supply for the parking activity generated by the Sebastopol Downtown Businesses.

The off-street parking lots are supplemented by on-street parallel parking spaces on North and South Main Street, Burnett Street, North and South High Street, Wilton Avenue, Keating Avenue, McKinley Street and Laguna Park Way. Many of the parking spaces within the Downtown area have time restrictions of 1 or 2 hour limits, which are common for downtowns. Although the on-street parking spaces do not provide the volume of spaces compared with the off-street lots, they do provide convenient parking opportunities closer to some businesses.

In order to create more parking Downtown, parking structures would have to be pursued since there are no more substantial plots of land to create parking lots. Parking structures are generally very expensive, require large, well-located sites, and may, in the end, be underutilized if other surface parking is available nearby.

The system of parking lots in the Downtown core can be enhanced with both signage and better pedestrian connectivity. Existing directional signage is generally small, old, and difficult to find. New signage graphics with a common theme would help drivers from out of town determine locations to park. Since several lots require shoppers to walk and cross streets, continued enhancement of the safety, convenience and visual features of these sidewalks and intersections around the downtown core will make it more desirable to park, walk, and complete multiple combined shopping trips.

The City was developing a “way-finding” sign program to identify major destinations and public parking lots, but lost funding with the State termination of redevelopment agencies. More recently, there has been renewed interest in a pedestrian way-finding sign program.

Issue: Downtown Parking

Key Questions

- *Is the existing network of surface parking lots within ¼ mile of the Downtown area sufficient to meet parking demand?*
- *Is the installation of a well-coordinated parking and way-finding signage system the most effective tool to improve parking conditions?*
- *Is it reasonable, feasible, or desirable to pursue or consider a parking structure to serve the Downtown?*

Issue: State Highway 116 Safety

During the second Visioning Workshop, participants noted issues related to vehicle speeds and what participants felt were unsafe conditions for pedestrians and bicycles on Healdsburg Avenue (SR 116). These concerns have frequently been voiced for all segments of SR 116, mostly along segments outside of the Downtown core.

Two segments of particular concern include SR 116 (Healdsburg Avenue) and SR 116 (Gravenstein Highway South). These arterials are generally characterized by a three-lane roadway cross section including one through lane in each direction and a center two-way left-turn lane. Speeds tend to be in the 30 to 35 mph range, although higher speeds occur.

The two sections of SR 116 do have several enhanced crosswalks with in-roadway warning lights. Recently, overhead warning lights were provided on Gravenstein Highway South near Fircrest Market. The pending project to stripe bike lanes on all segments of SR 116 within the City limits of Sebastopol will create narrower travel lane widths which may reduce travel speeds.

Healdsburg Avenue has less commercial opportunities along its frontage and residential frontage along its north side which results in a lower volume of vehicle turning movements. This condition contributes to the higher speed conditions. The westerly portion of the corridor does not have sidewalks along the north (east) side of SR 116 including the curve where it transitions north. Pedestrian improvements along this section would be beneficial. Additional arterial traffic calming features such as curb extensions and medians could help to bring speeds down and provide opportunities for pedestrian crossing features.

Gravenstein Highway South has significant commercial activity, which contributes to frequent vehicle turning movements. The road width varies significantly along some sections with excessive pavement in the northeast area of the corridor before it transitions to the one-way couplet. Sidewalk gaps are also an issue along the corridor. Similarly, arterial traffic calming features could help to bring speeds down and provide opportunities for pedestrian crossing improvements.

Obstacles to the completion of roadway improvements would be funding and the ownership of the highway by Caltrans. Caltrans would have to approve any improvements that are proposed.

4.0: ISSUES AND OPPORTUNITIES

Issue: State Highway 116 Safety

Key Questions

- *Are there additional steps or measures the City should consider in order to improve safety conditions along the SR 116 corridor?*

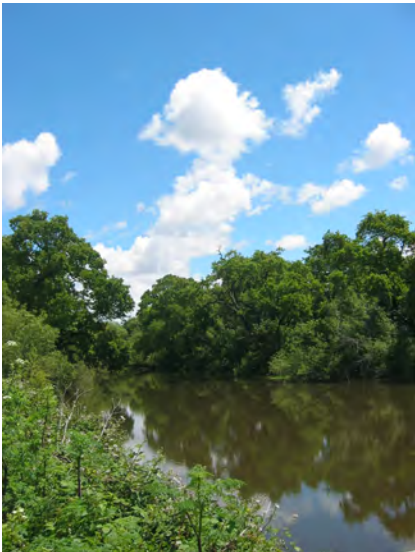
4.6 CONSERVATION AND OPEN SPACE

Natural resources, including waterways, hillsides, wildlife habitat, and historical resources form an important part of the City's unique character. The rural atmosphere, open space, agricultural lands, waterways, and scenic views in and around Sebastopol represent some of the City's greatest assets. These assets provide a natural resource base for tourism and recreation, wildlife habitat, watershed storage, water quality protection, and contribute to the quality of life for the City's residents.

While most of the land within the Sebastopol City Limits and Planning Area is developed with urban and suburban uses, there are significant areas of open space, wetlands, riparian habitat, and rural agricultural lands surrounding the City. Additionally, the Laguna de Santa Rosa runs in a general north-south direction along the City's



eastern boundary. The Laguna de Santa Rosa is the largest freshwater wetlands complex on the northern California coast. As the receiving basin of a watershed where most of the county's human population lives, the Laguna is a landscape feature of critical importance to Sonoma County's water quality and flood control. It provides an important overflow area for the Russian River during periods of heavy winter rain, serving as a natural holding basin, which captures and slows floodwaters, easing their impact on lower Russian River communities. It is a unique ecological system covering more than 30,000 acres; a mosaic of creeks, open water, perennial marshes, seasonal wetlands, riparian forests, oak woodland and grassland. It is home to hundreds of species of birds from bald eagles to hummingbirds; mammals such as mink, badger, bobcat and river otter; and numerous fish and amphibians, including several rare and endangered species.



The wetlands of the Laguna are an important stopover for thousands of birds that migrate along the Pacific flyway, as well as a permanent home to myriad species. Its riparian forest — interface between land and flowing surface water — is a layered habitat of trees, shrubs and undergrowth. It provides food, shelter, and a travel corridor for wildlife, filters nutrients and pollutants from agricultural and urban runoff, and shades and cools the water for fish and other aquatic organisms.

In addition to their value as habitat for aquatic, plant and animal species, natural areas provide flood protection, enhance water quality and provide a myriad of recreational opportunities to local residents and tourists.

4.0: ISSUES AND OPPORTUNITIES

The Conservation and Open Space elements of the General Plan will address a wide range of issues and topics, including, but not limited to:

- Natural and biological resources
- Water quality
- Air quality and greenhouse gases
- Energy and resource conservation
- Sustainability
- Cultural and historical resources
- Protection of agricultural Lands
- Habitat for plants, animals, and fish species
- Protection of ecologically sensitive areas (creeks, riparian habitat, wetlands, and areas with mineral or other natural resource deposits)

Developed parks will be addressed in the Community Services and Facilities Element.

During the initial public visioning process for the General Plan Update, residents and stakeholders identified numerous concerns and priorities related to the topics of conservation and open space. Some of the primary concerns and opportunities regarding natural resources identified through the Visioning process include:

- Implement additional restoration efforts in the Laguna, and improve public access through expanded trails and bridges
- Implement strong environmental protection and restoration policies, and recognize the “rights of nature”
- Protect the area’s natural beauty, including open spaces, hills, creeks, and watersheds
- Protecting the natural environment, including water quality, air quality, biological habitat, and other natural resources
- Enhancing outdoor recreational opportunities
- Preserving and protecting clean water and clean air

Opportunity: Protecting and Enhancing the Laguna de Santa Rosa

PAST PLANNING EFFORTS

The Laguna de Santa Rosa, known locally as the Laguna, is critical to the essence of Sebastopol. It is integral to the surrounding habitats which support the diverse plant and wildlife communities identified with Sebastopol. It is an essential influence in the layout of the city's infrastructure and buildings which create a town image unique to Sebastopol. It is also a vital part of the landscape that creates the open space and scenic views which are part of Sebastopol's charm.

Studies and programs to protect and enhance the Laguna have been ongoing for decades. The earliest Laguna study called for preservation and enhancement of riparian habitat and biotic resources. The 1978 Laguna Study Committee appointed by the County Board of Supervisors recommended ordinances and easements to protect wetlands, wildlife and oaks in the Laguna. In 1986, the City Council appointed a Laguna Advisory Committee (LAC), which recommended a Laguna Land Use Management Plan, adoption of a riparian ordinance, protection of Laguna lands, preservation, and enhancement and restoration of vegetation and wildlife habitats in a Laguna Riparian Corridor and lands within the City's sphere of influence. Many of these provisions were formally recognized in the City's Wetlands Ordinance and Council Policy Number 58.

The LAC evolved into the non-profit Laguna Foundation which adopted the *Laguna de Santa Rosa Preservation and Restoration Objectives* and specific implementation measures – the *Laguna de Santa Rosa Management and Restoration Guidelines*. These measures were sent to all agencies with jurisdiction over Laguna resources. All agencies generally endorsed these measures agreeing that modifying land management practices to enhance ecological resources could be accomplished. Lastly, a comprehensive study entitled *History, Land Uses and Natural Resources of the Laguna de Santa Rosa* (Smith, 1990) was prepared for the subregional system to provide a detailed, and long-term assessment of Laguna resources, and means for short term and long-term protection. Much of the preservation and restoration sections of this research publication were applied to the ecological enhancement component of the *Laguna Park Master Plan* (Hyden, 1992).

LAGUNA PARK MASTER PLAN

Based on the recommendation of the LAC, the *Laguna Park Master Plan* for a linear park along the Laguna de Santa Rosa was completed and addresses the area of the Laguna within the City of Sebastopol and its sphere of influence. The plan was adopted in 1992 after extensive review and contribution by the Technical Advisory Committee made up of individuals representing organizations and agencies in Sonoma County. The plan addresses many recreational, environmental, developmental, and management issues that affect the Laguna. It offers policies and programs that will protect, preserve and enhance the Laguna while recognizing the importance of incorporating recreation and commercial development necessary for the social and economic well being of the community. In addition, the plan strives to recognize the regional character of the Laguna and how it influences and is influenced by elements and activities beyond Sebastopol's immediate Planning Area.

The 1993 Sebastopol General Plan Conservation and Open Space Element incorporates the *Laguna Park Master Plan*. Included in the *Laguna Park Master Plan* are areas within and outside the Sebastopol Planning Area. The plan recognizes that the Laguna is an ecosystem which is regional and is affected by activities beyond the boundaries of the Planning Area.

4.0: ISSUES AND OPPORTUNITIES

Opportunity: Protecting and Enhancing the Laguna de Santa Rosa

A substantial amount of technical information was gathered and analyzed in order to prepare the *Laguna Park Master Plan*. This detailed information is presented in two volumes entitled: *City of Sebastopol Laguna de Santa Rosa Master Plan: Volume 1: Master Plan*, and *Volume 2: Technical Information*, prepared by Hyden Associates and Golden Bear Biostudies. These plans should be consulted to obtain the factual and technical basis for the goals, policies and programs presented in the Plan.

Defining the community's needs and concerns was a major consideration in preparing the Master Plan. The comprehensive public participation program identified the following principal issues which guided the *Laguna Park Master Plan*:

- Laguna habitat preservation and restoration: Suggestions from the public included development of interpretative paths; creation of an interpretive and environmental education center; acquisition, rezoning, and restoration of adjacent industrial parcels; and creation of guidelines for future adjacent development, emphasizing protection of viewsheds and habitat.
- Future baseball fields: The location, type, and quantity of existing and future baseball fields on the Laguna Youth Park site was a controversial issue. There was a wide range of opinion on this matter, ranging from elimination of existing ball fields to adding an additional senior league field.
- Design: The need to integrate the Laguna into the community through sensitive design guidelines.
- Mitigation of fill: Mitigation of unauthorized fill in one of the sewer ponds on the Laguna Youth Park site.
- Funding: Funding for development and maintenance of the park.
- Land management policies: The impacts of land management policies of adjacent land owners on the Laguna, particularly with regard to water quality.

The City has made great progress in implementing the vision of the Master Plan. Beginning in 1998, when a major community donation for implementation was received, the City implemented multiple trail and restoration projects, resulting in thousands of feet of new trails, and the planting of thousands of native trees and shrubs in areas that once were used for waste disposal. This has transformed perceptions of the Laguna, created habitat, and provided a major new area for low-impact outdoor recreation. In addition, the Laguna de Santa Rosa Foundation, with assistance from the Open Space District, has performed restoration on the 'Laguna Uplands' property at the foot of Palm Avenue. This is effectively public open space.

Following up on the creation of the Laguna Preserve, in late 2014, the City Council authorized preparation of a Laguna Preserve Management Plan. The intent is to review existing issues, opportunities, and needs in the Preserve, and to establish clear maintenance and management protocols consistent with the Master Plan and regulatory requirements. There are known maintenance needs and issues regarding trails, amenities, restoration plantings, and invasive plant species. The Plan will also examine opportunities to improve connectivity, and to enhance identity and public education.

Opportunity: Protecting and Enhancing the Laguna de Santa Rosa

Key Questions

- *Have local priorities changed or evolved with respect to protection and restoration efforts in the Laguna since the Laguna de Santa Rosa Master Plan was prepared?*
- *The 1994 General Plan addresses Laguna issues in great detail, most of which is derived from the Laguna Master Plan. Should this approach be revised, amended, or otherwise updated to reflect implementation efforts since 1994, as part of this General Plan Update?*
- *Do you consider Laguna preservation and restoration efforts undertaken over the past 20 years to be successful?*

4.0: ISSUES AND OPPORTUNITIES

Issue: Reducing Greenhouse Gas Emissions

RECENT LOCAL GHG REDUCTION EFFORTS

The need to address climate change and reduce the generation of greenhouse gas (GHG) emissions is a topic that has been addressed locally for many years. The City of Sebastopol passed Resolution 5229 in January 2002 endorsing the Cities for Climate Protection Campaign, which includes a five-milestone program to reduce greenhouse gas and air pollution emissions. The five milestones are as follows:

1. Conduct a baseline greenhouse gas emissions inventory and forecast to determine the sources and quantity of greenhouse gas emissions in the jurisdiction;
2. Establish a greenhouse gas emissions reduction target;
3. Develop a climate action plan consisting of both existing and future actions which, when implemented, will meet the local greenhouse gas reduction target;
4. Implement the action plan; and
5. Monitor and report progress.

In September 2003 the City reported their municipal baseline emissions in *Standing Together for the Future: Greenhouse Gas Emission Inventories for Eight Cities in Sonoma County, California*.

In 2005, the ten local governments within Sonoma County pledged to reduce GHG emissions to 25 percent below 1990 levels by 2015. The Regional Climate Protection Authority (RCPA) was created in 2009 to help each jurisdiction reach its goal. The RCPA includes representatives from each of the nine cities in Sonoma County and the Board of Supervisors.

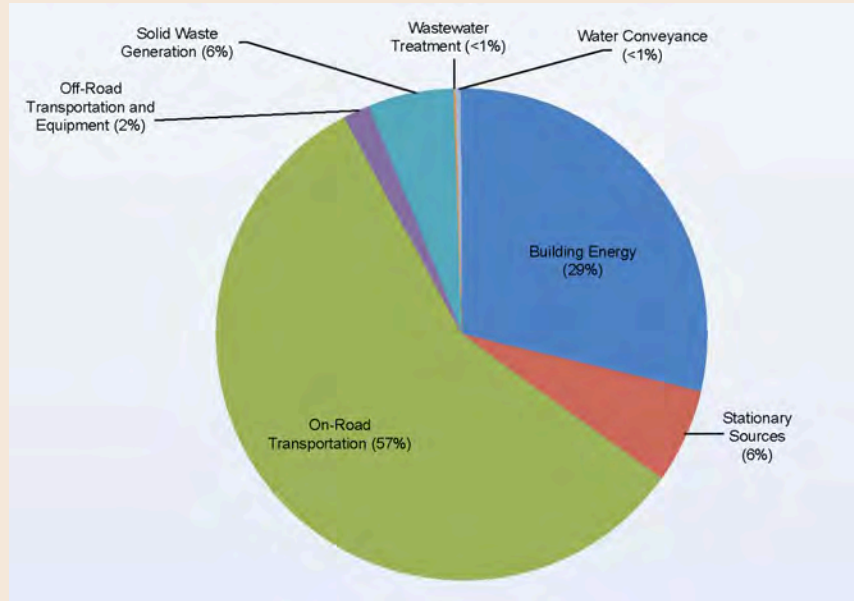
Climate Action 2020 is a collaborative effort led by the RCPA and including all nine cities and the County of Sonoma and several partner entities to take further actions to reduce GHG emissions community-wide and respond to the threats of climate change. RCPA will work with each jurisdiction to develop a Community Climate Action Plan that will provide a comprehensive assessment of GHGs emission sources as well possible measures that jurisdictions can take to reduce GHG emissions and/or adapt to climate change to ensure their communities remain vibrant and resilient. The City of Sebastopol continues to participate in this regional effort, which is expected to produce the City's key policy statement on this issue. Efforts to prepare the Plan remain active and ongoing. The most recent schedule estimates release of the Public Draft Plan in the summer of 2015, with adoption targets set for the end of 2015.

GHG EMISSIONS IN SEBASTOPOL

GHG emissions by sector in Sebastopol are reported as a percentage of community-wide GHG emissions in the *Draft GHG Emissions Inventory* prepared in support of the Climate Action 2020 Plan. As shown in the graphic below, transportation sources (on-road) accounted for the largest percentage of local GHG emissions (57%), with building energy emissions accounting for 29% of community-wide GHG emissions. The report estimated community-wide GHG emissions in Sebastopol during 2010 to be approximately 80 million tons of CO₂e.

Issue: Reducing Greenhouse Gas Emissions

The General Plan Circulation Element will include a comprehensive strategy to promote multi-modal transportation options in Sebastopol, including improvements to bicycle and pedestrian facilities, increasing opportunities for access to transit services, and other strategies aimed at reducing auto dependence. These efforts to reduce vehicle trips represent the most effective strategy at reducing local GHG emissions associated with on-road transportation sources, which are the greatest contributor to local GHG emissions levels.



STEPS TO REDUCE GHG EMISSIONS

The most effective steps that the City can take to reduce emissions associated with building energy are to reduce energy consumption locally, and to utilize alternative sources of clean energy that have reduced (or zero) GHG emissions when compared to more traditional sources of energy. Current and potential future approaches to energy conservation and the use of alternative energy supplies is discussed in the following opportunity box (Energy Conservation and Alternative Energy).

The City of Sebastopol continues to participate actively in the Climate Action 2020 program, and continues to implement numerous policies and programs aimed at reducing GHG emissions. Most cities within Sonoma County have not elected to prepare a stand-alone climate action plan, with the exception of Santa Rosa, which has already adopted a plan.

Climate action plans address a range of measures and steps that local jurisdictions can implement to reduce GHG emissions and adapt to a changing climate. These steps are usually related to increased opportunities for alternative transportation, energy reduction, waste reduction, and other conservation efforts. These conservation efforts are being addressed throughout many elements of the Sebastopol General Plan Update.

Issue: Reducing Greenhouse Gas Emissions

ADAPTING TO CLIMATE CHANGE

Responding to the effects of climate change may include planning for increased flooding, water shortages, public health risks, increased wild fire risks, and impacts to agriculture, among other things. The RCPA recently published the *Climate Hazards and Vulnerabilities Report*, which outlines specific risks and threats facing Sonoma County as a result of ongoing and projected future climate change. The Report indicates that higher temperatures and more extreme weather (as compared to historical patterns) are likely. However, based on current modeling, it is unclear if Northern California, a borderline area, will have higher, or lower, levels of precipitation in the future. These topics are addressed in the following areas of the General Plan:

Safety Element: fire protection, flood safety, emergency preparedness

Conservation Element: water conservation, energy conservation, resource protection

Community Health and Wellness Element: access to health care

Key Questions

- *Are there additional specific steps the City should be taking to address Climate Change and reduce GHG emissions?*
- *Are there additional steps the City should take to respond and adapt to the ongoing and future effects of a changing climate?*

Opportunity: Energy Conservation and Alternative Energy

Sebastopol has taken numerous concrete steps in recent years to implement energy conservation measures and to utilize and expand the use of alternative energy sources.

SEBASTOPOL MANDATORY PHOTOVOLTAIC SYSTEM REQUIREMENTS

As of July 21, 2013 the City of Sebastopol established a Mandatory Solar Photovoltaic Requirements Ordinance to promote the reduction of Green House Gas Emissions. Sebastopol was the second municipality in the State to adopt such a requirement.

Municipal Code Chapter 15.72 requires a photovoltaic system on all new commercial or residential buildings, and alterations, additions and remodels to existing buildings. Any addition to an existing commercial building that increases the square footage by 1800 square feet or greater and all commercial remodels, alterations or repairs that are made involving demolition, remodel or repair of more than 50% of the structure.

Any addition to an existing residential building that increases the square footage by 75% or greater and all residential remodels, alterations or repairs that are made involving demolition, remodel or repair of more than 75% of the structure.

CALGREEN (TITLE 24) ENERGY EFFICIENCY REQUIREMENTS

Beginning January 1, 2014, the 2013 California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. Projects in Sebastopol are required to meet these Statewide energy efficiency standards.

The CALGreen program includes voluntary tiers (Tier 1 and Tier 2) for residential and non-residential projects that include performance standards that exceed the mandatory CALGreen energy efficiency standards by 15% and 30%, respectively. The City has the authority to adopt and require Tier 1 or Tier 2 standards. For example, the City of Sonoma has adopted and amended CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (except Tier 1 Energy Efficiency measures need not be met). The City of Sonoma requires that project applicants hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City of Sonoma. While the adoption of mandatory energy efficiency requirements that exceed Title 24 requirements can be an effective tool in reducing energy consumption in new and remodeled buildings, there are increased costs associated with implementation of the Tier 1 and 2 requirements. These costs include, but are not necessarily limited to, use of special inspectors to verify compliance, and increased costs for materials including fixtures, HVAC systems, insulation, lighting, appliances, etc. These increases in construction and remodeling costs can have the effect of driving up housing prices and can pose challenges to the provision of affordable housing.

SOLAR SEBASTOPOL

Solar Sebastopol was the City of Sebastopol's pioneering effort to encourage Sebastopol residences and businesses to switch to solar energy, a much more environmentally sustainable, renewable source of electricity. The program was designed to make solar a simple, affordable, and compelling choice for Sebastopol property owners, while demonstrating to other municipalities how to take their local energy

4.0: ISSUES AND OPPORTUNITIES

Opportunity: Energy Conservation and Alternative Energy

future into their own hands. The program has grown to what is now called Solar Sonoma County, which is led by the Solar Action Alliance.

The Solar Action Alliance is an organization that supports solar and energy efficiency-related policy issues, educates and trains community members in the field, advocates for a rapidly growing industry, and acts as a clearinghouse for clean energy activity in Sonoma County.

SONOMA CLEAN POWER

Sonoma Clean Power (SCP) is the new, locally controlled electricity provider in Sonoma County. Sonoma Clean Power provides residential and business customers across the county the option of using environmentally friendly power generated by renewable sources (like solar, wind, and geothermal) at competitive rates.



In March 2011, the Sonoma County Water Agency Board of Directors directed the Water Agency to investigate Community Choice Aggregation (CCA) while concurrently approving the Water Agency's Energy Policy. In December 2012 the Water Agency's Board of Directors approved the formation of the joint powers authority (JPA) forming Sonoma Clean Power. The formation of this entity provided a vehicle to solicit bids for power purchases and enable more accurate determination of likely electricity rates for program participants. SCP is a not-for-profit agency, independently run by Sonoma County and the participating cities of Sonoma, Santa Rosa, Cotati, Windsor, Sebastopol, Petaluma and Cloverdale. The agency plans to develop programs for local renewable power generation.

Key Questions

- *Are there additional steps the City should implement to promote energy conservation?*
- *Are there additional steps the City should implement to encourage use of alternative energy supplies?*

Issue: Groundwater Management

WATER SUPPLIES

The City relies exclusively on groundwater as a water supply source. The City of Sebastopol has five permitted wells, three of which are currently active for potable water uses, non-potable water uses, irrigation, and industrial uses. All of the City's available water is groundwater from these three active wells.

UNITED STATES GEOLOGICAL SURVEY (USGS) SANTA ROSA PLAIN GROUNDWATER STUDY

As part of a technical study program intended to enhance the current knowledge regarding groundwater resources within Sonoma County, the USGS initiated a multi-year cooperative study of groundwater resources within the Santa Rosa Plain Groundwater Basin in 2005. The cooperative study is being conducted by the USGS in partnership with the Sonoma County Water Agency, County of Sonoma, City of Santa Rosa, City of Rohnert Park, City of Sebastopol, City of Cotati, Town of Windsor, and California-American Water Company.

The study has four principal elements: (1) a comprehensive geographic information system (GIS) to compile, analyze and visualize hydrologic and related data; (2) collection of new data, with a focus of water-quality sampling; (3) data interpretation and hydrogeologic characterization – including refining hydrologic budgets, and updating conceptual models of the groundwater flow system based on the new data and the results of ongoing USGS geologic and geophysical studies in the basin; and (4) the development of a fully-coupled numerical surface water/groundwater flow model for Santa Rosa Plain. Results from the study will provide stakeholders with tools to assist in evaluating the hydrologic impacts of future climate-change scenarios and alternative groundwater management strategies for the basin. Additionally, the study could potentially form the technical foundation for a local non-regulatory groundwater management planning process.

In summer 2013, the USGS completed the first portion of a seven-year study of groundwater resources of the Santa Rosa Plain Watershed.

In most groundwater management scenarios, the connection between surface water and groundwater has been largely overlooked. Unless surface water is available to recharge the aquifers, groundwater levels will decline. Alternatively, groundwater helps recharge surface water so any overdraft of groundwater means less water in creeks and streams.

In spring 2014, the USGS finalized a second component of the study – a computer model – which couples surface water and groundwater flow and includes a comprehensive summary of the water budget for the study area, as well as future climate change projections. The cutting edge, science-based data is an integral component of groundwater management planning will allow the community to make decisions that will improve groundwater management.

LOCAL GROUNDWATER BASIN

Most of the City of Sebastopol is located within the Wilson Grove Formation Highlands (WGFH) groundwater basin. The basin straddles southern Sonoma and northern Marin Counties, and is located

4.0: ISSUES AND OPPORTUNITIES

Issue: Groundwater Management

within an upland area between Santa Rosa Valley and the Pacific Ocean (Water Supply Assessment Northeast Area Specific Plan Sebastopol, CA). The WGFH groundwater basin is approximately 140 square miles in area and the City of Sebastopol is located at its eastern-most boundary. This boundary generally follows the Laguna de Santa Rosa.

Long-term groundwater-level trends for California Department of Water Resources monitored wells located outside of the City and within or near the WGFH groundwater basin are relatively stable over the period of record. This indicates that long-term groundwater recharge and discharge have predominantly remained in balance (Water Supply Assessment Northeast Area Specific Plan Sebastopol, CA).

GROUNDWATER MANAGEMENT PLANNING

In September 2014, Governor Brown signed historic legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act (SGMA) gives local agencies (cities, counties, and water districts) the powers needed to sustainably manage groundwater over the long-term, and requires Groundwater Sustainability Plans (GSPs) be developed for medium- and high-priority groundwater basins. In Sonoma County, three of the county's 14 basins and sub-basins are currently designated as medium-priority: Santa Rosa Plain, Sonoma Valley, and Petaluma. No basins are currently designated as high-priority. The SGMA does not apply outside of mapped groundwater basins.

The SGMA defines sustainable management as managing and using groundwater in a way that can be sustained over a long period of time. Specifically, sustainable yield is defined as the amount of groundwater that can be withdrawn annually without chronically lowering groundwater levels, causing seawater intrusion, degrading water quality, causing land subsidence or depleting interconnected surface water (for example, creeks, streams and rivers) in a manner that causes significant and adverse impacts.

As a first step, in October 2014, County and Water Agency staff formed a workgroup to consider governance options and has been meeting with stakeholders to inform them of the new law's requirements and to discuss collaborative approaches. Staff will report back to their respective boards in late winter/early spring 2015.

LOCAL WATER CONSERVATION EFFORTS

Water Efficient Landscape Program: Chapter 15.36 of the Sebastopol Municipal Code contains the City's Water Efficient Landscape Program. The purpose of this ordinance, adopted in 2010, is to ensure efficient water use by establishing standards for landscape design appropriate to Sebastopol's climate, soils, water resources, land use and resource planning. This ordinance applies to all new projects with landscape areas of 2,500 sq. ft. or greater where a building permit, plan check, or design review is required. The ordinance has rigorous water use, irrigation, mulching, and other technical requirements which are intended to reduce water use.

Toilet Rebate Program: The City of Sebastopol provides cash rebates for the replacement of high-flow toilets in existing occupancies. The rebates do not apply to new construction.

Issue: Groundwater Management

Water Conservation Tips: The City maintains online resources related to water conservation tips and strategies.

Existing General Plan Policies and Programs: The existing General Plan contains a range of policies and programs aimed at reducing water demand and promoting water conservation.

POTENTIAL FUTURE LOCAL ACTIONS

Potential actions that may be implemented at the local level include, but are not necessarily limited to:

- Ensuring adequate areas for local groundwater recharge
- Implementing additional water conservation measures to reduce water consumption
- Utilizing non-groundwater sources, such as recycled water for landscape irrigation
- Monitoring wells to track local groundwater levels

Key Questions

- *Are there additional approaches to water conservation that should be included in the General Plan Update?*
- *Is coordination with SCWA on the preparation of a Groundwater Sustainability Plan the most effective planning tool available to the City to ensure reliable long-term groundwater supplies?*
- *Should the City consider developing a Wellhead Protection Ordinance, to regulate uses such as gas stations near City wells?*

Opportunity: Open Space Preservation

State law requires the General Plan to address open space issues, including the recognition of open space as a valuable resource for its own sake, the coordination of local policies with State and regional policies, and the use of open space to preserve environmentally sensitive natural areas and habitat. California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

There are two primary land use designations within the existing General Plan that qualify as open space lands.

Open Space: This designation applies to areas of land which are essentially unimproved and devoted to the preservation of natural resources, agriculture, outdoor recreation, and for the maintenance of public health and safety. The only structures permitted are shelters, restrooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land. Maximum FAR shall not exceed 0.10.

Parkland: This designation applies to existing and proposed active and passive parks, and linear parks (landscaped paths) in urban areas. Structures allowed are shelters, restrooms, storage sheds, other structures needed to accommodate public use or provide for maintenance of the land, and recreational facilities. Maximum FAR shall not exceed 0.10.

As shown in Table 1-1 of the General Plan Existing Conditions Report, there are currently 90.7 acres of Open Space lands and 34.4 acres of Parkland within the City limits. The most significant area of open space within the City limits is the Laguna de Santa Rosa Wetlands Preserve.

Lands surrounding the Sebastopol Planning Area fall under the planning jurisdiction of Sonoma County. The primary land uses surrounding the Planning Area include: Rural Residential; Diverse Agriculture; Land Extensive Agriculture; and Public/Quasi-Public (Ragle Ranch Regional Park).

Key Questions

- *Are there additional areas in the City that should be identified as Open Space?*
- *Are there additional General Plan land use designations that the City should consider for the City, SOI, and/or Planning Area to identify open space resources?*
- *Should any agricultural areas in the SOI and/or Planning Area be designated with an agricultural land use designation that addresses the agricultural land as an open space resource?*
- *Should the City enhance collaborative efforts to work with other agencies such as the Open Space District and the County of Sonoma to protect open space areas in greater Sebastopol, such as Atascadero Creek, or agricultural resources such as large orchards and vineyards?*

4.7 COMMUNITY HEALTH AND WELLNESS

The places where people live, work, and play profoundly shape the health of a community. Transportation options, accessible parks, crosswalks, the availability of grocery stores, and the prevalence of fast food restaurants, and real or perceived levels of crime and safety are a few examples of physical indicators that provide a framework for a community, sculpt the daily routines of residents, impact lifestyle choices, and ultimately affect public health and longevity.

Addressing public health in the Sebastopol General Plan Update acknowledges the profound effects of the built environment on travel choices, access to food, levels of physical activity, and exposure to risk from accidents or pollution. Each of these has a health impact, and the General Plan provides an opportunity to prevent further disease and injury and sustain healthy lifestyle choices for Sebastopol residents.

The Community Health and Wellness Element is an optional element of the General Plan. Topics related to community health and wellness stretch across a broad spectrum with respect to the General Plan update. In fact, most every topic addressed in the General Plan has some level of influence over the cumulative health and wellbeing of the community. For example:

- The Land Use Element will address the built environment including the mix of uses, density and intensity of land uses, compatibility between land uses, and creating a walkable environment.
- The Circulation Element will include goals and policies geared towards creating a multi-modal transportation system that promotes walkability, bicycle use, and alternatives to single-passenger vehicle use.
- The Open Space Element will lay out goals and policies to improve the amount of, access to, and quality of parks and open spaces in and around Sebastopol.
- The Conservation Element will address key aspects of environmental health, including clean water, clean air, and the protection of natural resources.
- The Safety Element will include a range of health topics to protect the community from man-made and natural hazards, protection from the harmful effects of electromagnetic frequencies (EMF), and strategies for how the community can adapt and respond to the recent closure of Palm Drive Hospital.
- The Housing Element will include policies and programs to ensure a range of safe and secure housing types accessible to special needs groups, including low income families, the elderly and people with disabilities.

The Community Health and Wellness Element will address public health at a broad level in order to support a healthy community through increasing access to necessary services, considering public health in land use decisions, encouraging provision of healthy food choices, and addressing regulations for sales of alcohol and tobacco, and may potentially include policies related to the cultivation and sale of medical marijuana. This element will establish a framework of goals, policies, and actions for developing conditions that will improve the health and wellbeing of Sebastopol residents. The Community Health and Wellness Element will focus on and address health issues not addressed specifically by other elements of the General Plan.

4.0: ISSUES AND OPPORTUNITIES

With respect to community concerns and priorities related to community health and wellness, during the initial public visioning workshops participants identified a strong network of bicycle and pedestrian facilities as a key component of community health and wellness- a topic that is addressed in greater detail in Transportation and Circulation. Participants also stated that clean air and clean water are key aspects of community health, which will be addressed during discussions for the Conservation Element.

During recent discussions regarding Safety, the GPAC provided input and direction on how the General Plan should address risks and hazards associated with electromagnetic frequency (EMF) and radiation exposure; topics that will be addressed in the Safety Element. In general, the GPAC agreed that the topic of EMF exposure warranted treatment in the General Plan, and directed that the General Plan include action items that call for the City to explore programs to limit EMF exposure to the greatest extent of the law; promote community education and awareness on EMF health issues and stay abreast of current research on this topic; and to generally retain the EMF policy direction in the current General Plan. The GPAC also advised that the City's Telecommunications Ordinance should be maintained and updated, as needed.

The GPAC also discussed issues revolving around the recent closure of Palm Drive Hospital, and provided input regarding how the General Plan should address the hospital closure and how the City should adapt in terms of emergency preparedness. The recent hospital closure is a significant concern to both the GPAC and the community as a whole. The GPAC noted the importance of the hospital as a critical component of disaster planning and emergency response. The GPAC directed that the City should update emergency response plans to address lack of hospital in town as an action item in the General Plan Update, and that the General Plan should have policy support of hospital re-opening, but should not delve into the specifics of this complex issue.

Several visioning workshop participants stated that access to affordable and fresh healthy food, particularly locally grown food, was a priority to address in the General Plan. Other participants noted the need or desire to expand opportunities for civic engagement and increase community activities related to art and culture.

Participants stated that Sebastopol should strive to reduce waste streams and that residents and the community should reduce energy consumption and reduce their carbon footprint. Concerns over climate change were raised, and the need to increase awareness and response measures to climate change were cited.

Opportunity: Expand Local Agriculture and Urban Farming

According to the United States Department of Agriculture, around 15 percent of the world's food is now grown in urban areas. City and suburban agriculture takes the form of backyard, roof-top and balcony gardening, community gardening in vacant lots and parks, roadside urban fringe agriculture and livestock grazing in open space.

Community gardens promote healthy communities and provide food security for many low income persons. In an urban setting, community gardens are part of the open space network. The gardens and those who participate in community gardening contribute to the preservation of open space, provide access to it, and create sustainable uses of the space. Community gardens strengthen community bonds, provide food, and create recreational and therapeutic opportunities for a community. They can also promote environmental awareness and provide community education.

There are several ways in which the City may be able to encourage and facilitate an increase in community gardening and local food production. The City may allow the use of vacant or underdeveloped City-owned lands, including parks, for use as community gardens. The City may amend the zoning code to allow or encourage community gardens in residential areas. The City may also choose to explore partnership opportunities with Sonoma State University and/or the local school districts to establish a student-based community garden program.

The City has recently taken steps to enhance opportunities for community gardens. In 2008 Skategarden park was opened, which contains a 15,000 square foot state-of-the-art skate structure and 23 community garden plots. There is also an 'art wall' where anyone can paint, and which changes on a weekly basis.

Non-governmental community efforts play a critical role in the establishment, expansion, and success of local community gardens. The Community Garden Network of Sonoma County (CGNSC) works to connect and support the Sonoma County's many (90 and counting) community gardens. They are dedicated to providing access to resources, gardening training, technical assistance, fund development support, leadership training, and other services to community gardens throughout the county, and to facilitating communication and partnership among community garden organizers, garden members, and the larger community.

The Ceres Community Garden, located at 1005 North Gravenstein Highway (behind O'Reilly Media) is operated by the Ceres Community Project. This half-acre organic production garden is operated by Ceres' teen volunteers under the guidance of a Garden Coordinator and experienced adult mentors. The intention is to give local teens a chance to learn directly about where food comes from, to gain the skills to grow their own healthy food, and to understand the important role that local organic food production plays in the health of the community. The produce that the teens grow helps insure that Ceres' clients receive the freshest and most nutrient-rich produce possible to support their healing.

Other local community gardens include the Burbank Heights Community Garden, the 7th Day Adventist Church Community Garden, the Petaluma Avenue Cohousing Community Garden, the Village Park Garden, and the West County Community Seed Exchange Garden.

Key Questions:

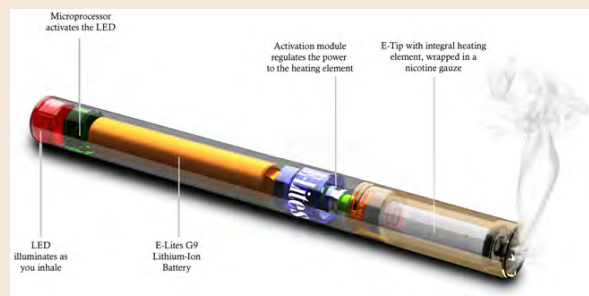
4.0: ISSUES AND OPPORTUNITIES

- *What steps should City government take to promote and expand community gardening in Sebastopol?*
- *Are there additional resources available to the City to promote local food production?*
- *Are there currently impediments to local community gardening efforts that could be addressed as part of the General Plan Update?*

Issue: Tobacco, including E-Cigarettes, Hookah Bars, and Smoke Shops

E-CIGARETTES

E-cigarettes are a relatively new tobacco product and delivery system to hit the marketplace in the past 10 years. They look like the real thing. The end glows as you inhale. As you exhale, you puff out a cloud of what looks like smoke. All e-cigarettes work basically the same way. Inside, there's a battery, a heating element, and a cartridge that holds nicotine and other liquids and flavorings. The nicotine inside the cartridges is addictive. When you stop using it, you can get withdrawal symptoms including feeling irritable, depressed, restless and anxious. It can be dangerous for people with heart problems. It may also harm your arteries over time.



So far, evidence suggests that e-cigarettes may be safer than regular cigarettes. The biggest danger from tobacco is the smoke, and e-cigarettes don't burn. Tests show the levels of dangerous chemicals they give off are a fraction of what you'd get from a real cigarette. But what's in them can vary. E-cigarettes have triggered a fierce debate among health experts who share the same goal -- reducing the disease and death caused by tobacco. But they disagree about whether e-cigarettes make the problem better or worse.

Opponents say that because nicotine is addictive, e-cigarettes could be a "gateway drug," leading nonsmokers and kids to use tobacco. They also worry that manufacturers -- with huge advertising budgets and celebrity endorsements -- could make smoking popular again. That would roll back decades of progress in getting people to quit or never start smoking.

Others look at possible benefits for smokers. Some supporters believe that e-cigarettes could help people quit, just like nicotine gum. Research hasn't shown that yet, though.

Currently there is no California or federal law that restricts where people can use e-cigarettes. Unless a local smokefree law defines "smoking" to include e-cigarette use, the use of this product may be legal in places where smoking cigarettes is prohibited. Dozens of localities in California have restricted the use of electronic cigarettes in places where smoking is prohibited, including Sebastopol. Chapter 8.04 of the Sebastopol Municipal Code (Use of Tobacco in Public Places) specifically identifies e-cigarettes as being subject to the restrictions contained in the code.

Issue: Tobacco, including E-Cigarettes, Hookah Bars, and Smoke Shops

Voluntary policies may also be used to restrict e-cigarette use. Businesses and private property owners can adopt policies to restrict or prohibit the use of e-cigarettes on their premises. Employers may adopt such policies with regard to their employees, and landlords can include lease provisions prohibiting tenants from smoking e-cigarettes.

California law prohibits the sale of e-cigarettes to minors (California Health and Safety Code § 119405). In most local tobacco retailer licensing laws in California, selling e-cigarettes to a minor is a license violation because tobacco retailer licensing laws automatically incorporate new tobacco control laws – such as the state law prohibiting sales of e-cigarettes to minors - as soon as they go into effect. This regulations is further enforced at the local level in Sebastopol through Chapter 8.08 of the Municipal Code (Sales and Distribution of Tobacco Products to Minors).

Local governments in California also can create a new law to require a business to have a tobacco retailer license to sell e-cigarettes. Sebastopol does not currently require a business to have a tobacco retailer license to sell e-cigarettes. Rather, e-cigarettes are treated as a retail use.

On April 25, 2014, the U.S. Food and Drug Administration (FDA) issued its proposed “deeming rule,” which would regulate e-cigarettes as tobacco products. If the rule is adopted as proposed, the deeming rule would extend FDA’s regulatory authority over a variety of tobacco products, including electronic cigarettes, cigars, pipe tobacco, and hookah tobacco. For example, these products would now be subject to the federal prohibition on sales to minors, the federal prohibition on free sampling, federal warning label requirements, and the requirement that tobacco manufacturers register with the FDA and seek the agency’s review of new tobacco products. However, until such time as the rule is adopted, the FDA’s Center for Tobacco Products does not have authority to regulate the sale or use of e-cigarettes as tobacco products. The FDA Center for Drug Evaluation and Research has limited authority to regulate e-cigarettes as drugs or devices, but only if they are marketed for therapeutic purposes.

The FDA’s proposed deeming rule must go through a public notice and comment process before the agency can implement the rule, and the FDA will likely make changes to the rule in response to this process. Given the large volume of comments the agency will receive, it will take at least a year, if not longer, for the FDA to implement the final rule. Thus, it is unclear when the FDA will release final regulations on e-cigarettes.

Even though the FDA has taken steps toward regulating e-cigarettes, local and state governments may still adopt laws regulating e-cigarettes, including restrictions on their sale or use.

HOOCAH BARS

A hookah bar is an establishment where patrons share shisha (flavored tobacco) from a communal hookah or nargile which is placed at each table. Due to several state anti-tobacco laws, many hookah bars have made the transition from smoking traditional shisha to smoking herbal shisha because it contains no tobacco, or nicotine and is legal indoors in areas specific to the prohibition of tobacco smoking. Herbs do produce tar when they burn. Sebastopol’s current smoking ordinance does not explicitly address hookah bars, but staff has indicated that the City’s interpretation is that hookah bars are subject to the regulations and prohibitions contained in Chapter 8.04 of the Municipal Code.

4.0: ISSUES AND OPPORTUNITIES

Issue: Tobacco, including E-Cigarettes, Hookah Bars, and Smoke Shops

SMOKE SHOPS

Smoke shops are establishments that specialize in the sale of tobacco products or tobacco-related paraphernalia. Smoke shops that sell tobacco are regulated by state law, and must have a tobacco retail license issued by the California State Board of Equalization. However, shops that sell only tobacco paraphernalia, including pipes, bongs, vaporizers, bubblers, etc. are not subject to the requirements of a tobacco retail license. In Sebastopol, these types of uses are regulated and treated as a standard retail use.

While nearly all smoke shops vehemently advertise and note that their products are intended for use with tobacco products only, it is commonly known and understood that many, if not most, of the paraphernalia sold at smoke shops is ultimately used for marijuana consumption. Unlike medical marijuana dispensaries, which carefully screen customers or patients prior to the sale or distribution of medical cannabis, smoke shops are only required to ensure that customers are at least 18 years of age.

Key Questions

- *Should the City take steps, ahead of state and/or federal efforts, to regulate the sale of e-cigarettes similar to how sales of traditional tobacco products (such as “regular” cigarettes) are regulated?*
- *Are hookah bars an issue of concern for the community, and should they be explicitly addressed in the Municipal Code?*
- *Does the GPAC feel that smoke shops should be more carefully regulated through local zoning actions?*

Issue: Medical Marijuana

California became the first state to enact protections for medical cannabis patients and their primary caregivers when voters approved Proposition 215, the Compassionate Use Act, in 1996. The state's legislature subsequently passed the Medical Marijuana Program Act in February 2003, establishing a voluntary ID card program and a legal framework for collectives and coops to distribute medical cannabis as well as protections for transporting cannabis. Both measures have been subject to differing legal interpretations, particular in regard to the sale of cannabis through storefront dispensaries, that have been litigated before the California Supreme Court.

Patients and their caregivers are permitted to legally use, possess, and grow cannabis for medical purposes. The law also protects not-for-profit collective and cooperatives and allows primary caregivers to be reimbursed for the costs of their services.

The cultivation, distribution, and use of medical marijuana remains illegal under federal law. However, in recent years, the federal government has taken a relatively passive approach to the enforcement of these laws. In practice, the regulation of medical marijuana has fallen largely to local jurisdictions, many of which have passed ordinances or zoning regulations to provide regulations for dispensaries and cultivation operations.

Sebastopol has detailed regulations for medical marijuana, which are detailed in Chapter 17.140 of the Sebastopol Zoning Ordinance (Medical Cannabis Dispensaries use Permit Criteria and Procedures). This chapter regulates the number of dispensaries allowed within the City (currently limited to one), identifies permit and review requirements, fees, location requirements, size requirements, operational requirements, and cultivation of medical cannabis for personal use. The City's current medical cannabis ordinance is exceptionally thorough, and may be considered one of the best examples of a local ordinance in the state.

While some minor updates of these regulations may be appropriate to consider, Sebastopol has had no enforcement or other issues with its existing single dispensary. However, in the course of the drafting of the General Plan, State regulations affecting such uses are likely to evolve.

Key Questions

- *Does the GPAC feel that there are any issues or concerns related to the City's current handling of issues surrounding medical marijuana that should be addressed in the General Plan?*
- *Should the City monitor developments in statewide medical marijuana regulations, and consider updates to its regulations as necessary?*

4.0: ISSUES AND OPPORTUNITIES

4.8 COMMUNITY SERVICES AND FACILITIES

The City of Sebastopol provides a range of community services and infrastructure, including water services, sewer services, stormwater management, police services, fire protection, parks and recreation services, and general government services.

Library services in Sebastopol are provided by a County-wide joint powers entity, however, the City is responsible for providing the land and building space for the library, which is operated by the library system.

During the public visioning process some members of the community identified the need to provide a larger and modernized local library as a key priority to be addressed in the General Plan Update. Other community members identified good trails, parks, and access to natural areas as some of the City's key assets that should be built upon. Some of the other priorities identified during the visioning process included:

- Funding for infrastructure improvements and core government services
- Expand park land and open space resources near the eastern City limits
- Revitalize Ives Park

In terms of services related to police protection and fire protection, visioning workshop participants did not identify any particular needs, challenges or deficiencies, other than to note that the safe community-oriented nature of Sebastopol was a highly desirable trait that should be nurtured and maintained.



Issue: Civic and Community Buildings

Comments received during the Visioning Workshops identified that the City should focus on maintaining its small-town, unique image, while improving the overall culture and architecture of the community. People indicated that additional areas for community gatherings and activities are needed.

LIBRARY

The Sebastopol branch library, located at 7140 Bodega Avenue, is one of the most heavily-utilized branches in the Sonoma County library system. The library is operated by the County library system, but is on a site and building owned by the City of Sebastopol. The need and desire for an expanded and modernized library was noted by multiple participants during the visioning process. The existing Sebastopol library is heavily used, often crowded, and generally considered to be outdated and undersized. In 2014, the City sponsored a major re-landscaping of the library and City Hall properties, which has been partly implemented and is ongoing. Although with the advent of electronic resources, the nature of libraries is changing, the Sebastopol branch is an estimated half the size as would be ideal, based on its current use. There has been community discussion of the possible need for a larger facility. In recent years, there has also been county-wide discussion of library system governance, and a desire to restore hours lost due to budget constraints. In 2013, a non-profit, LANTERN, was created specifically to work towards development of a new library facility in Sebastopol.

COMMUNITY CENTER AND YOUTH ANNEX

The Sebastopol Community and Cultural Center (Community Center) currently operates out of three City-owned buildings: The Main Event Hall (390 Morris Street), the Youth Annex (425 Morris Street), and the Garzot Community Building (7985 Valentine Avenue).

The Community Center was founded in collaboration with the City in 1982 to provide a vehicle for the citizens of Sebastopol and surrounding areas to provide recreation services. Unlike some larger cities, the City does not run 'recreation' services, and the Community Center was intended to help provide this function (along with other entities like Ives Pool, Little League, and the Center for the Arts).

The Community Center operates on the City land on a rent-free basis, and receives some budget support from the City. The Community Center is a non-profit agency, which supports itself through fees for services, fundraising efforts, donations, and limited City support. Committed to quality education and enrichment, the Sebastopol Community Center originates and develops a wide range of recreational, service, and cultural programs. The Center provides the facilities to meet these community needs at all levels and for all ages, and also rents space for community and private events.

The Community Center building itself is aging, and perhaps more importantly, is located within the 100-year floodplain, adjacent to the Laguna de Santa Rosa. The Community Center has been damaged by floodwaters several times over the years, occasionally by several feet of water entering the building. This has led to extensive floor and interior damage, mold growth, and the need for frequent repairs. Recent efforts to combat flooding impacts have included the installation of a removable floor and mold-resistant wall and insulation materials. In past years, the

4.0: ISSUES AND OPPORTUNITIES

Community Center and the City have explored options to improve conditions at the Community Center, including moving it to another location or replacing the existing building at its current location. These efforts have failed to gain adequate traction, and to date, no specific plans are in place. The building should be replaced with a facility that meets current flood protection standards, which would be a major undertaking for the community, but which would limit future losses, and be an opportunity to provide a more functional and aesthetically enhanced facility.

CITY HALL

The existing City Hall building is not adequately sized to meet the needs of the local government. The building cannot accommodate all City departments, which results in the fragmentation of government departments and services, which can adversely impact cohesion and communication. Additionally, there is not a formal City Council chambers located at City Hall, which requires the City to utilize alternative building spaces that are not designed or intended for public hearings. The City currently utilizes the Youth Annex building on Morris Street for most City Council hearings, Planning Commission hearings, and other City commission meetings and hearings. This space is often too small to accommodate all members of the public, lacks a formal dais, and is not properly structured to accommodate presentation media.

Key Questions

- *Is there interest in prioritizing a new City Hall, library, and/or community center?*
- *Which locations in Sebastopol would be appropriate for such uses?*
- *Should the City develop an action plan that helps to prioritize the range of public and civic improvements that may be needed over the next 10 to 20 years?*

Opportunity: Pine Grove Square

The City Council is in the preliminary stages of exploring opportunities to develop a new civic center at what is being called ‘Pine Grove Square’ on the Burnett Street parking lot. The City intends to issue a request for proposals (RFP) from firms and/or development entities to explore public/private partnerships to develop this site for commercial and civic uses. The City Council has appointed a subcommittee to explore potential options and seek viable solutions.

The Pine Grove Square site has the potential to lead to a new civic center, which in turn could provide additional options and opportunities for the reuse of the existing City Hall and library locations.

With the development or improvement of civic and public buildings, the City has an opportunity to create landmark or legacy buildings in Sebastopol, demonstrate leadership in sustainable building design, and improve services and facilities for the community.

A new civic center and/or library would provide opportunities to improve local government services, and improve local library services to serve Sebastopol more efficiently and fully. A civic

center/library could be achieved in partnership with other goals, and may be a centerpiece for the City's growth and evolution. The need for cultural and artistic venues was repeatedly expressed during the Visioning process. The center could provide a rotating art exhibition, educational displays regarding Sebastopol's cultural and historical heritage, and a community-oriented outdoor gathering area with meaningful statues or sculptures. Funding for a civic center/library is an important consideration.

Key Questions

- *Is there interest in prioritizing a new City Hall, or library, or new Community Center?*
- *Is there an opportunity to combine one or more of these uses at a site?*
- *Which locations in Sebastopol would be appropriate for such uses?*
- *How should a new City Hall, or library, or new Community Center be prioritized in light of financial constraints and other competing community needs? Should the community focus on a single project or is there capacity for multiple major projects?*

Issue: Parks and Recreation

Sebastopol is blessed with an array of park, open space and recreational resources, including those provided by local non-profits and a private development. Most of the facilities have identified issues or needs, some of which are quite substantial (complete renovation of Ives Park, replacement of the Community Center, replacement of the local library). A number of other needs, such as for restrooms at several sites, would also be expensive.

In the last 20 years, a number of significant new park and open space areas have been created, which is to the community's credit. These include: the town Plaza; the Laguna Preserve; the Skategarden Park; the Laguna Uplands; the Railroad Forest bike path connector; Tomodachi Park; and the Barlow green. An expansion of Skategarden Park is pending. Most of these new park and open space areas have impacted the maintenance resources of the Public Works Department, which also assumed maintenance responsibilities for landscaping in numerous new 'Street Smart Sebastopol' pedestrian crossings.

While there has been continuing community interest in creating new park resources, these new facilities have created substantial ongoing maintenance and improvement needs, in addition to needs at the City's existing facilities such as Ives Park, Libby Park, the Youth Park, and recreational facilities such as Ives Pool and the Community Center.

Given the substantial expansion of park and open space resources in recent years, it is recommended that in the next one to five years resources be primarily focused on maintaining and improving existing facilities over the creation of new parks that will add to maintenance challenges. A review of park and open space maintenance needs is likely to identify a need for enhanced funding or staffing for the Public Works Department.

The City and community should engage in a process of identifying issues and needs related to parks facilities, and setting priorities for addressing these needs, some of which have received inadequate attention, and may be within the City's resources to address, while others may take 10-20 years and outside financial resources to accomplish.

IVES PARK

Ives Park is a community park, located at 7400 Willow Street. It was built over 65 years ago and is the oldest park in Sebastopol. It contains a municipal swimming pool, baseball field, playground, theatre stage, grassy fields, and picnic areas as well as a portion of Calder Creek. Ives Park is also home to several festivals: Cajun Festival, the Roma Festival, and the annual Sebastopol Apple Blossom Festival that draws approximately 25,000 people.

Issues: Ives Park has significant renovation and improvement needs. The City Council adopted a Renovation Master Plan in 2013. Implementation of the Master Plan is estimated to cost over \$4 million. Due to the interrelatedness of improvements, they should be implemented in major phases, or ideally, in a single phase. City resources are currently inadequate to initiate improvements. The City is monitoring grant opportunities for this project, and has recently applied for a \$1 million grant to implement a portion of the Calder Creek component of the Master Plan.

LAGUNA YOUTH PARK

The Laguna Youth Park is a community park, located on the eastern border of Sebastopol between the Community Center, Youth Annex, and the Laguna de Santa Rosa. It was built in 1987 and contains picnic areas and two baseball fields that are used by the Little League. The Youth Annex includes a brick labyrinth in its lawn area. The relatively new 'Peace Garden' is also located in this area, with implementation of improvements partly completed. The area, adjacent to the Community Center, is also home to several annual events, which draw thousands of people.

Issues: Some of the Youth Park site furnishings (benches and tables) are showing their age and should be replaced; pathway repaving is needed; there are some drainage issues; and the play structure perimeter material (a large PVC pipe) would ideally be replaced with a less visually



obtrusive material. In addition, while the Little League has a restroom that is open for its games, there is no public restroom, which would be desirable to serve the park and Laguna Preserve. In addition, the Peace Garden needs a drip irrigation system and some perimeter landscaping. Some of the Youth Annex landscaping needs improvement. Consideration should also be given to a locally-meaningful or inspirational name instead of 'Youth Annex.'

Although they are owned by the City, access to the two ball fields is restricted to Little League use, after some damage by event users and inconsiderate dog owners. In terms of general recreational community use, this is unfortunate and should be reviewed.

4.0: ISSUES AND OPPORTUNITIES

LUTHER BURBANK GOLD RIDGE EXPERIMENT FARM

Luther Burbank purchased a 15-acre farm on Gold Ridge in Sebastopol in 1885. Burbank introduced over 800 varieties of fruits, flowers, vegetables, and grains during his career. He developed many of California's plums and prunes, the ancestor of the Idaho Potato, the Shasta Daisy, as well as Plumcots, Thornless Blackberry, and Spineless Cactus. Burbank he developed and grew thousands of new hybrids, cross breeds and selections at his Experiment Farm. After Luther died in 1926, Mrs. Burbank established an apple orchard on a portion of the Farm and leased the rest to Stark Brothers Nursery. When their lease expired in 1957 the property deteriorated and subsequently passed into new ownership.

Local historians, intent on preserving the Burbank legacy in Sebastopol, formed the Western Sonoma County Historical Society in 1974. The cottage was placed on the National Register of Historic Places in 1978. The City worked with the Society in its efforts to obtain three acres of the original farm and to restore the Cottage on the property. Restoration began in 1983. The Society's Farm Committee, with the aid of volunteers continues to maintain the cottage and Burbank plant varieties, provide a self-guiding plant walk, and train Docents for guided tours since 1983.

Issues: Maintenance of this property is entirely performed by Historical Society volunteers, or by contractors retained by the Society. This is an ongoing challenge and volunteers have expressed the desire for maintenance assistance from the City.



SKATEGARDEN PARK

Skategarden Park includes a skate park and community garden, and is located on Laguna Park Way across from The Barlow. It was built in 2008 and contains a 15,000 square foot state-of-the-art skate structure and 23 community garden plots. There is also an 'art wall' where anyone can paint, and which changes on a weekly basis.

Issues: The City has purchased an adjacent half-acre site for expansion of the Skategarden Park and is currently engaged in a process to update and reduce costs for the expansion project design. Construction is planned for summer 2015.

There are ongoing maintenance issues with the existing park. Some of the original irrigation system failed, resulting in the loss of a substantial amount of the original landscaping and poor growth by some remaining plants; also some landscaping, particularly between the main pathway and skate structure, did not survive due to high foot traffic. Efforts should be made to repair irrigation systems and to plant durable replacement landscaping. Due to restrictions on use of leaf blowers, debris removal in the skate structure and pathways is sometimes an issue. While graffiti has not been a major issue, pathways, boulders, signs and pathways are sometimes marked, creating an ongoing maintenance need. Several custom-artist-designed benches and tables had their tops destroyed by vandals; new tops are needed.



4.0: ISSUES AND OPPORTUNITIES

SPOONER PARK

Spooner Park is a 'pocket park,' located at 910 South Main Street (SR 116). It also includes the 'Solar Dragon' solar panel installation, which offsets power use by a nearby City well.

Issues: Due to its location, size, lack of park amenities, and the impact of the solar installation, Spooner Park is better considered as a landscaped median rather than a 'park.' It should be removed from the official list of park resources, but could be considered as an open space/landscape resource.



TOMODACHI PARK

Tomodachi Park is a Laguna Preserve park, located at 6665 Sebastopol Avenue. It was completed in 2013 and resulted from collaboration with the Sonoma County Agricultural Preservation and Open Space District that allowed the City to purchase the 'Village Park' property. Park improvements occurred in the open space area of the property; the mobile home use has been maintained.

The entire 'Village Park' property was purchased by the City for park purposes. However, the Village Park mobile home use has been maintained, and the City has not made a determination as to the status of the mobile home use. The City did prepare a conceptual plan for park-related improvements of the entire property; Tomodachi Park represents implementation of one portion of this plan.

4.0: ISSUES AND OPPORTUNITIES

Tomodachi Park is approximately 8.7 acres and includes picnic tables, barbecues, a short trail segment, and native tree planting. The intent of the park design is to be a passive use park in the Laguna Preserve system. The park includes stately Valley Oaks and access to the Laguna channel. Low split-rail-type fencing delineates the park area from the adjacent mobile home area to protect the privacy of the Village Park residents. The improvements were also designed so as not to conflict with Caltrans frontage improvements related to the pending Highway 12 bridge replacement project. The remaining mobile home area is approximately 4 acres in size.

The entire site is in the 100-year floodplain, with lower areas generally subject to annual flooding, and the entire site at risk in a major flood. Park improvements have been designed to be generally compatible with flooding; mobile homes are at substantial flood risk.

The planned Caltrans bridge replacement project will have temporary impacts on the property, but will improve access by constructing a sidewalk along the property frontage and reconfiguring the driveway.

Issues: Both Tomodachi Park and most of the Village Park property are owned by the City of Sebastopol and have City utilities. However, except for one small unimproved segment, the property is outside of the City limits. Given its location, functions, and ownership, it should be annexed into the City.

A public restroom at Tomodachi Park would be desirable, but there are challenges associated with the location, in the 100-year floodplain.

The Village Park mobile home use presents a marginal appearance. In the future, the City should make a determination about the mobile home use, and either enhance the level of maintenance, or change the mobile home use. Both scenarios have substantial budget implications and in addition, housing needs of the mobile home residents are important. In the interim, or if retained, buildings at Village Park should be painted, and likely need other repairs; driveways need repair; landscaping should be improved; and mobile home and RV facilities and lease spaces should be inspected, and maintained appropriately by their private owners.

Another issue identified in prior studies is site vehicle access. Access to a nearby traffic signal through a neighboring property should be explored.

The pending Laguna Preserve Management Plan will review issues and opportunities associated with the Tomodachi Park portion of the property.



4.0: ISSUES AND OPPORTUNITIES

MARIO SAVIO FREE SPEECH TOWN PLAZA

The Town Plaza is a town square, located at 6901 McKinley Street. It includes a gazebo, a fountain, numerous benches, and a public restroom as well as perimeter parking

Issues: The City Council has approved a substantial new circular bench (the 'Occupy' bench project) for one corner of the Plaza. Fundraising is ongoing and implementation is anticipated later in 2015.

Although the Plaza was renamed in recent years, there is no sign providing that identity.

There has been discussion about removing or reducing the perimeter parking, to allow enlargement of the Plaza. This parking area is one of the most intensely used in the downtown area. Removal would impact area businesses and could also reduce use of the Plaza, so complete removal does not appear appropriate. Removal of the row of parking immediately adjacent to the Plaza could be considered to allow some enlargement of the Plaza, while maintaining the outer row of parking, however any changes would need community discussion.



WILLARD LIBBY PARK

Willard Libby Park (Libby Park) is a neighborhood park, located at 7985 Valentine Avenue adjacent to Brookhaven School on the western side of Sebastopol. It was built in the mid-1970s and contains the Garzot Community Building, a playground, a pond, two baseball fields, tennis courts, a small rock climbing wall, a bocce ball court, a gazebo, picnic areas, and lawns. Several local schools frequent Libby Park for field trips.

Issues: The pond area and its island sometimes present a poor appearance. Improvements to the central pond feature should be considered. In addition, in the future, replacement of the current play equipment with larger and more unique play equipment should be considered.



Some pathway paving improvements are also needed.

Key Questions

- *Are parks and recreational facilities adequately funded through existing sources?*
- *Should the City prioritize the maintenance of existing parks and recreation facilities? Or should the City prioritize the acquisition of additional parkland acreage and expansion of facilities at existing park sites?*
- *Are there specific recreational needs of the community that are not currently being met?*
- *Should the General Plan include an action item to develop a Parks and Recreation Master Plan? Such a plan may include priorities for the development of new park facilities, maintenance of existing facilities, funding opportunities, and priorities for near-term and long-term actions to meet the parks and recreation needs of the community.*

Appendix A-

Visioning Workshop Post-It Activity Responses

APPENDIX A: WORKSHOP RESULTS

During the 1st Visioning Workshop, participants were asked to provide up to three responses to each of the following questions:

ASSETS

- What do you value most about Sebastopol?
- What makes this is a special place to live or work?

CHALLENGES

- What issues are facing the city that need to be addressed in the General Plan?

VISION

- What ideas do you have for the future of Sebastopol?
- What would make your community better?
- What three things would you like to see accomplished by 2035?

During the 2nd Visioning Workshop, participants were asked to provide up to two responses to each of the following questions:

TOP PRIORITY

- What two transportation issues (e.g., creating bicycle lanes, improving crosswalks, decreasing vehicle congestion, adding new road connections, providing ADA improvements, decreasing vehicle speeds, additional transit service, etc.) do you think should be the top priorities for the General Plan Update?

CIRCULATION PROBLEMS

- Identify the two locations (street corridors, intersections, etc.) that you think have the most critical circulation problems in Sebastopol.

All of the responses received are provided in raw form on the following pages.

Sebastopol Visioning Workshop #1: Vision

- Retain neighbor to neighbor recognition
- Green streets
- Enable higher density housing by allowing affordable mother-in-law type and tiny housing
- Streamline permitting for alternative energy and efficiency retrofits
- Allow and permit free tiny housing as temporary structures
- Downtown urban design that enhances community and visitors to participate
- Disentangling downtown traffic mess
- A beautiful natural entry at the end of Joe Rodde Trail
- Diversified retail opportunities
- Functioning hospital- at least emergency
- A trail head park at east end of Palm overlooking Laguna
- Re-establish a community health center at Palm Drive
- Support a hospital
- Return to 2-way streets
- To create more equality and racial and cultural diversity
- The care and housing of the homeless and underprivileged
- The end to use of toxins
- Preserve farmers and farm land
- Economic diversity
- Affordable housing
- Cultural events
- Robust tourist attraction
- Better accessibility to observe the Laguna for all ages
- Retain, expand, and protect environmental assets
- Better streets and reduced traffic
- Comprehensive health facility for all to use
- Comprehensive bike lanes and public transit that works
- Local artists doing murals throughout downtown
- Walkable, safe, quiet charm
- Citizen friendly vs. Business/Corp centric
- More pedestrian friendly vs. car-centric
- Music festival throughout town for a week (spring or summer)
- Affordable housing
- More affordable housing
- Affordable housing for young families
- Walkable/bikeable city
- Bring good jobs to the city- expanding city population
- Traffic calming- lower anxiety of going slowly through the town
- Move out of the floodplain and restore the edges of the Laguna
- Constant electric shuttle from downtown through neighborhoods
- Thoughtful utilization of vacant buildings and lots
- Address traffic congestion from Hwy 12
- Ecological education: Kiosks, boards, art
- Eliminate cell towers

APPENDIX A: WORKSHOP RESULTS

- More "people centric" town
- More walking paths
- Signing
- 2-way street return
- That we will regain our senses to value what creates the greatest sense of well-being
- Close of major arteries for public community gatherings
- Ease traffic. A cut off between south Sebastopol and Occidental Road by extending Llano to Occidental Road
- Vibrant local businesses with emphasis on sustainability
- Two-story apartments in downtown on cobblestone streets
- Improved economic growth
- State highways routed around town
- Check out the Clearfield Doctrine online
- Car sharing
- Small green friendly parks, farms, trails
- Great architecture
- Little traffic, no pollution
- Free wifi hotspots downtown
- Traffic calming
- Traffic flow away from downtown core pedestrian areas
- Fill in holes downtown
- Multi-racial, multi-cultural community of interdependence and respect
- Improved bike trail pathways
- Connected safe walking route from Laguna to Pleasant Hill
- Bike trails to everywhere
- More and easier walkability
- Bikability
- Social equity and affordability
- Pro-immigrant policies/sentiment
- Keep downtown unchanged
- Eclectic population sharing common love of town
- More nature than people
- Interesting business community arts is strong
- A more cohesive city, physically
- Support for tiny homes and co-housing
- Public space on lot behind old Bradley Video
- Accommodate tourism without becoming a tourist trap
- More employment, especially in food production
- A restored Laguna with year-round lakd and enhanced access
- Re-designation of both Hwy 12 and Hwy 116 to keep out of Sebastopol (116 on 101 to River) (12 to Occidental)
- Diverse community where people of all ages and economic situations can live and thrive here
- Better maintenance of buildings and landscaping and more gardens
- Reduce CO2 to historic levels
- New bridge

APPENDIX A: WORKSHOP RESULTS

- EMF safer town, smart meter free zone; decommission towers to protect children, people, nature. Create a task force to create and implement solutions to reduce
- Senior housing
- Hotel or other valuable business in old lumber company by plaza
- Clear restraints on corporate development
- Walking space at edge of roads
- Buses to schools
- The Colter property becomes a protected wetland/learning center for Sebastopol
- Bike lane network
- Downtown specific plan
- Regional transportation solutions for downtown congestion
- Better bike and pedestrian areas
- Less traffic within the city
- Create summer outdoor concerts, held weekly or at least monthly
- Bikes and pedestrians overtakes cars use. Trails
- Continued greening parks
- Establish rights of nature as done in other US cities, give standing to environment as citizen
- Enlarge SOI moderately
- Ensure that Planning Dept. follows CEQA and newly adopted GP goals, policies and programs
- Zero waste by 2035
- Car-free areas and events
- Sustainable economy
- Vision=Consensus=No Vote=No real public input. This meeting is an illusion of input.
- Sustainable economy
- Lowering of carbon footprints of all households and businesses to achieve 350 ppm
- More water enhancement - Ives, Laguna, neighborhood streams
- Highway 116 bypass
- Bypass traffic
- Improved traffic flow and streets
- People-friendly infrastructure - rather than focus on cars
- Reduce speed on both highways from edges of town
- Better alternate transport
- Seamless coordinated transportation system, integrated at transfer points from airport to bicycle paths
- Traffic will be redirected
- Reduction of vehicle traffic downtown
- More people friendly streets
- Move 116 and 12 flow to bypass local traffic
- More public transportation
- Better traffic flow
- Less traffic
- Walkability/bikeability with interconnectedness
- More flow for pedestrians including tunnels at key intersections
- Complete bike system (Class I, II, and III) throughout Sebastopol
- Better pedestrian access

APPENDIX A: WORKSHOP RESULTS

- Walking routes and bike routes everywhere
- Slowdown traffic
- Pleasant walk down Main Street (all of it)
- Permanent walking bridge over Laguna at preserve
- Traffic flow issues
- Street improvements
- Positive branding for greater economic renewal
- Stronger finances so no more tax increases
- Sebastopol needs a low price food outlet!! Very expensive to buy food here.
- Greater enticements for tourism, i.e., restaurants, galleries, theater
- Incentives for all Sebastopol businesses to build resilience rather than detract from it
- Larger/ecologically based tax base
- Support small businesses
- More affordable
- No big boxes or formula business
- Keep heights of buildings the same
- Balance between maintaining character and managed growth
- Quiet neighborhoods
- Small town - no high rise
- Historic buildings will be preserved
- An example of true environmental and self-sustaining community
- Multigeneration
- Sustainable, reasonable growth
- Needs to be more local -- local businesses, local energy, local systems
- Mixture of young, old, middle living together in harmony and vitality
- A unique bustling little self-sustained town that is an example to the area
- A true art destination - capitalize on our unique character
- A fully informed township
- Diversity of people - economic, cultural
- Ongoing coordinated visioning processes including face meetings (coffee houses, churches, etc), paper (newspaper, bulletin boards) and electronic of all varieties
- State values of respect for other people, other organisms, the planet, past, present, and future
- Increase public input
- More local leadership
- Cultural diversity and integration
- Expand representation to beyond city limits
- Vibrant downtown
- Vibrant - lively downtown
- Move all City offices together within the downtown
- Create more parks with more tables and benches for picnics
- Higher quality public art
- There will be a beautiful and useful library.
- More baseball fields with lights
- Farmer's market which does not choke auto traffic and parking
- More parks and social meeting area
- Activity for young people to keep vitality in town

APPENDIX A: WORKSHOP RESULTS

- To see a new, flexible, techno-current library
- Civic center plaza with greenways connecting bike/ped routes, downtown with Barlow
- A community center for all administrative services
- Strong local healthcare facility
- More support and education for our youth
- A true art destination - capitalize on our unique character
- Better funded library and park
- New, larger library

Sebastopol Visioning Workshop #1: Challenges

- Limiting over-commercialization, including big-box stores and mega-corps
- Code enforcement
- Noise
- Street improvement
- Finances
- Balance between maintaining character and growth
- Better use of resources
- Traffic/safety
- Traffic- slower
- Traffic pattern
- Traffic and 2 state highways
- How to engage the youth in creating a future of sustainability
- Climate change
- Giving rights to nature including clean water, air, land, and the rights of all species
- Prices of homes and land tend to mitigate diversity of population
- Aging population
- Ability to sustain core services
- Neighborhoods
- Keep out big-boxes and chains
- Need to educate population about climate, resource depletion (oil)
- How to control growth of town without smothering it or making it too expensive to live in
- 2-way main street
- Drought
- Carmel-i-zation
- A feeling of cohesiveness is missing from the layout of the city and the people's vision
- Becoming a generic wine-country tourist destination
- The main highways are like freeway on-ramps from the West County to Santa Rosa
- Improve racial and economic diversity
- Demise of Palm Drive hospital
- Beautification of main roads: trees, dividers, sculptures
- Consensus on action- development
- Traffic- overcome idea that it is a problem and embrace the opportunity
- Get the whole community engaged on issues
- A slower town
- Low density of downtown development
- Parking efficiency (more dense)
- Connectivity of various features of town: walkability
- Affordability- limited housing supply and high demand create high housing cost
- Better design guidelines
- Geared towards money and veneer. Drifting from core sustainability
- More reasons to purchase goods and services in Sebastopol
- Two-way streets
- Moving towards gentrification instead of revitalization
- More lighting at night

APPENDIX A: WORKSHOP RESULTS

- Water use and prices
- Lack of unified vision
- Safety on streets
- Housing is too limited
- Is it feasible to return to two-way streets
- To reduce traffic volume and speed downtown by means of restoring one-way streets and assess bypass options- pedestrian safety major challenge- keep LOS
- Provide vigorous policies to protect environmental quality
- Provide increased affordable housing
- Traffic is too fast and dangerous
- Horrible traffic
- Refocussing our downtown core, preventing additional strip development
- Financial stability of the city facing increased demand for high cost services with constrained revenue
- Beautify Ives Park
- Traffic not increased by increased density
- Increase affordable housing
- Water management that honors our surrounding neighbors
- Size/boundaries
- Cross roads
- Hospital replacement
- Organized growth with vision
- Parking for both businesses and residences
- Downtown traffic due to Caltrans highways, etc
- Traffic congestion
- EMF pollution
- Noise pollution
- Pesticide and toxic chemical pollution
- Need a car to get around
- Don't want to spoil natural beauty assets
- Housing for families, lower income citizens, homeless
- Laguna de Santa Rosa
- One-way street congestion
- Too many yuppies
- Keeping it affordable
- Weak economic base- shopping money gone out of community
- Housing is desirable and expensive, so we stay the same age. Our demographics need a boost of young people
- Vibrancy- downtown Sebastopol is sleepy after 6pm
- Building/lot eyesores seen on major thruways
- Unwelcoming atmosphere for new business
- Balancing practical with sensitive leadership
- Traffic congestion
- Excessive development required by ABAG
- Traffic
- Cultural diversity
- Narrow business sector

APPENDIX A: WORKSHOP RESULTS

- Terrible mess at bottle neck of Hwys 12 and 116
- The myth that Sebastopol is progressive (when little attention is paid to extreme poverty of migrant farm workers, day laborers, and domestic workers)
- Connecting sections of downtown
- Crowdedness
- Monies
- Growth
- Needs of a balanced community: ages, incomes, growth/sustainability
- Affordability
- Lack of demographic diversity
- Growth/preserving farms
- Traffic and circulation priorities
- Too much circulation- automobile traffic on state highways
- Funding structure
- Destructive development projects
- Transportation infrastructure- very auto-centric
- Traffic and congestion
- Deteriorating infrastructure
- Lack of integration between downtown and Barlow
- Traffic- safety issues and noise
- Hard for folks who grew up here to afford to stay and raise our families
- Link Barlow with downtown and to Ives Park
- Excessive/prohibitive costs and requirements for building simple and healthy construction
- The cross highway problem and no credible bypass
- Economic inequality
- Affordability
- Losing the agricultural influence and moving towards wine culture
- Better health facilities- hospital, emergency room, x-ray lab
- Getting housing into the downtown
- Senior housing
- Affordable housing
- EMF radiation pollution from cell antennas, wifi, smart meters, cell phones- it harms people, children, birds and nature
- Traffic
- Lack of night life
- Major problems with fast drivers- very dangerous crossing streets, even at crosswalks
- Flow of main street and one-way streets- confusing and uninviting
- Racial segregation
- Preservation of character
- Downtown focussed utterly on visitor services
- Ethnic division (Latino population)
- Keeping public processes to a high standard- so that every new project does not lead to a big fight and lawsuit
- Traffic
- Keeping local hospital here
- Increasing local employment

APPENDIX A: WORKSHOP RESULTS

- Providing housing for young families
- Need better maintained streets
- Lack of economic/business and need tax revenues
- Better use of existing business/commercial property
- Not enough art and music venues to attract people from other places to spend money
- More nice quality apartments in downtown
- Affordable housing
- Bike lanes
- Public transit
- No hospital
- Limit noise
- Economic well being for city and community
- Becoming a two-way street system
- Traffic flow
- Sustainability
- How to develop in way consistent with values and tradition
- Create opportunities for natural sustainable building techniques to be experimented with
- Providing housing for growing-aged population
- Pollution: noise, air, water, light
- Floods
- Polarized population
- Opposing diversity
- Money for civic improvements
- Traffic
- Traffic and its noise
- Tax base vs. development
- Traffic
- Retaining our small town feeling
- Being economically viable while staying small
- How do you factor the climate action plans into the General Plan, keeping in mind this plan is a nationwide template
- Homeless
- Old equipment and infrastructure
- Declining population- specifically our youth
- Traffic- two major highways intersecting downtown
- Traffic
- Traffic is a primary challenge for Sebastopol
- Keeping small town values but staying economically healthy
- Providing middle class housing
- Homeless issues
- Landscaping is a bit shabby and unmaintained
- Increasing density in the downtown
- The two highways that intersect the town at creating a way to connect it better
- Homeless people
- Balancing small town character with revenues for infrastructure needs
- Traffic

APPENDIX A: WORKSHOP RESULTS

- Parking
- Omissions
- Resource use- water
- Through traffic (12 and 116)
- Zoning and code enforcement (traffic laws)
- Bad demographic- aging population, upper income, white
- Loss of hospital
- Not enough bikeability
- Mitigating traffic at major intersections
- Improving bike and pedestrian lanes
- Big agricultural expanding vineyards beyond water capacity
- Do you bill the City more for more meetings you attend? You are being paid \$390,000 to be the facilitator? Right?
- Why is De Novo Planning Group listed on Dun and Bradstreet? I would ask that you produce your corporate charter.

Sebastopol Visioning Workshop #1: Assets

- Small town where adults & children can walk to any other place. I.e., one doesn't need a car.
- Mix of rural and business communities
- Because it is small, everyone who chooses can know a neighbor, a politician, a teacher, a grocer, a classmate who lives in their town
- Sebastopol is small and safe (relatively)
- Small local access in town
- Small, ruralish, engaged
- Agricultural heritage and beautiful countryside surrounding us
- The unique nature of it's environmental qualities, social, physical, and ideological
- Size (both population and area)
- Quaintness
- Small
- Safe
- Quiet
- Small size
- Great place for children
- Small historic downtown
- Small town character
- Locally owned biz
- Farmer's market
- Local business and farm to table
- Farmers market
- Slow, reasonable growth
- Low density in appropriate location and higher downtown
- History
- Local flavor - global vision
- Family friendly
- Small town and eclectic
- Small town feel
- Small town feel
- Small town feeling
- Vibrant artistic and intellectual activities - Arts Center and strong environmental values
- Small town feeling with an economically vibrant downtown with locally-owned businesses
- Because it is small, everyone who chooses can know a neighbor, a politician, a teacher, a grocer, a classmate who lives in their town
- Economic opportunity
- Small town
- The size - small enough to know, big enough to surprise
- Small-town, unique, eclectic
- Known for arts
- Family-friendly
- Small town
- Controlled growth

- Small town atmosphere
- Small town with inter-connected community
- Livability - small town feel
- Small town values
- Small town
- Quiet/relaxed
- The unique nature of it's environmental qualities, social, physical, and ideological
- Small town flavor
- Small town
- Small town
- Special place because of art, food, interesting people
- Knowing your neighbors
- Small town atmosphere
- Small town feel, dated feel
- Size and separation of community surrounded by open line
- Safe, small town, friendly community
- Sebastopol is a safe, small town that offers fun activities that are rooted in nature
- Small town (friendly, progressive, green)
- Small town feel
- Small town character
- Involved community members
- Active socially conscious community
- People who care about the general welfare of the community
- Community pride
- Active community with common values
- Diversity of thought
- Progressive citizens that respect environment and work for social justice
- Friendly helpful merchants
- People
- Progressive thinkers
- Active civic/community participation
- Educated people
- Forward thinking
- Diversity/variety of people
- Place where music/art is welcome
- Community focus, deep civic involvement
- People - concerned, active, aware
- High community participation
- Community norms around health and well-being (health, organic food, counter-culture)
- Unique population - stable, well-educated, involved
- Involved and forward-thinking community
- Liberal politics
- Diverse population
- Rural, visionary, progressive, local-oriented
- Smart enthusiastic creative people
- Creativity of residents
- Progressive

- Global thinking
- Involved conscious residents
- Many people who care
- Engaged citizenry - active in politics, art, music, business
- The people, especially the non-commuters
- Wide variety of ages, backgrounds, and education (diversity) of the inhabitants
- People of Sebastopol genuinely care about the town
- Openness to ideas to make Sebastopol more resilient
- Not pretentious or ultra-expensive (like Carmel)
- Sebastopol is actively civic
- Natural beauty
- Natural beauty
- Beauty and trees
- Open space
- Hills and valleys
- Natural beauty
- Natural beauty
- Physical beauty
- Environment: trails, parks, Laguna, pool, etc.
- Country/nature
- Laguna de Santa Rosa
- Beautiful environment (nature)
- Hills
- Nature
- Laguna
- Beauty of the area
- Surrounding countryside, farms, trees, hills
- Beautiful environment
- World class scenery, location
- Natural beauty
- Laguna and creeks
- Agricultural heritage and beautiful countryside surrounding us
- Access to the Laguna
- Fertile ground
- Small, green
- Self contained
- Proximity to coast
- Because we're at the crossroads we have access to shops, services, hospitals (?), etc. and they are close by
- location - easy access to surrounding places
- Close to cities (Santa Rosa and Bay Area) without the city problems of traffic, crime, gangs, congested living space
- Geographical location
- Hub community
- Location, location, location
- Accessibility to coast, mountains, San Francisco
- Laguna de SR

- Proximity to Laguna & associated open space
- Laguna access
- Town center, Gateway center
- Location adjacent Laguna de Santa Rosa
- Ease of travelling to wild, undeveloped land
- Access to high quality water and healthy, locally produced food
- Good proximity to stores
- Rich agricultural history and center of small farm to table movement
- 2 hours away from international airports
- Locally-owned businesses
- Use traffic to an advantage
- Local food & wine & products
- Nice, interesting shops
- Traffic - having 25-30,000 cars/people through town - economic vitality
- Strong downtown identity
- Good local food
- Interested residents and businesses
- Prosperous community
- No box stores
- People have access to local products and businesses
- Strong business
- NGOs, strong support structure
- Positive business, new development
- Use traffic to an advantage - find ways to make the traffic want to stop
- Walkability
- Safe/easy to walk
- Use traffic to an advantage
- Walkable (distances, not safety)
- Walkability
- The City is walkable!
- Generally walkable small enough to walk or bike anywhere in 20 min. or less
- Businesses and facilities (library, etc) within walking distance
- Walkability of town
- Bike paths
- Bike trails
- Walkable (distances, not safety)
- Diversity and variety of activities - art, music, market, festivals
- Special place - range of interesting and engaging activities
- Activities
- Community activities - SCA, County center, Main Stage West, good library, friendly stores, OAEC, etc.
- Environment: trails, parks, Laguna, pool, etc.
- Trails & Parks (Joe Rudotae & Ragle)
- Recreation opportunities

Visioning Workshop #2: Circulation Problems

- Jewell & Bodega; Main & Sebastopol
- Hwy 12 & Morris St.; Sucks for bicyclists & peds.
- Problem; This is a Delphi meeting; no "real" public input
- Circulation problems; Bodega & Petaluma; 116 & Bodega (12) S. Main St; Bodega & High St by Library
- Covert Lane & 116 need to have traffic lights
- Bodega & Main
- Healdsburg Ave & Main
- Hutchins x 116
- Bodega; Main; 12
- Bodega; Main; Petaluma; 12
- No problems will be solved without open dialog & discussion at these meetings. Otherwise the outcomes are already decided
- 116 & 12; N Main & 12
- Area of Need: Hwy 12 @ Hwy 116 Intersection
- Downtown Core congestion
- Main St & Bodega; Bodega & Petaluma
- Bodega/116
- Hwy 12 and Petaluma Ave
- Bodega Ave & High St.; Pellini Pretzel
- Pellini Corner
- Intersection/route from 116 N @ Bodega to north part of town. (vehicles)
- McKinley & N. Main
- 116/Petaluma Ave
- Lla No Occidental Intersection
- Bodega/High
- No Main & 116
- 116/McKinley (Whole Foods)
- Getting from east to west (sic); 116 for in-town needs (not through town); (downtown core)
- S. Main & 12
- Bicycle Route from Joe Radota to Morris to Trail North
- Healdsburg Ave & Covert Lane Bad; left turn from Covert onto Healdsburg
- Civic P.; McKinley/Pet. Avenue congestion
- Civic P.; Intensity of auto inorenment on main St btwn Safeway & P.O.
- Bodega/Pet.; AKA; 12/Pet. Ave.
- Choke Point at intersection of 116 & 12
- Vehicular speed on Healdsburg Avenue
- 12 & 116 N.
- Hwy 12 / Petaluma Ave
- Healdsburg Ave very difficult for pedestrians to cross--even w/ flashing crosswalks
- Main/Bodega AKA 116/12
- Slow down everywhere
- Rte 12 from SR into Seb backed up to Irwin; Insane that planners are building out with np mitigation

APPENDIX A: WORKSHOP RESULTS

- Circulation; vehicle speeds on Healdsburg Avenue
- Circulation; bicycle/pedestrian priority over vehicles
- Intersection; Bodega Ave Main
- Circulation Problem #1; Bodega Ave & South Main St.
- Circulation Problem #2; Petaluma Ave & Sebastopol Ave
- Coming east from Sebastopol pm traffic
- Petaluma Ave between Palm & Hwy 12 during pm's
- Bodega Hwy; Heading east from pleasant Hill
- Bodega Heading west

Visioning Workshop #2: Circulation Priorities

- Providing Bicycles & shuttles for use from these parking sites
- The problem is this is a Delphi meeting; We really are not able to ask questions
- providing better vehicle in & out
- decreasing traffic congestion
- bicycle safety
- Top priority #2: adding new road connections; Example: extend Abbott Ave east and extend Morris St . South until they meet
- wayfinding for peds. & bicyclists to trails & parks (esp. where missing links in system).
- Pedestrian Bridges over intersection of Bodega HW-12&116. provide parking on outsides of town and converting parking spaces in town into benches.
- bicycle lanes
- Top R; Improve sidewalks & crossings for pedestrians city-wide
- priorities. Prohibit change orders to the budgeting when realistic
- road maint.; parking
- close petaluma ave; make main st 2 way; put stop signs in the neighborhoods
- want 'suicide' lane--turn lane removed btw Safeway & just North of Murphy
- decrease vehicle congestion (more carpooling)
- vehicles; congestion; pedestrian safety
- Top P; decrease vehicle speeds to current limits
- Top: Bicycle lanes
- Llano Extension
- Top Priority; transportation; bike lanes bike racks!; decreasing vehicle congestion
- more vehicle friendly = MVF
- additional public transit
- improving walking safety
- safe pedestrian crosswalks
- Decreasing vehicle speed
- multi mode safety
- Intown public transit (electrical rail?) connect to parking on edges of town
- create bypass using treated sewer water line access road that crosses 12 near Liama it goes north from treatment plant to river road
- Don't accept increased traffic for Big Box type development
- I could die waiting.
- improving sidewalks
- creating bike lanes
- decreasing vehicle speeds in downtown
- improve Bike & ped safe acces thru town
- Top Priority #1; encourage & develop alternate routes (bi-passes) around Sepastopol
- improve pedestrian & bike safety, traffic calming measures to slow people down, especially leaving town
- Problems; prohibit change orders on all projects make budgeting more realistic
- decrease vehicle congestion
- In town, free shuttles rotating around high density housing, schools, grocery stores. (i.. Moms with kids!!!)
- Reduce speed limits on hwys from edges to center of town

APPENDIX A: WORKSHOP RESULTS

- 2 way street if it reduces congestion; speed of traffic is low priority
- Priority; Reduce speed of vehicles on hwys from edge to center of town
- decrease amount of cars through downtown
- improve Intersection; Bodega Ave; Main
- Creating Connections; between existing ped's/bike trails/lanes, esp. through downtown
- decrease vehicle speeds
- Bicycle & pedestrian priority in town (Bike lanes on hwy)
- More frequent bus; transit connecting SR-Graton-Seb-Cotati/___
- Keep LOS in General Plan
- Priority; Choke point in center of town
- Bodega Ave from the West at many times of day is back up to almost Pleasant Hill cemetery
- Improve the pedestrian experience by balancing with vehicular traffic--don't prioritize vehicles at expense of other modes
- decreasing vehicle congestion
- Speed up traffic on main arteries, Slow in residential
- Better biking in town core, slow traffic in town core, route around town; occidental Hwy 12 connection vital
- Free city wide shuttle through town. Eliminate any parents on the road & all in town driving (see Steamboat Springs, CO)
- want slower speeds & safety to be Top priority; old people can't process the fast movement when so many driveways & streets feed into 116
- Additional affordable Transit service (this would encourage us to ride the bus/train)
- creating bike lanes & bike parking
- Improving pedestrian flow
- Look at possible roundabouts for "funky" 4-5 way intersections

Appendix B-

Visioning Workshop Group Mapping Activities

APPENDIX B: GROUP MAPPING ACTIVITY

During the 1st Visioning Workshop, participants were asked to form groups and use colored markers to identify key issues to address on a Citywide map. The mapping activity instructions are provided below, and the maps developed by the groups are shown on the following pages.

Map Activity Instructions, Visioning Workshop #1:

As a group, use the colored markers to indicate where the following land uses should be:

- **Blue** – Focus Areas (growth, preservation, revitalization, annexation)
- **Orange** – Job Growth (business, industrial)
- **Brown** – Restaurants and Retail
- **Red** – High Density Housing
- **Green** –Agricultural, open space, habitat conservation, or rural areas
- **Black** – Public facilities and Notes

Rules:

1. Outline areas where new growth and land uses should occur (industrial, housing, commercial, parks, open space, community facilities, agriculture, etc) using your color markers.
2. Identify areas where existing land uses should change
3. **You must use each color at least once on the map**
4. You may use each color as much as you like
5. Feel free to draw anywhere and provide notes and write additional details on the map
6. Use Post-Its to attach additional thoughts or expand on your land use preferences
7. Where the group has multiple ideas, such as differing land uses or different concerns for a focus area, use a Post-It to identify all ideas raised by the group.

APPENDIX B: GROUP MAPPING ACTIVITY

During the 2nd Visioning Workshop, participants were asked to form groups and use colored markers to identify key transportation and circulation issues to address on a Citywide map. The mapping activity instructions are provided below, and the maps developed by the groups are shown on the following pages.

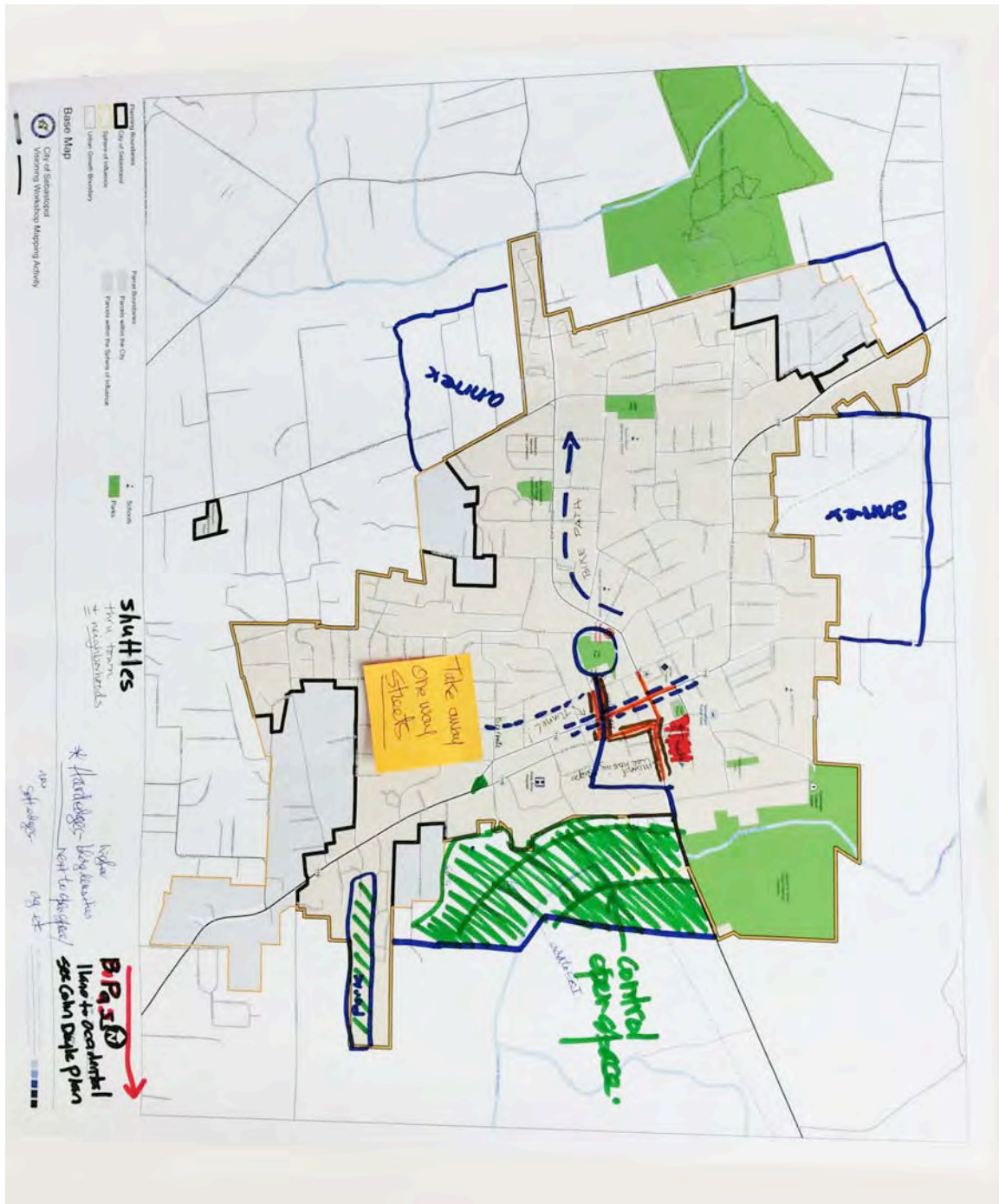
Map Activity Instructions, Visioning Workshop #2:

Using the colored markers, please identify the following transportation and circulation needs on the map:

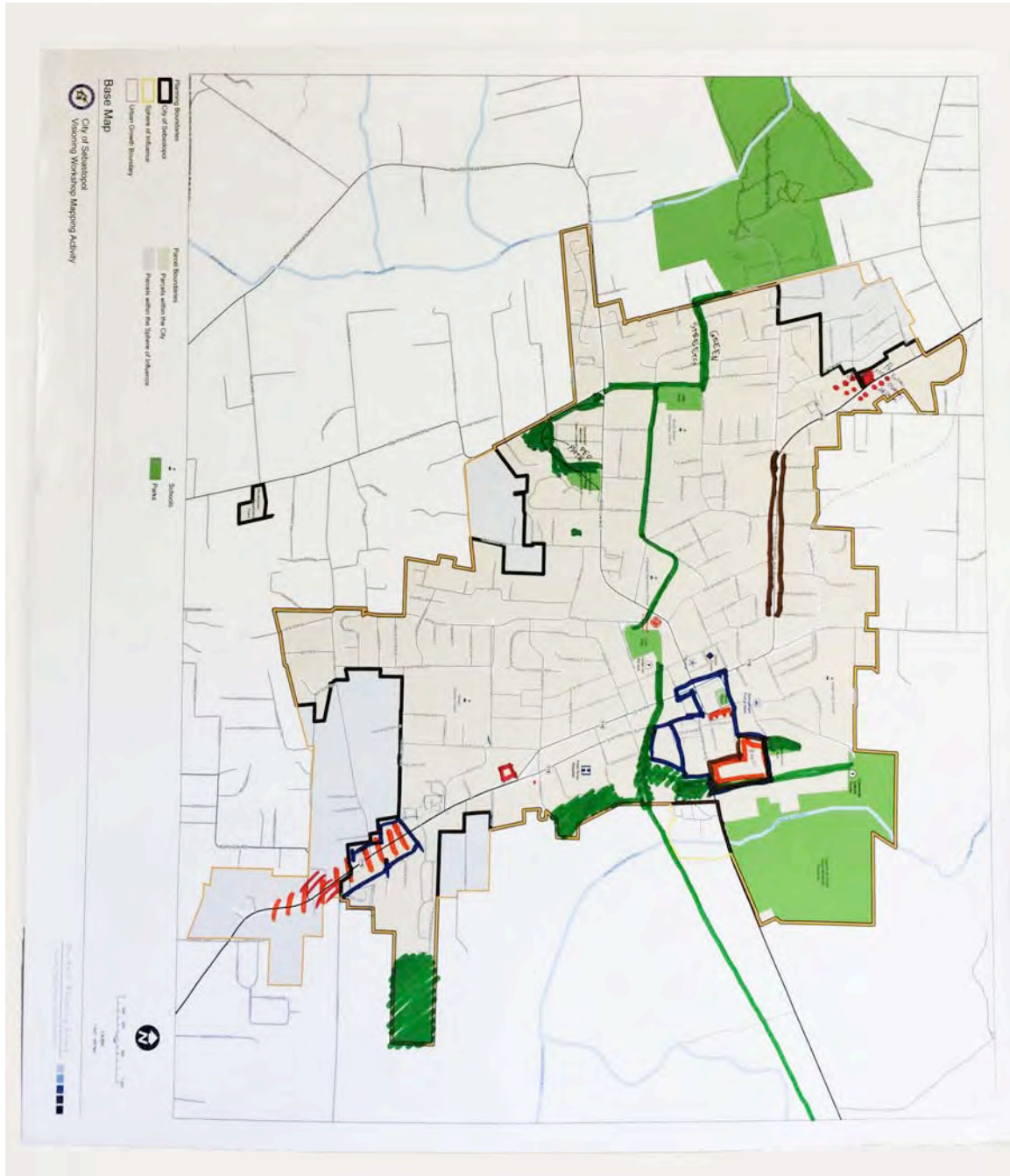
- **Green** – Sidewalks and paths
- **Blue** – Bike lanes
- **Orange** – Transit
- **Red** – Road improvements to accommodate vehicles
- **Black** – Other improvements and Notes

APPENDIX B: GROUP MAPPING ACTIVITY

Visioning Workshop #1 Maps

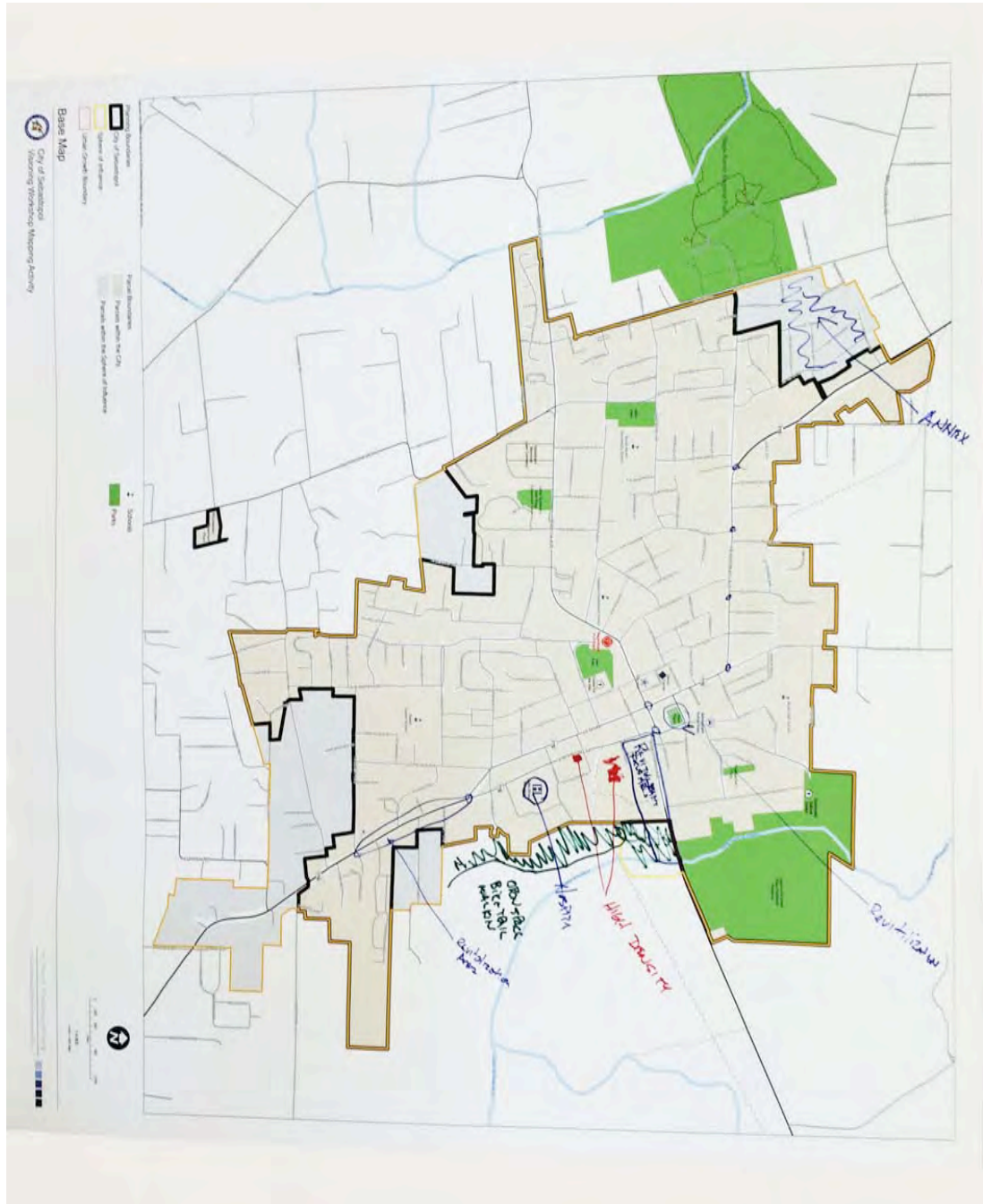


Visioning Workshop #1 Maps

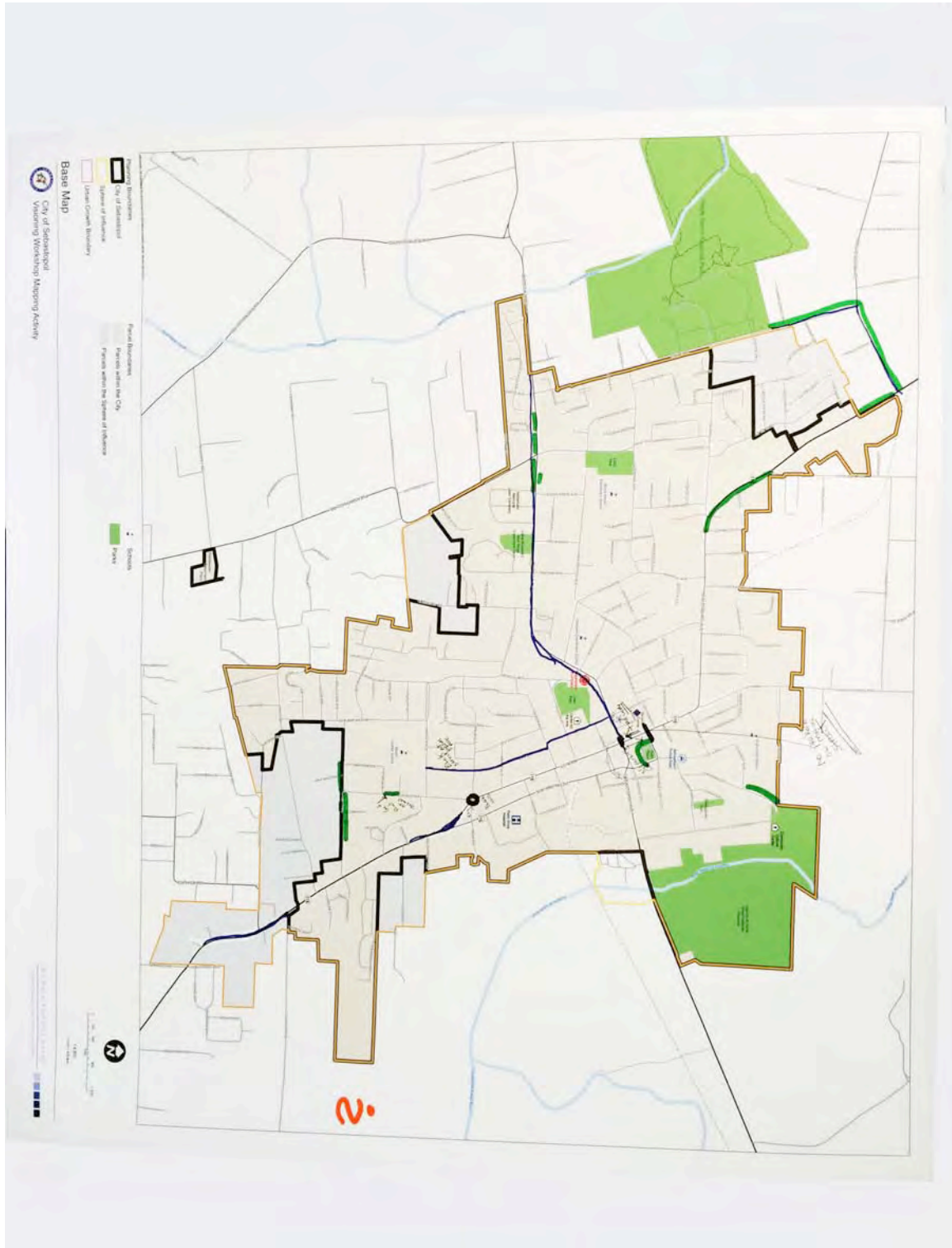


APPENDIX B: GROUP MAPPING ACTIVITY

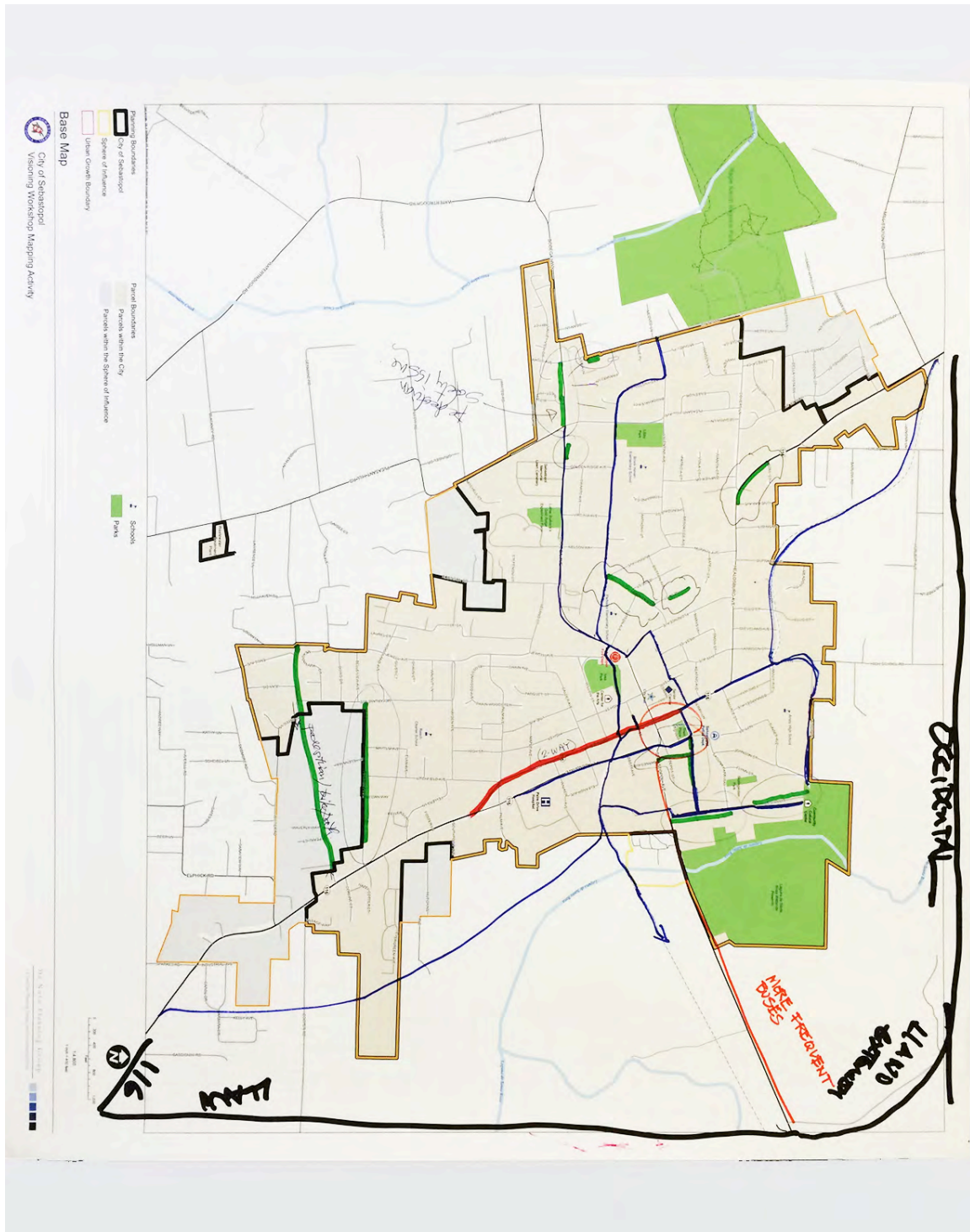
Visioning Workshop #1 Maps



Visioning Workshop #2 Maps

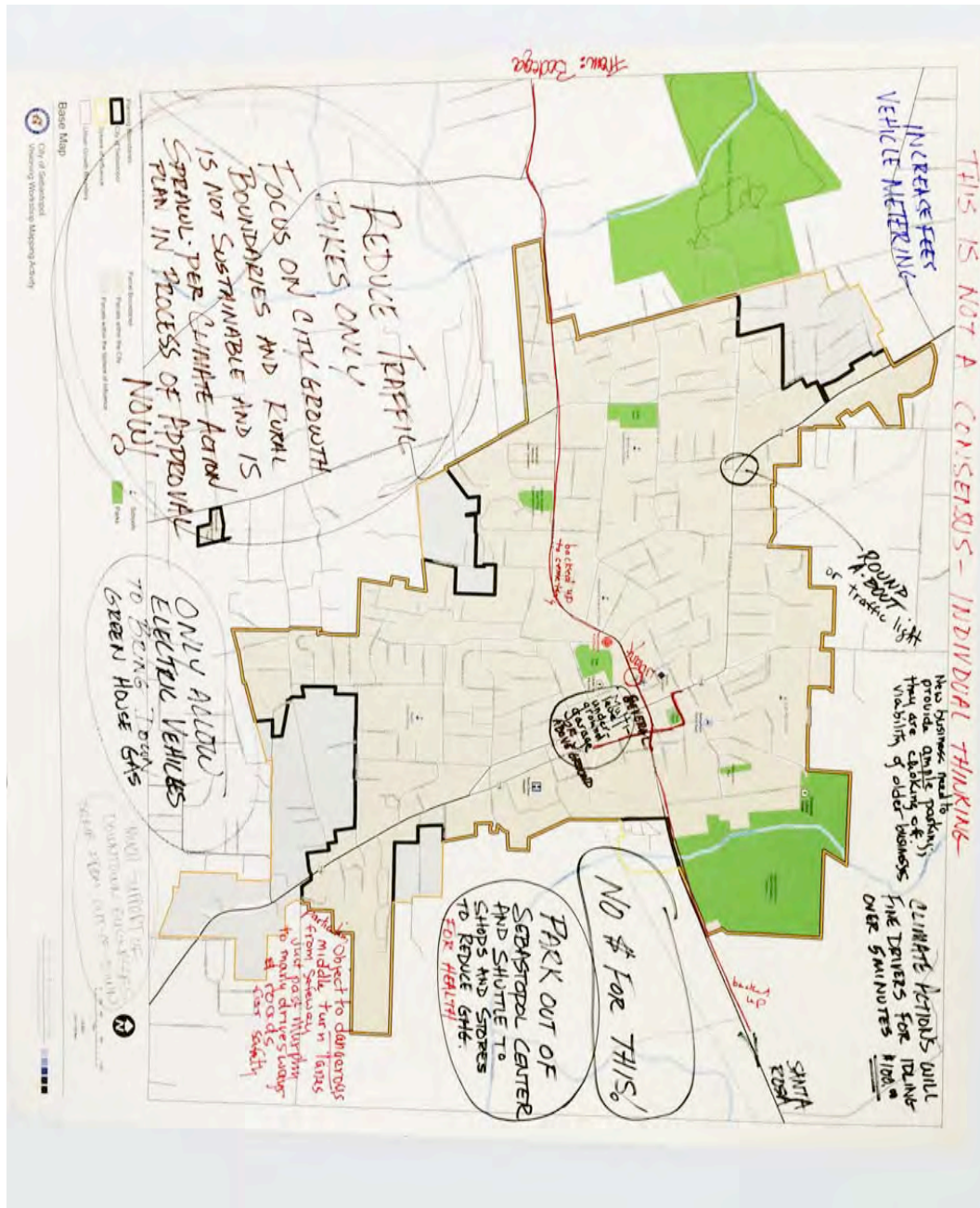


Visioning Workshop #2 Maps



APPENDIX B: GROUP MAPPING ACTIVITY

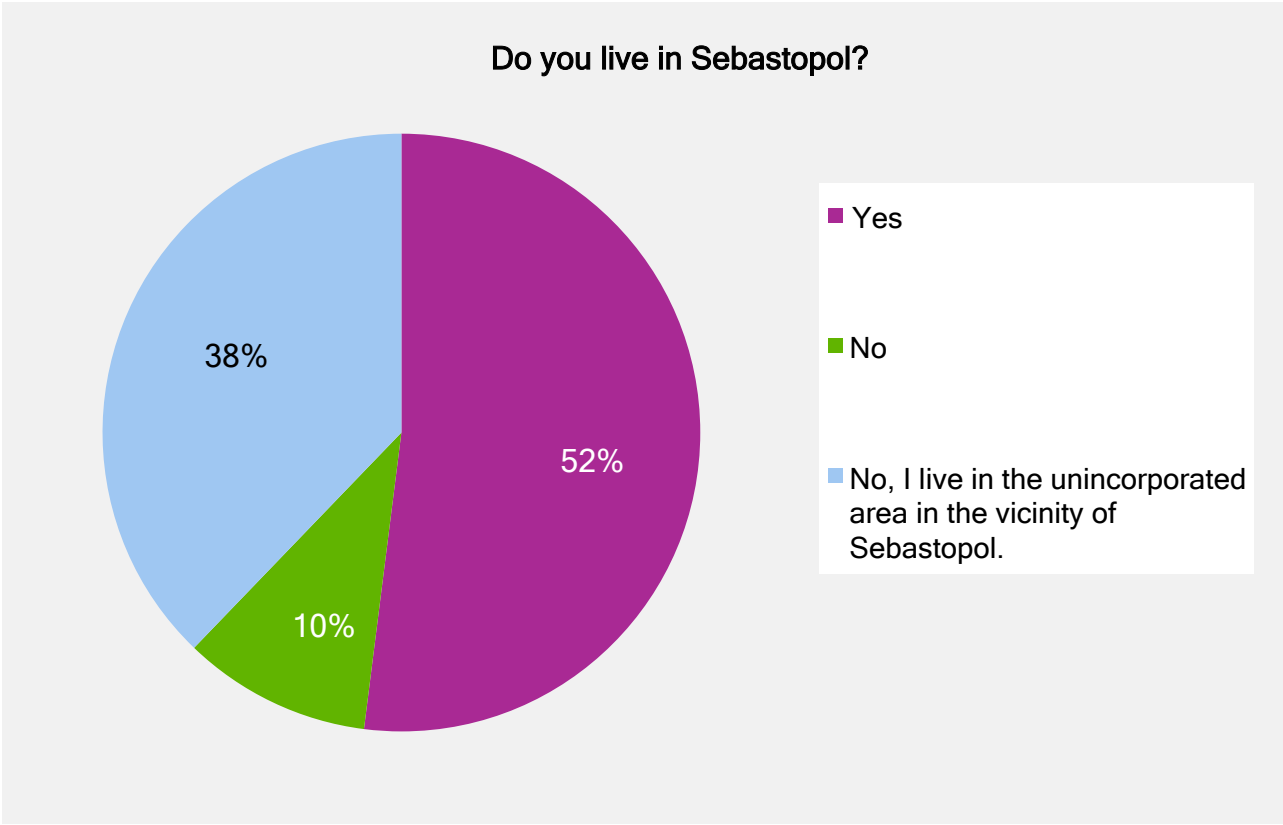
Visioning Workshop #2 Maps



Appendix C-
Online Survey Responses

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

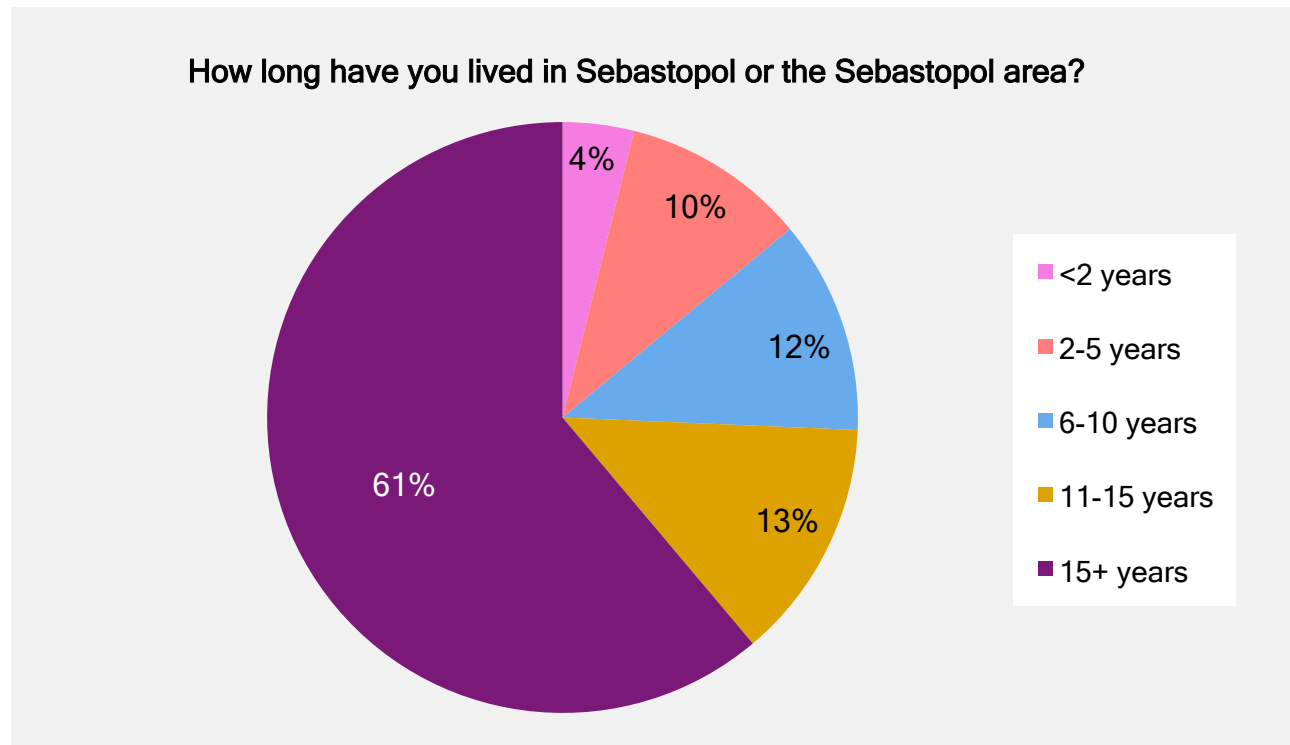
Question 1



Do you live in Sebastopol?		
Answer Options	Response Percent	Response Count
Yes	52.0%	407
No	10.2%	80
No, I live in the unincorporated area in the vicinity of	37.8%	296
answered question		783
skipped question		0

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

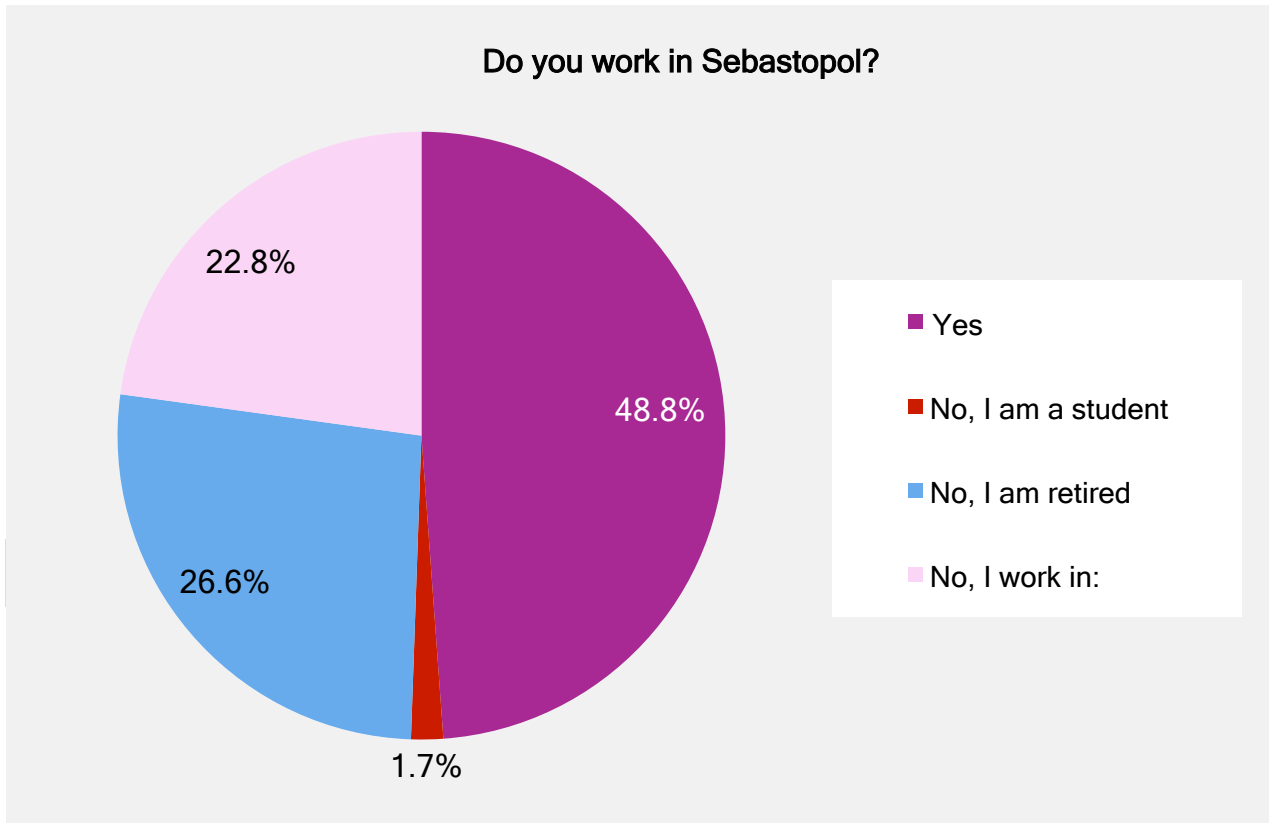
Question 2



How long have you lived in Sebastopol or the Sebastopol area?		
Answer Options	Response Percent	Response Count
<2 years	3.9%	27
2-5 years	10.1%	70
6-10 years	11.7%	81
11-15 years	13.2%	92
15+ years	61.2%	425
<i>answered question</i>		695
<i>skipped question</i>		88

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 3



Answer Options	Response Percent	Response Count
Yes	48.8%	374
No, I am a student	1.7%	13
No, I am retired	26.6%	204
No, I work in:	22.8%	175
<i>answered question</i>		766
<i>skipped question</i>		17

#	No, I work in:
1	home
2	Santa Rosa
3	Rohnert Park
4	Healdsburg
5	AT home in the unincorporated area about a mile from the City limits
6	cloverdale
7	Santa rosa
8	Sonoma and Rohnert park and Santa Rosa
9	graton
10	Santa Rosa

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 11 home- unincorporated area near sebastopol
- 12 healdsburg
- 13 Mill Valley
- 14 Sonoma
- 15 various areas
- 16 San Rafael
- 17 santa rosa
- 18 Santa Rosa
- 19 Santa Rosa
- 20 santa rosa
- 21 World Wide Web
- 22 Santa Rosa
- 23 Santa ROsa
- 24 unincorporated area out of home
- 25 at home outside of town
- 26 san francisco
- 27 Petaluma
- 28 Newark
- 29 Various places
- 30 unincorp west county
- 31 home office
- 32 Santa Rosa
- 33 Bodega Bay
- 34 Agriculture
- 35 Santa Rosa
- 36 Semi-retired artist with open studio tour and annual private home exhibit
- 37 want to move here
- 38 St Helena
- 39 Santa Rosa
- 40 home/various
- 41 unincorporated Sebastopol
- 42 outside Sebastopol in my home
- 43 Santa Rosa
- 44 San Rafael
- 45 San Francisco
- 46 music
- 47 Rohnert Park
- 48 SF, Berkeley, Santa Rosa, Palo Alto, etc.
- 49 santa. rosa
- 50 San Rafael
- 51 Forestville
- 52 Sonoma County
- 53 Rohnert park
- 54 Petaluma
- 55 San Francisco

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

56 at home
57 Connecticut
58 Home based (at resent)
59 Santa Rosa
60 Santa Rosa
61 Graton
62 Forestville
63 all over Sonoma County
64 unincorporated area
65 san francisco
66 Petaluma
67 Santa Rosa
68 Forestville
69 Santa Rosa
70 Windsor
71 Santa Rosa
72 Santa Rosa
73 Forestville
74 Santa Rosa
75 Santa Rosa
76 Santa Rosa
77 Petaluma
78 Unincorporated Cotati/Petaluma area
79 All over the West County
80 santa rosa
81 Burlingame
82 Santa Rosa, CA
83 Why?
84 Santa rosa
85 petaluma
86 Sonoma county
87 Santa Rosa
88 Santa Rosa
89 santa rosa
90 just outside of city limits
91 berkeley
92 Rohnert Park
93 Richmond
94 San Francisco
95 San Francisco
96 Windsor
97 santa rosa
98 Santa Rosa
99 petaluma
100 Santa Rosa

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

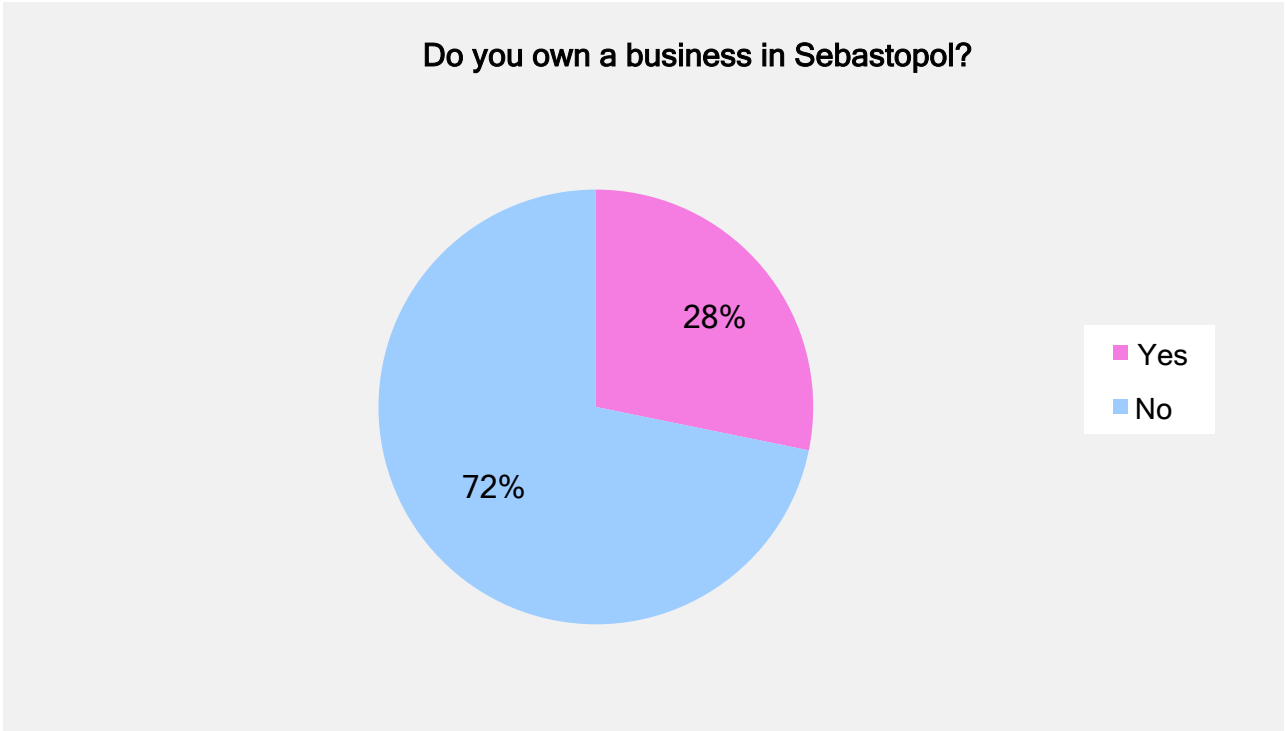
101	Santa Rosa
102	santa Rosa
103	Novato
104	at home
105	sf
106	at home in rural Seb
107	Rohnert park
108	santa rosa
109	Santa Rosa
110	Santa Rosa
111	Santa Rosa
112	Santa Rosa
113	bay area
114	Santa Rosa
115	Santa Rosa
116	novato
117	Santa Rosa
118	Santa Rosa
119	travel
120	Sonoma county, Marin county
121	Freestone
122	Sebastopol as well as other places
123	Oakland
124	Sebastopol area
125	Santa Rosa
126	Santa Rosa
127	San Francisco
128	Santa Rosa
129	unincorporated area near
130	Travel
131	Richmond
132	Rohnert Park
133	Santa Rosa
134	Santa Rosa
135	Petaluma
136	at home
137	Santa Rosa
138	part time
139	Santa rosa
140	Tomales
141	Guerneville
142	santa rosa
143	santa rosa
144	Palm Drive Hospital when it was open
145	Santa Rosa

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

146 Napa
147 Santa Rosa
148 Santa Rosa
149 santa rosa
150 Santa Rosa
151 All over the county
152 Santa Rosa
153 homemaker - you need another option!
154 vacation rental business, Web design business
155 work at home
156 outside the state
157 Unincorporated Sebastopol
158 St Helena & San Francisco
159 Graton
160 Don't work
161 taking care of my kids
162 Santa Rosa
163 Cotati
164 Housewife
165 Petaluma
166 santa rosa
167 Santa Rosa
168 Cotati
169 Santa Rosa
170 Santa Rosa
171 Snata Rosa
172 Petaluma
173 Petaluma
174 Graton
175 from home, independent artist, writer, consultant

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 4

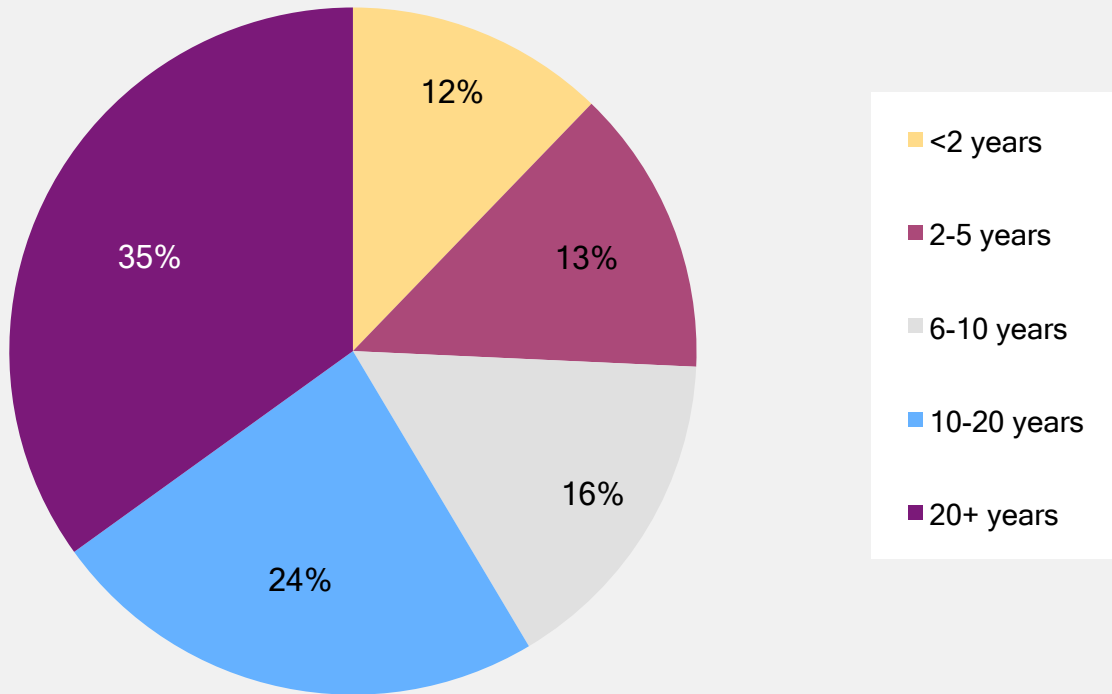


Do you own a business in Sebastopol?		
Answer Options	Response Percent	Response Count
Yes	28.2%	212
No	71.8%	540
answered question		752
skipped question		31

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 5

If you own a business, how long have you owned the business?

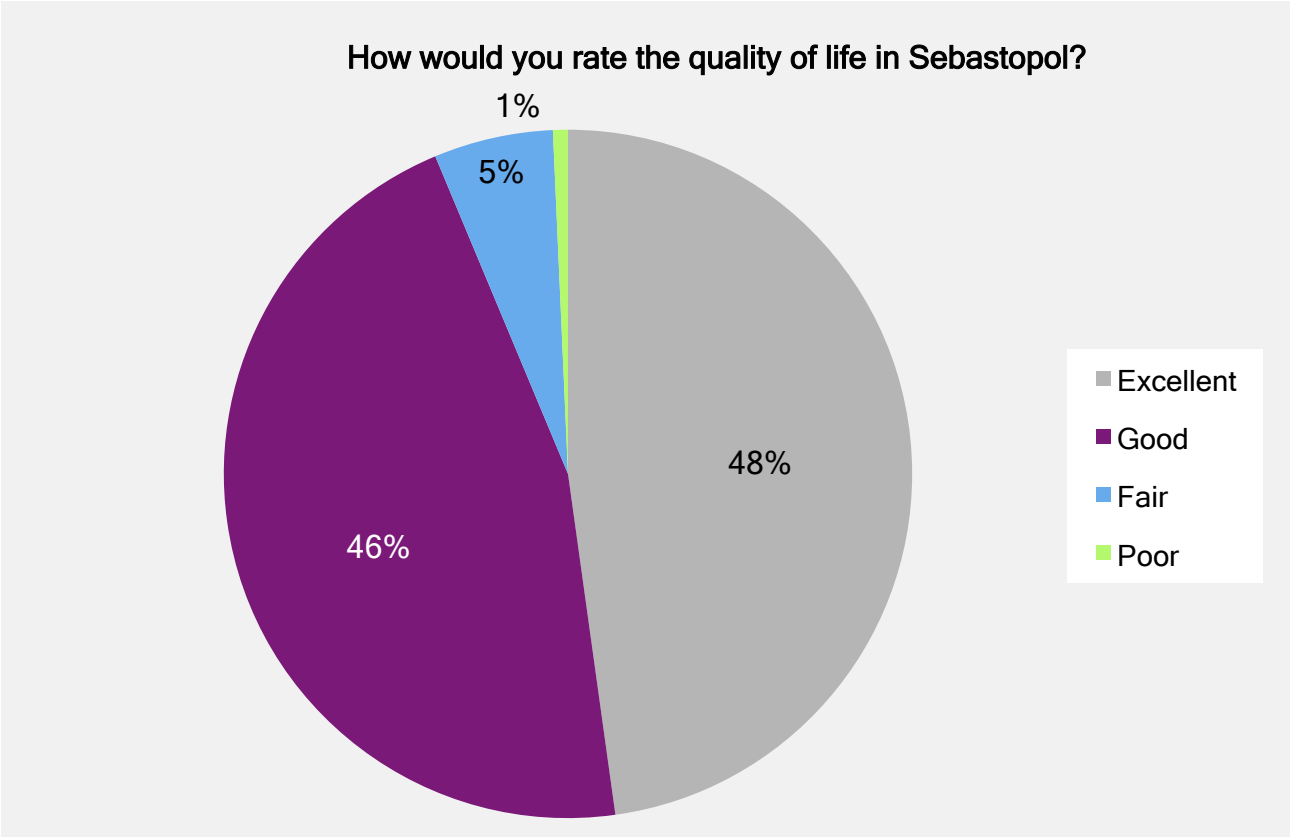


If you own a business, how long have you owned the business?

Answer Options	Response Percent	Response Count
<2 years	12.2%	28
2-5 years	13.5%	31
6-10 years	15.7%	36
10-20 years	23.6%	54
20+ years	34.9%	80
<i>answered question</i>		229
<i>skipped question</i>		554

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

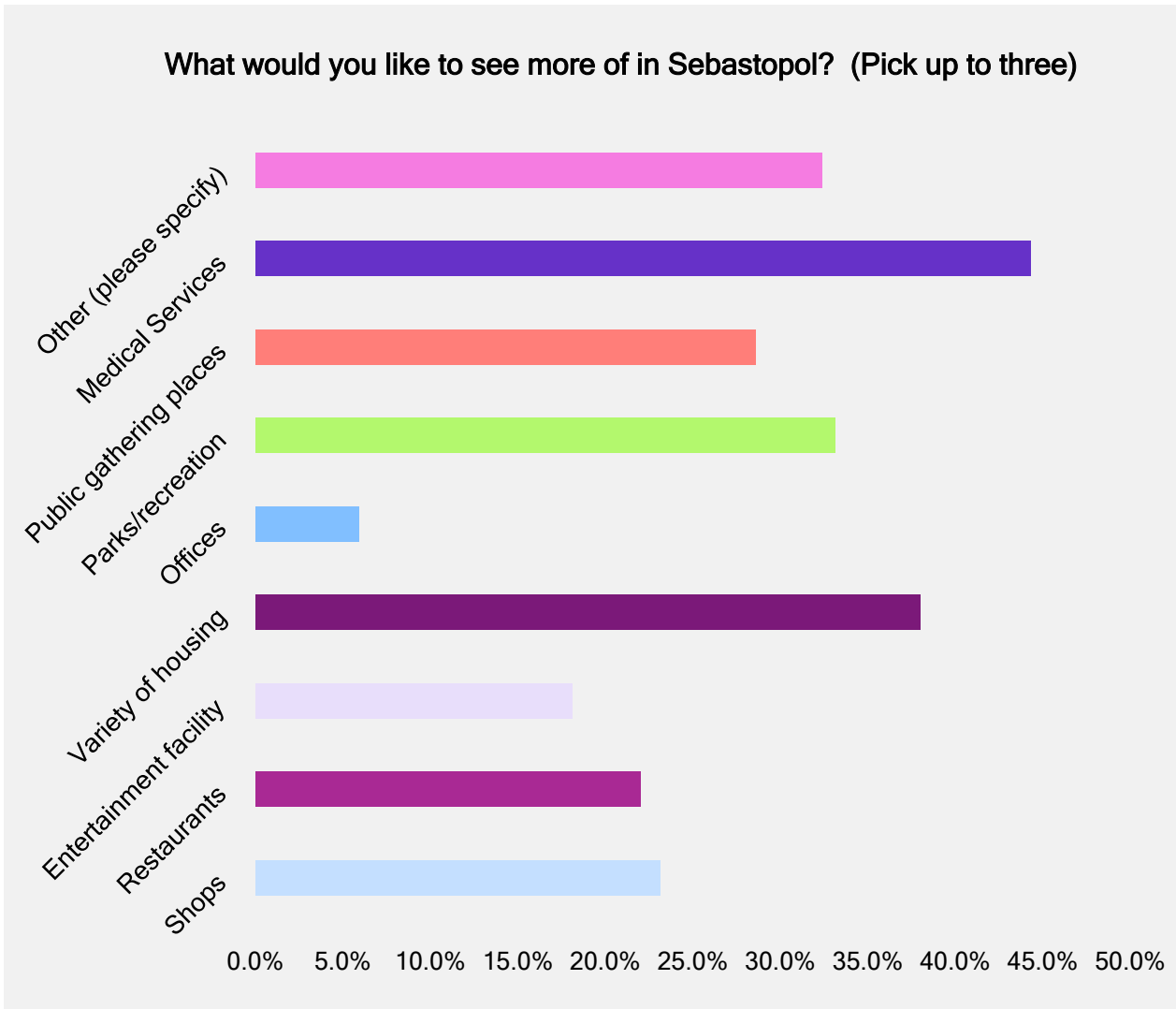
Question 6



How would you rate the quality of life in Sebastopol?		
Answer Options	Response Percent	Response Count
Excellent	47.8%	350
Good	45.9%	336
Fair	5.6%	41
Poor	0.7%	5
answered question		732
skipped question		51

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 7



What would you like to see more of in Sebastopol? (Pick up to three)		
Answer Options	Response Percent	Response Count
Shops	23.1%	165
Restaurants	22.0%	157
Entertainment facility	18.1%	129
Variety of housing	38.0%	271
Offices	5.9%	42
Parks/recreation	33.1%	236
Public gathering places	28.6%	204
Medical Services	44.3%	316
Other (please specify)	32.4%	231
<i>answered question</i>		713
<i>skipped question</i>		70

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Number	Other (please specify)
1	hiking trails
2	More handicap accessible everything, esp.parking
3	agriculture support-not wineries only
4	Hospital
5	shops or markets featuring locally-produced goods.
6	Sidewalks and city sewer in county/town areas
7	More space to participate in the arts, for children & adults; classes, studios, etc. More ethnic food.
8	Quiet zones, open spaces for wildlife, picnic tables
9	trader joes
10	planning for traffic flow & parking. Ordinary clothing retail. excessively many crosswalks you have installed every 100 ft before
11	someone gets killed
12	Affordable public facilities (kitchen, halls etc) Less evidence of degraded American mono-culture, i.e. - McDonalds, Burger King, Safeway, food products containing: Food dyes, bromated
13	flour,
14	Art more high end for more tax revenue..bank buildings will soon be obsolete.. analy campus will need to be redone... lots of empty space
15	from businesses closing down .. lots of change coming our way
16	Low and moderate housing
17	Technology Culture
18	dedicated car free bike and walking infrastructure
19	Bike lanes and bike path that connects the south part of town
20	Bike lanes
21	Public art, crosswalks, bike lanes, multi use, multistory buildings
22	Jobs
23	vacate lots utilized. The Chamber of Commerce actually working to bring people here to
24	shop.
25	attention towards improvements at the entrance to town at hwy
26	Parking
27	Hospitality think Hotel Healdsburg
28	Close to down town living space - additional parking areas
29	Better service from existing restaurants.
30	Re-opening of the hospital top priority bigger library; greatly expanded vocational schooling to include
31	computer programming
32	two way streets
33	jazz music venues
34	less stores selling used goods (clothing, furniture, etc)

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 35 Better traffic circulation in town's center
- 36 urgent care
- 37 smart crosswalks, stop signs & stop lights
- 38 Public Transportation
- 39 a peace center
Stores selling moderate priced needed family clothing, shoes, socks, underwear, office supplies. Subestopol to be self sufficient so we do
- 40 not have to leave town to get affordable family basics.
- 41 sidewalks
Roundabout at highway 12 and Petaluma hill road. more of a
- 42 community hub where the CVS is proposed
- 43 Parking
- 44 Family friendly/casual diners
- 45 bike lanes
- 46 Bocce courts, trolley to shuttle people from parking areas, hospital
- 47 Barlow center filled out
- 48 public service facilities, like bigger library/city hall
cottage subdivisions, ADU's, innovation
- 49 !
- 50 city resources focused on simple services, less social engineering
- 51 No CVS in Sebastopol
- 52 parking
Change in traffic flow, eliminating one-way Main St.; encouraging
- 53 small businesses; less food & alcohol related
- 54 Improvement of existing buildings and spaces
- 55 pothole-less roads
- 56 A hospital
- 57 More night life! Music, dancing,...
- 58 an end to traffic congestion
- 59 Emergency room reopened
- 60 more bus routes in town
reduced traffic!!, darkness (no street lights), safe ped/bike travel,
- 61 access to wild places for hiking & sleeping out
- 62 hospital open for emergency
- 63 Hospital. Bile lanes. A survey that SPECIFIES these items.
- 64 Palm Drive Hospital
- 65 Bike Routes, Dog Park
Few shops for Practical items. I use the hardware store and
- 66 sometimes gas but usually need to go to Santa Roas
- 67 School improvements
- 68 Return of hospital
- 69 buildings that are not painted the colour of a band-aid
- 70 bike paths, walking paths, less congested roads
- 71 Youth presence--youth center in the CORE of the town!
- 72 art

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 73 slower cars and more pedestrian friendly areas.
- 74 beautiful Gardens - a place to sit and enjoy some quiet
- open the hospital. have more accessible area for people with limited
- 75 waling ability
- 76 Attractive signage (no plastic banners on buildings)
- 77 Second units
- 78 Nighttime activities
- The old quarry turned into an outside concert venue space with
- 79 additional parking for the Barlow.
- 80 I am content with the selection we have. Just fill the empty buildings
- 81 traffic control & road mainainance
- 82 Bigger library
- 83 More cycling infrastructure
- 84 Bike lanes and off leash dog walking areas
- 85 Pedestrian-only zones
- 86 public parking close to businesses
- 87 Emergency medical facility fully accredited with what it needs
- 88 planning to include walking distance to new businesses
- 89 Music everywhere
- 90 Balance - with a focus on tourism and quality of life
- 91 public gardens, small sized public transportation vehicles serving
- 92 Ability to get around and park
- Even safer crosswalks, more walk-friendly, safer biking through town,
- 93 coordinated traffic signals along Bodega Ave.
- 94 Music venues
- 95 Need hospital back open
- 96 better traffic plan
- 97 Large shade trees
- 98 Some sense of order to its urban design
- 99 BIKE LANES AND SLOWER TRAFFIC ON MAIN ST!!
- 100 More parking
- 101 Billiards
- 102 tomatoes
- 103 a logical feel to the center of the city
- Affordable housing. My daughter was raised here but cannot afford to
- 104 live here now.
- 105 Bike and pedestrian paths
- 106 More home town businesses...
- 107 Its small
- 108 less traffic at hwy 12 / main st
- 109 alternative medicine at Palm Drive
- 110 Facility for teenagers to relax and have fun
- 111 Late-night food!
- 112 connections between public spaces. flow

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 113 food forest on streets,
- 114 Garden landscaping
- 115 parking
- 116 Improved pedestrian connectivity in downtown
- 117 viable retail business pertaining to the general population not just
- 118 Mixed-use developments
- 119 Improve Ives Park
- 120 walkable downtown
- 121 Affordable restaurants and gathering places for the young adults.
- 122 variety of retail; I do much of my shopping in Santa Rosa.
- 123 Beautiful center square of town with good walking and parking
- 124 open spaces, habitat, renewable energy applications (micro-grid)
- 125 Parking
- 126 less transplanted people from LA and NY
- 127 true Asian market
- 128 Bike lanes and slower streets with traffic diverted from the downtown.
- 129 working class businesses
- 130 Need a central square with less car transportation
- 131 revive Ives Park Creek!
- 132 Two lane road thru town - especially Hwy 12
- 133 PARKING
- 134 Parking
- 135 Bike/walking/jogging paths
 - less sloppy attire, laissez-faire attitudes and pious worship of ultra-
- 136 liberal viewpoints.
- 137 Hospital
- 138 public art
- 139 minor league baseball team!
- 140 parking
- 141 Free wi-fi (we have more EMF pollution without it, ya know?)
- 142 parking
- 143 parking
 - updates to park facilities, more affordable housing, more emphasis on
- 144 encouraging small local businesses downtown.
- 145 Larger town square public space
- 146 Businesses such as lumber yards
- 147 Diversion of pass through traffic
- 148 Bigger, more modern library
- 149 PARKING
- 150 public transportation and PEOPLE USING PUBLIC
 - Retail shops providing goods for basic needs, such as affordable
- 151 clothing, shoes, etc.
- 152 Condominiums close to/in downtown area
- 153 Bike trails, daylighted creeks

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 154 we have plenty right now
- 155 Bike lanes, affordable housing
- 156 public tennis courts
 - improved down town street design, more large canopy native trees on
- 157 sidewalks
 - Would like to see off leash areas for dogs, besides the dog park @ Ragle, which needs much improvement. There's a wonderful hiking area in Napa with walking trails for dogs & people. Would love
- 158 something like that here.
- 159 Hospital. Office Supply Store.
 - down town square like Headsburg & Traffic bypass at Fulton to
- 160 Occidental Rd
- 161 the right kind of entertainment and shops, not booze
- 162 guest lodging
- 163 HOSPITAL
- 164 homeless services, police engagement with citizens, traffic flow
- 165 no unoccupied buildings
- 166 practical stores--have to go to Santa Rosa for most
- 167 TransportTion
- 168 bike lanes
- 169 Hospitality including hotels
 - Improved traffic lights/traffic system. Getting around Sebastopol on
- 170 hwy 12 in/out from both directions is HORRIBLE!!
- 171 Restaurants specializing in Gluten Free foods
- 172 Shops with general goods and family style restaurants
- 173 public spaces without wifi or cellphones, etc
- 174 Transportation alternatives
- 175 A better library building
- 176 A more expanded library.
- 177 A new Library
- 178 A bigger library
 - a more cohesive and inviting town square, we need something exciting
- 179 on the "4th side" or I guess east side
- 180 kid friendly family entertainment and restaurants
- 181 solar powered buildings/streets
- 182 PARKING!
- 183 Kaiser facility
- 184 better gym than Coach's Corner, local family friendly AND budget
- 185 Get our hospital back
 - Please take the time to look up "Napa City Nights" Our town is lacking this. It would be wonderful to have music in downtown Sebastopol that
- 186 would appeal to all ages! Increased \$\$ for business also.
- 187 bike trails
- 188 Low income housing

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 189 better roads & less traffic
- 190 Wheelchair accessible playgrounds at all public parks in Sebastopol
- 191 traffic redesign
- 192 Emergency Room at Hospital
- 193 wild habitat areas throughout town
- 194 reopen palm drive
- 195 low income housing
- 196 Activities like horse shoes, botchiball,
- 197 Better roads
- 198 we need Palm Hospital
- 199 parking for Barlow
- 200 our hospital back! Better restaurants! Dance clubs like Aubergine.
Bocci and bowling where the CVS is proposed. Also, connect old
center of town with new Barlow by moving the tractor company and
putting something with activity for teens and adults (bocci and
201 bowling?).
- 202 family style affordable restaurant
- 203 Practical places of business
- 204 more sustainable transportation
- 205 public parking
- 206 Vocational Educational resources
- 207 Better roads to go through Sebastopol
- 208 Retail
- 209 downtown housing
- 210 NEED more tween/teen entertainment
- 211 Toddler friendly spaces (enclosed parks)
- 212 I'd like to see Palm Drive re-open the ER.
- 213 free dog park
Enhanced art and wine scene that matches Sebastopol's lifestyle (vs.
214 Healdsburg)
- 215 More diversity and bike lanes
- 216 Asian Markets
More tourist money and commercial property Maintenance. Parts of
217 Seb are pretty run down.
- 218 high dollar sales tax revenue
- 219 Better Lodging
- 220 better traffic flow, angled parking, round a bouts, etc
- 221 better connections through town (street smart?)
- 222 Kaiser Med or single-payer medical services
- 223 Electric Light Rail System
- 224 Less traffic
- 225 Bike paths
- 226 Youth and Teen oriented programs and events
- 227 Outdoor art

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

228 two way street system

I don't want to see more shops necessarily - not big chain stores. I think we have a nice mix now of parks, shops, restaurants and don't want to lose that. Ace Hardware is a great example of a local shop that understands what people need. It isn't a formula, but really serves

229 people from this community.

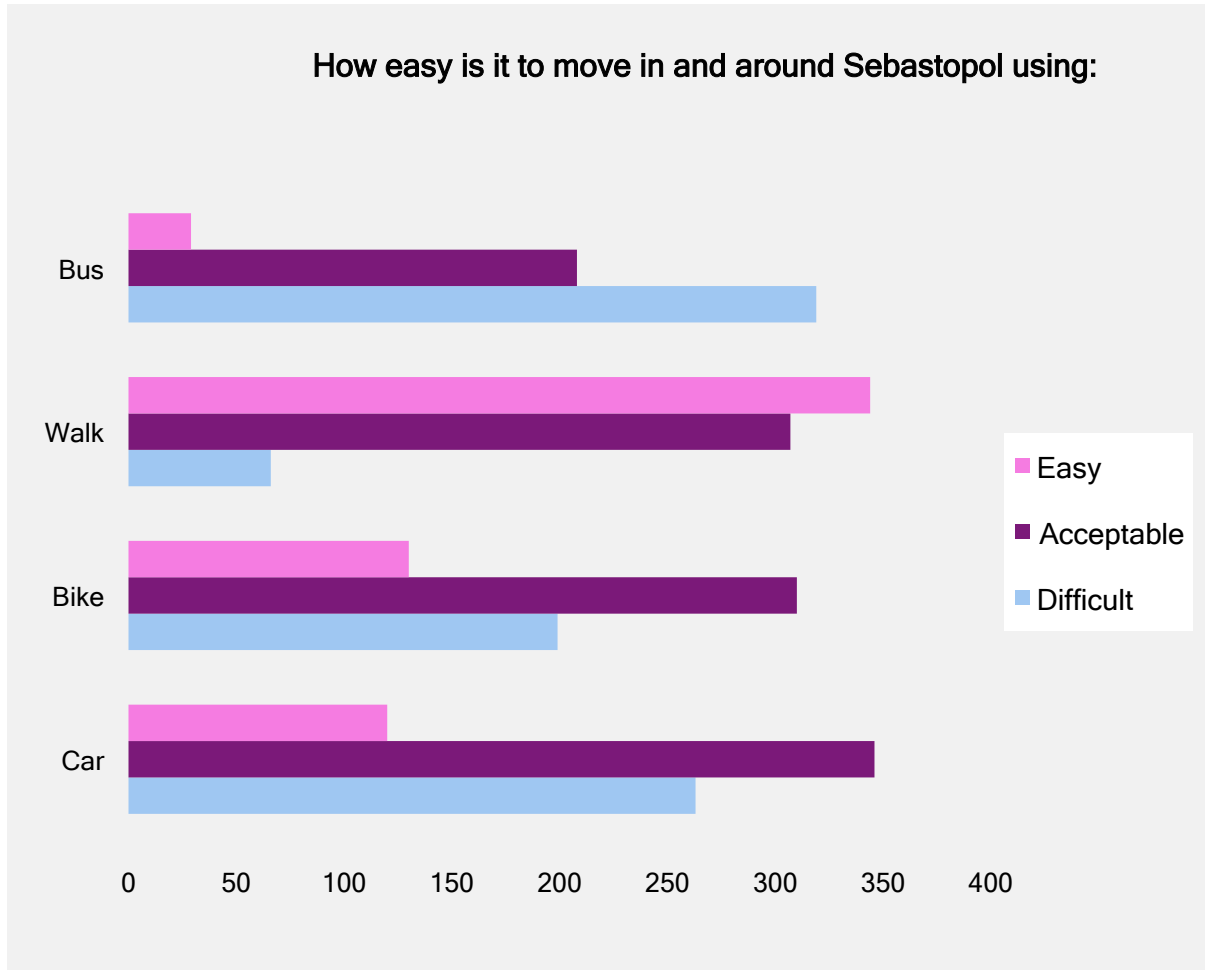
more bicycle friendly streets and paths. Make McKinley St a no car

230 zone.

231 Safer cross walks;

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

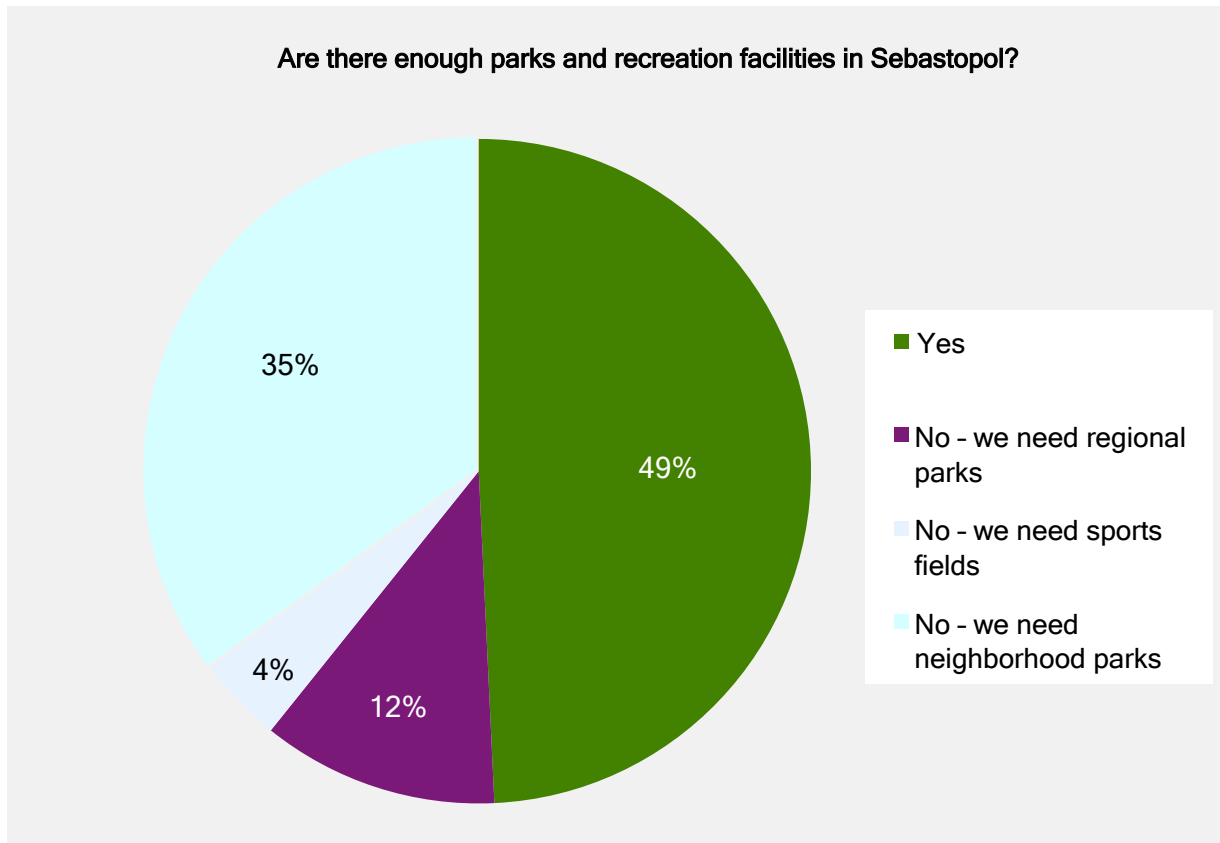
Question 8



How easy is it to move in and around Sebastopol using:				
Answer Options	Easy	Acceptable	Difficult	Response Count
Car	120	346	263	729
Bike	130	310	199	639
Walk	344	307	66	717
Bus	29	208	319	556
answered question				732
skipped question				51

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 9



Are there enough parks and recreation facilities in Sebastopol?		
Answer Options	Response Percent	Response Count
Yes	49.2%	350
No - we need regional parks	11.5%	82
No - we need sports fields	4.2%	30
No - we need neighborhood parks	35.0%	249
No - we need more:		79
<i>answered question</i>		711
<i>skipped question</i>		72

Number	No - we need more:
1	hiking trails
2	Bikeways, greenways and walking trails.
3	The quality & access to rec. fields could be improved
4	Yes, but more would be better
5	Focus. There is no adequate town "center", such as the plazas in Sonoma and Healdsburg.

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 6 small lots community gardens/ gathering places in
- 7 We need a neighborhood park on the south side of town.
- 8 but would be great to have better trail connections
- 9 not to be confused with smaller gathering places which is a good idea.
- 10 We need both regional & neighborhood parks
- 11 parks, gardens that beautify....
- 12 Organized activities for students 10 to 18 years of age
- 13 Green coredors and preserved wildlife habitat
- 14 Regional parks, neighborhood parks and greenways
- 15 Safe biking lanes throughout Sebastopol
- 16 Bocce courts, adult recreational opportunities especially for aging
- 17 attractive public spaces in the urban core
- 18 More walking paths ie short-cuts/bicycle paths
- 19 how about linear "parks", as in bike/ped transport corridors?
- 20 hiking trails
- 21 Trails!
- 22 Dog Park
- 23 clean the ones we have- especially the pond on valentine
- 24 More of all kinds of parks
- 25 the parks are plentiful, but many are ugly
- 26 Gardens - which are artful
- 27 Improve the quality of the existing parks
- 28 Bike paths and lanes
- 29 Parks yes. Entertainment no.
- 30 South end of town needs a park
- 31 Public meeting space
- 32 ways to walk or bike into town from south and west
hiking trails in the Sebastopol area - so one could walk safely to Freestone
- 33 or Occidental or Bloomfield or...
- 34 anywhere to walk a dog off leash
- 35 w/ Disc Golf Courses
- 36 I would like to see a downtown central plaza
- 37 to upgrade Ives Park
a larger, more recreation friendly swimming pool. current pool is too small
- 38 to enjoy and the life guards are snooty.
- 39 north and south parts of town
Need more than one choice here! We need regional park trail Sebastopol
to Petaluma, and neighborhood parks that serve the outer edges of towns
- 40 where hwys don't have to be crossed
- 41 Places and suitable activities for teenagers
encourage people to meet their neighbors, etc. And garden plots- closer to
- 42 home! Almost no one lives near the community garden/skate park
- 43 pocket parks in neighborhoods.
urban walking paths near shops and restaurants that don't compete with
- 44 traffic

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 45 Better town center, old lumber yard across from plaza
- 46 bigger pool
- 47 However I'd like to see more connection between parks with bike paths
- 48 parks we have could be spiffed up and have more recreation
Attention needs to be paid to the South Sebastopol area! Currently, the
- 49 emphasis is downtown and west.
- 50 indoor performance facility besides Analy HS Theater and the Community
- 51 we need regional parks and sports fields
In the summer it is almost impossible to use the pool because of all the
- 52 kids camps that are there.
- 53 Parking
I think there are enough facilities, but many which could use updating,
- 54 especially play areas for children. Still miss the old super playground!
- 55 Maintenance of what we already have
- 56 Better maintenance of existing parks
- 57 Quiet, contemplative spot for reading, reflecting, chess and board games.
- 58 south end of town, end of Palm Dr. or near there.
- 59 public parks & spaces without wifi & wireless devices
- 60 More green walkways and pathways
gated park for young children where people can drop off toys, as in
- 61 Totland in Berkeley
- 62 Wheelchair accessible parks!!!!!!
- 63 Green spaces, improved town square
- 64 wild areas, not manicured parks, throughout the town
- 65 regional parks
- 66 adult activities
- 67 walking areas in nature
- 68 Toddler friendly play areas
- 69 Indoor recreation facilities
Large outdoor natural amphitheater would be very nice. Is it possible to
create a outdoor park entertainment venue near the Laguna on the old
quarry/cement property? Ives park is cramped and chopped up into
unnatractive and difficult to use spaces. The chain link fencing gives it a
"prison" atmosphere, and the creek that runs through it is unaccessible to
enjoy instead of natural landscaping. Ashland OR has a very nice example
in their Lithia Park of how to make a small waterway people friendly and
- 70 beautiful.
- 71 outdoor stage with sound backing
- 72 free dog park
- 73 Updated parks
- 74 bypasses for both highways
Green pockets, like the plaza, and connecting paths (off roads) providing
- 75 habitat connectivity and safe pedestrian/bicycle travel
- 76 off leash space for dogs
- 77 off street Hiking/Biking trails

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

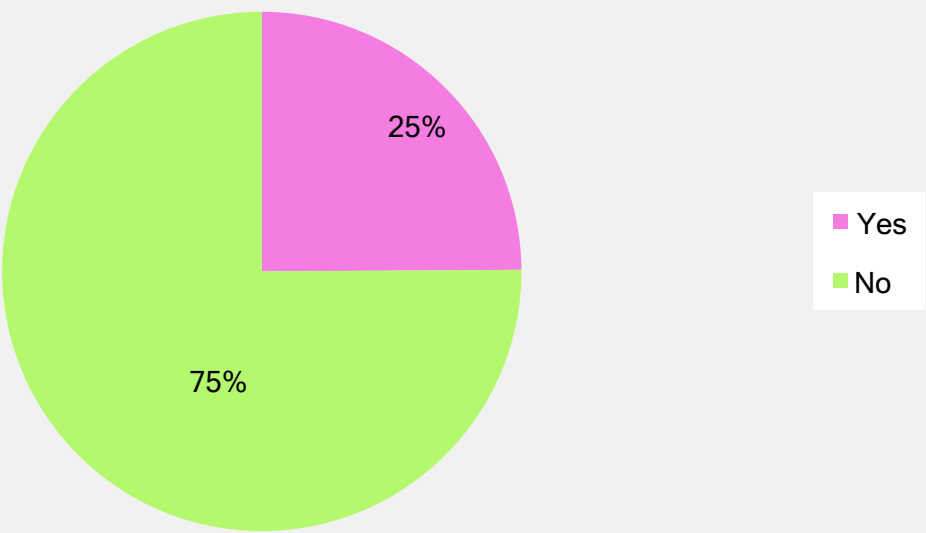
78 While there are parks, it would be great to have more natural spaces available to the public and children

79 We have great parks--Ragle, Ives, bike paths, the Laguna access, Luther Burbank. What Barlow has done with the little gathering places - fire pit- is interesting. I can envision more "pocket parks" throughout Sebastopol. Eg - new business would be asked to create or contribute to small, congenial gathering or contemplative spots. We don't need just more concrete.

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 10

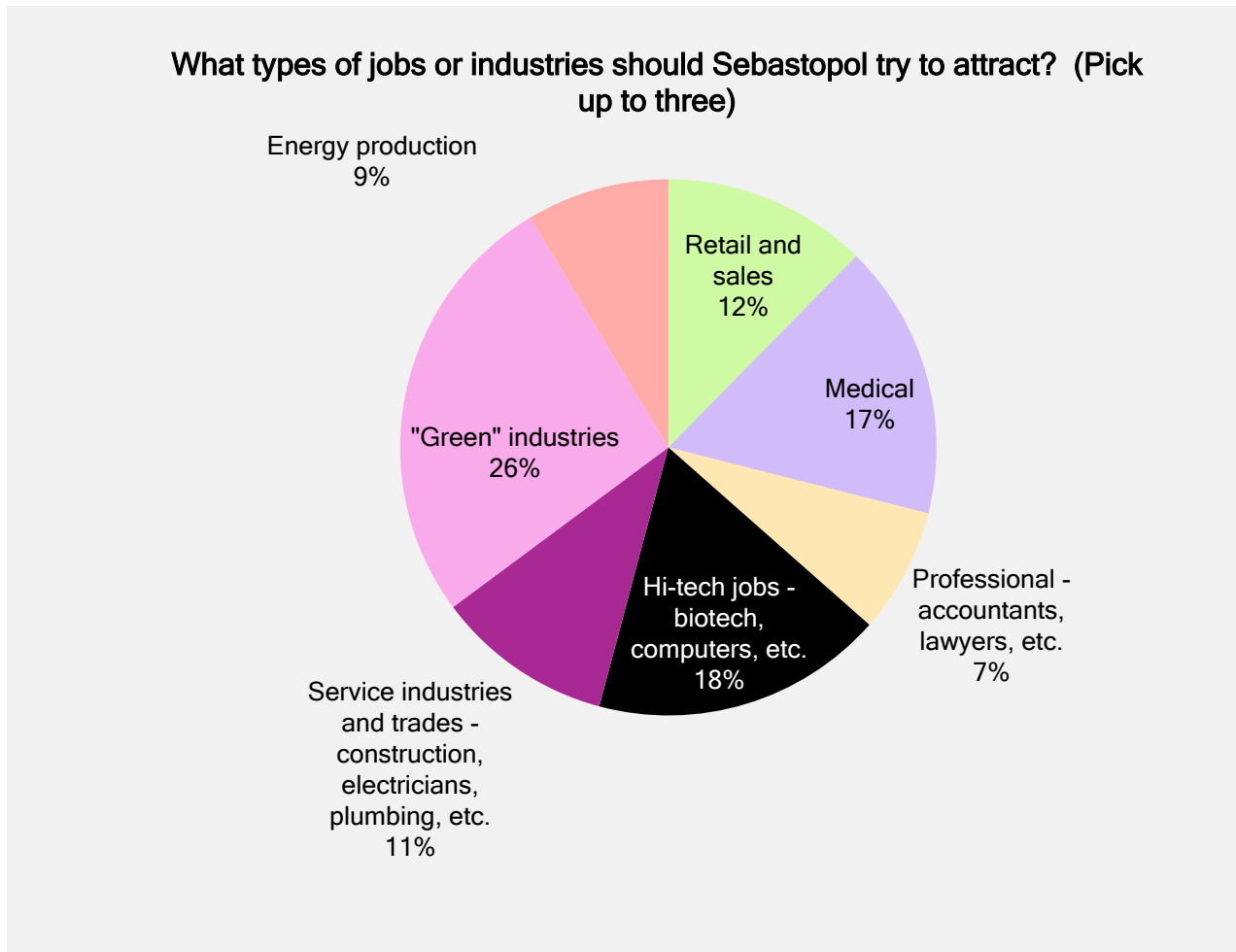
Are there enough employment opportunities in Sebastopol?



Are there enough employment opportunities in Sebastopol?		
Answer Options	Response Percent	Response Count
Yes	24.9%	162
No	75.1%	488
answered question		650
skipped question		133

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 11



What types of jobs or industries should Sebastopol try to attract? (Pick up to three)		
Answer Options	Response Percent	Response Count
Retail and sales	31.1%	221
Medical	41.8%	297
Professional - accountants, lawyers, etc.	19.0%	135
Hi-tech jobs - biotech, computers, etc.	44.4%	316
Service industries and trades - construction, electricians, plumbing, etc.	26.9%	191
"Green" industries	66.8%	475
Energy production	21.7%	154
Other (please specify):		104
answered question		711
skipped question		72

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Number	Other (please specify):
1	Open our hospital!!!!!!
2	keep agriculture jobs
3	professional consultant services
4	light-to-medium manufacturing, esp. food products using local produce.
5	Artists many healers make interesting prospects for future facilities beyond
6	hospitals....could be place where folks come to heal...in patient..out patient.. small business should be encouraged and subsidized as it is the Vital sign of
7	independant, self-sustained economy
8	Art
9	small to mid-manufacturing Sonoma County does well with manufacturing. would be great if Sebastopol could attract options within that industry. High tech would be great also but seems there's diffulty attracting significance without an already establised
10	presence. I wonder what could work hand in hand with O'Reilly?
11	tourism
12	employment that provides a living wage to be able to afford the area
13	Locally owned business with a stake in the community
14	Hospital & Emergency Room
15	farming
16	Nothing that requires new building
17	No more big box stores like CVS in high traffic areas!
18	business-friendly policies
19	Small retail Just get out of the way and business will come. We don't need your perpetual
20	social engineering experiments.
21	Entrepreneurs
22	Manufacturing see Rocky Mountain Institute's Economic Renewal Project - strenghten existing local biz/don't entice from afar, and it's not your job to determine - just protect
23	from toxicity, waste, domination, etc.
24	Specialty food packers, manufacturers, distributors
25	Palm Drive Hospital jobs Companies move where they can find staff. Lots of people move to Sebastopol in retirement. Many young people seem poorly educated. Look at who works in
26	the service industries I meet, Taylor Maid for example.....
27	green larger company increase tax base
28	None
29	keep high tech jobs out
30	Entertainment Venues
31	Hospitality (lodging)
32	Trader Joes
33	Light manufacturing and food production

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- Organic Food, Wine & Cheese, Art, Theatre. Hi-tech jobs supporting food processing & green energy.
- 34 processing & green energy.
- 35 Apprentice schools
- 36 Tourism-related
- 37 "green" tourism support
- 38 Large Theater Music Venue
- 39 Again i believe you need a balance of all sectors industries related to agriculture, tourism and supportive industries to needs of larger Bay area.
- 40 larger Bay area.
- 41 Tourism (agriculture, eco, etc.)
- 42 Sane tourism
- 43 non-profits
- 44 Hi-tech if not hazardous - no bio-hazards, etc
- 45 tourist
- 46 value added food production
- 47 AN INCUBATOR WOULD BE GREAT
- 48 Tourism
- 49 Agritourism
- None. What a stupid question. You limit the choices to predetermined catagories. Therefore, the results are not valid.
- 50 catagories. Therefore, the results are not valid.
- 51 please solve traffic @ hwy 12 / main st
- 52 more community downtown
- 53 Hospitality - hotels, restaurants, pubs, etc.
- 54 Farming
- 55 Agriculture tourism
- 56 hospitality
- let's restore our working class industry of small locally owned food farms and associated trades - Not talking about vineyards and the wine &/or brewery industry but produce, meat, dairy
- 57 industry but produce, meat, dairy
- 58 manufacturing/food processing using local products
- 59 Small publishing
- We need a nice, conservative Carlson's type department store; too much hippy shit in this town!
- 60 shit in this town!
- 61 For energy; Only GREEN Energy! - For Retail, useful men's clothes, like socks.
- 62 manufacturing
- 63 support for small, diversified agriculture; tourism
- 64 Start-ups of all kinds that make sense esp local food.
- 65 Reduction of regulations will encourage employers to hire more
- I don't know. I clicked these because the survey will not continue without and
- 66 answer
- 67 Tourist serving businesses
- 68 Agricultural processing and distributing
- 69 We have enough
- 70 ecological restoration, regenerative resource
- 71 Non profit, helping make positive change

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 72 jobs that would pay enough to be able to afford to live here!
- 73 Hospital
- 74 A useful blend of service and industry, FOOD based!
- 75 guest lodging, smaller more agile public transportation
- 76 homeless services, and police alternatives
- 77 creative industries
- 78 Small manufacturing
- 79 Agriculture
- 80 artisans, small food productions,
- 81 nothing that adds to the (already large) wireless radiation
- 82 Re-open palm drive in a way that will be sustainable
some outlet to encourage farmers continue producing, trade business, local
- 83 economy/monetary system
- 84 I like Sebastopol the way it is. We can find work close to town.
- 85 not directly related to General Plan
- 86 Entertainment
- 87 trade schools
craftsman manufacture of tools to replace gas powered monstrosities: really
- 88 good brooms, scythes, mowers, for example
- 89 Farmers Market-indoor or outdoor, everyday (like in Europe)
This question won't let me only choose "other" so I clicked the first option. My
real answer: A diverse array of business, locally owned - not corporate
- 90 franchises
Green is a greenwash term, and often a cover-up for not so green. Like CFL
- 91 bulbs!
- 92 Keep with the themes: food, "green", art, entertainment
- 93 We have too much 'green' industry!!!
- 94 museums
self-sufficient local food and goods production, neighborhood stores, localized
- 95 services
- 96 I would have answered I don't know to #2 and #3.
- 97 apple agriculture
- 98 CEO quality of life choice (i.e. like O'Reilly)
- 99 Small manufacturing
- 100 Organic farms
- 101 Arts. I would not like to see more hi-tech and "green" can be deceiving
Sebastopol has a distinctive personality in many ways. Further distinction could
be driven by the sustainability distinction in all realms. If hi-tech is attracted, then
- 102 it should contribute to "green," sustainable, and innovative.
- 103 creative
- 104 warehouse spaces zoned for light industrial

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 12

Please rate your level of satisfaction on a scale from 1 to 5 (1 - very satisfied, 2 - somewhat satisfied, 3 - mixed, 4 - somewhat dissatisfied, 5 - very dissatisfied, N/A - No Opinion) with the following:							
Answer Options	1 - Very Satisfied	2 - Somewhat Satisfied	3 - Mixed	4 - Somewhat Dissatisfied	5 - Very Dissatisfied	NA - No Opinion	Average Satisfaction
Sebastopol as a place to live	374	174	81	20	4	16	1.6
Sebastopol's physical appearance	106	233	206	77	45	2	2.6
Safety and security on your street	331	231	63	23	10	11	1.7
Availability of parking in the downtown/central area	102	204	146	136	73	8	2.8
Traffic flow in and through the City	14	75	124	178	270	8	3.9
Adequacy of the City's website in providing information to residents	53	182	121	45	20	248	2.5
Maintenance of streets	50	229	159	115	91	25	3.0
Street lighting	100	272	154	66	18	59	2.4
Recyclables collection	254	233	57	17	11	97	1.8
Green waste collection	258	210	55	24	11	111	1.8
Trash collection	261	239	58	12	7	92	1.7
Storm Drainage	133	243	109	35	16	133	2.2
Fire services	339	179	41	7	3	100	1.5
Emergency medical services	143	137	91	67	119	112	2.8
Police services	228	230	87	38	24	62	2.0
Schools	208	228	97	17	4	115	1.9
Recreational activities for children	110	241	127	42	6	143	2.2
Recreational activities for adults	96	277	177	62	14	43	2.4
Medical services	27	85	173	134	167	83	3.6
City's development policies	23	140	187	89	106	124	3.2
Building permit process	34	83	129	73	76	274	3.2
Design review requirements	28	82	149	77	101	232	3.3
Arts and cultural programs	177	302	116	40	12	22	2.1
Community gatherings and events	163	313	130	36	10	17	2.1
Availability of daily goods and services	177	274	141	56	13	8	2.2
<i>answered question</i>							669
<i>skipped question</i>							114

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 13

Rank the priority of the General Plan addressing the following development-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)						
Answer Options	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	Average Importance
Retain the community's small-town character	372	183	76	13	8	1.6
Economic growth/job creation	204	268	136	35	7	2.0
Attract shops and restaurants	137	229	186	80	13	2.4
Require residential development to minimize adverse impacts on neighborhoods	220	215	146	47	21	2.1
Require more sustainable and "green" construction practices even if it means higher fees and construction costs	180	192	141	86	52	2.4
Develop better-defined rules for home additions and remodels	83	172	193	122	73	2.9
Encourage mixed uses (housing, services, and retail) in the downtown area	197	221	125	63	43	2.3
Limit 'chain' businesses	347	104	74	65	61	2.1
Restrict or reduce wireless services	64	37	63	154	331	4.0
<i>answered question</i>						653
<i>skipped question</i>						130

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 14

Rank the priority of the General Plan addressing the following housing-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)

Answer Options	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	Average Importance
Provide more housing for all income levels	207	213	127	63	31	2.2
Housing affordable to working families	263	213	106	40	21	2.0
Build more single-family housing	77	130	188	181	56	3.0
Build more multi-family housing	111	169	165	124	65	2.8
Rehabilitate existing housing	204	251	127	41	16	2.1
Build farmworker housing	104	153	179	125	75	2.9
Encourage more senior housing	153	218	173	65	27	2.4
Provide handicap-accessible housing	120	196	209	82	31	2.5
Provide housing for homeless	95	140	171	140	93	3.0
Expand downtown housing	120	159	174	104	76	2.8
Simplify process for 'granny' units (also called second units)	291	189	83	43	29	1.9
<i>answered question</i>						643
<i>skipped question</i>						140

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 15

Rank the priority of the General Plan addressing the following transportation-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)						
Answer Options	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	Average Importance
Improve the overall road system	306	205	88	26	5	1.8
Encourage alternatives to driving	311	180	77	49	22	1.9
Improve public transportation	298	195	100	29	12	1.8
Provide new sidewalks in already-developed neighborhoods	175	163	156	113	27	2.5
Enhance maintenance of existing streets, bike paths, sidewalks	279	215	103	32	8	1.9
Provide more bike paths and sidewalks throughout the community	341	163	65	45	24	1.8
Manage vehicle congestion by encouraging through-traffic to use peripheral roads	264	149	103	74	43	2.2
Locate new housing with convenient access to public transportation	226	221	109	52	29	2.1
Reduce speeding	180	150	170	85	49	2.5
Consider eliminating one-way street system	205	116	123	86	104	2.6
<i>answered question</i>						641
<i>skipped question</i>						142

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 16

Rank the priority of the General Plan addressing the following community services-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)						
Answer Options	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	Average Importance
Promote fire safety	240	228	123	28	13	2.0
Increase the amount of parks/open spaces and facilities	198	192	163	59	24	2.2
Maintain a high level of quality recreation, leisure and social programs and facilities	254	249	102	25	11	1.9
Support, maintain and enhance art and cultural events	262	225	120	27	6	1.9
Enhance the City's informational, recreational and cultural offerings	182	250	150	46	10	2.1
Maintaining public safety services	302	224	92	16	4	1.7
Provide increased homeless services	99	181	177	109	73	2.8
Enhance programs for youth and teens	210	265	121	29	14	2.0
Consider new facilities for library, community center, City Hall	124	136	163	130	87	2.9
<i>answered question</i>						641
<i>skipped question</i>						142

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 17

Rank the priority of the General Plan addressing the following conservation-related issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)						
Answer Options	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	Average Importance
Preserve open space in the City	321	183	74	41	14	1.8
Preserve and protect historical structures, facilities and other locations	281	207	118	26	6	1.9
Minimize water erosion and construct adequate flood control facilities	287	214	102	26	8	1.8
Preserve water resources, the night sky, and other natural resources	387	154	74	13	10	1.6
Preserve and protect scenic views throughout the City	321	172	92	39	9	1.8
Preserve wildlife habitat	373	150	72	21	13	1.7
Preserve and protect existing trees and promote increasing the stock of trees in the City	336	170	89	31	8	1.7
Encourage use of renewable and alternative energy	382	149	61	29	12	1.6
Make local efforts to address climate change	317	131	81	43	60	2.0
<i>answered question</i>						638
<i>skipped question</i>						145

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 18

From the following seven goals, please rank the THREE most important issues in order from highest priority (1) to lowest (3).				
Answer Options	First Priority	Second Priority	Third Priority	Weighted Importance (Low Number = Lesser Importance, High Number = More Importance)
Preserve and improve the physical condition of the community	82	82	79	246
Enhance and expand public services and amenities, such as public safety and parks	35	58	66	151
Create a stronger sense of place and revenue base by improving the downtown area	85	112	75	309
Attract and retain quality jobs in a variety of industries	81	66	98	213
Strengthen coordination and partnerships with local agencies and neighboring jurisdictions	6	9	23	24
Strengthen coordination and partnerships with residents and local organizations	15	30	41	75
Improve the fiscal viability of the City	55	68	48	191
Conserve natural resources through protecting water supply, wildlife habitat, and open space	158	93	58	344
Expand types of housing and range of affordability of housing	90	74	90	238
Other (please specify):				
<i>answered question</i>				622
<i>skipped question</i>				161

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 18 - Other Responses

Number	Other (please specify):
1	Please fix curb cuts for wheelchairs! I have almost tipped over by Screaming Mimi's , and other corners. It is very dangerous and also the buckling sidewalks.thanx
2	retain small town, agriculturally based economy over tourism and wine country weekends
3	1st Priority: Protect residential neighborhoods from environmental abuses and impacts. Do Not Allow Annexation / Urban Sprawl; Maintain Agricultural Quality of Surrounding
4	Areas
5	Improve quality of life for residents by addressing noise and environmental pollution from adjacent businesses
6	Enforce use permits compliance, especially for noise level specifications
7	Plan for traffic flow & parking
8	reduce entrances and cross walks around town square before someone gets killed; meter crosswalks
9	Larger Separation of Chamber of commerce and city council important too
10	Parking
11	open Palm Drive hospital
12	Better Roads!!!!!!
13	Making the city affordable to the common people, rathe catering to the rich and super rich
14	1) Reduce business-related noise, including music. 2) Reduce traffic. 3) Maintain good police services.
15	Strive for energy and water independence.
16	Reduce traffic congestion Bodega Ave & Main St. #1 priority. It has become horrible.
17	Bike lanes and trails
18	Addressing the traffic problems
19	Open the hospital
20	Reopen the emergency room, create bike trails
21	reduce traffic!
22	Please make town and the surrounding areas more pedestrian and bike friendly. Self-respect, Sebastopol looks shabby in part because people are used to shabby. Owners of downtown properties get by with good-enough instead of visual neatness and harmony. Old towns in France look good in part because of individual self respect for their
23	homes and businesses.
24	put in a filter and pump at super playground...clean that pond!
25	Stop spreading toxic waste in front of the house of a citizen you don't like!
26	Places to sit & experience quiet. Gardens, real parks, natural preserves
27	That is hard to choose! Please add. Fight climate change and expand renewable energy. A bypass around the east side of Sebastopol using LLano Rd and purchasing farmland to
28	connect with Occidental Road. Easing this congestion is first priority in my mind. #1-Improve parking, traffic flow in and around town, accessibility to 116 from side streets
29	outside of town.
30	The city is dead after 6 pm. Wake it up. Develop alternative transportation infrastructure, consider re routing hwy 12 & 116 so
31	their intersection is outside of the downtown area.
32	A vehicular bypass & provision of pedestrian-only streets/spaces/zones
33	Create a 2500+ person music venue that attracts National Acts

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- You really need to do a reserve study to understand what future costs will be. Pandering to feel-good programs is fiscally irresponsible. Sebastopol is a gem. Don't screw it up. bring in permaculture ideas...compost toilets, grey water to all homes and business to lessen the impact on our water supply
- keep the small town feeling
- Use to live in Sebastopol; glad to leave the devisive atmosphere.
- Provide increased access to renewable energy, establish Sebastopol micro-grid
- Roads, traffic congestion
- Re-route Hwy# 12 would help all of the above 7 goals
- Fix transportation. Get cars out of downtown. Parking structures at periphery and free shuttles thru town.
- Reduce growers from renting housing
- Make Main Street cleaner and more presentabile - it is dirty and embarassing to bring out of towners
- We are in the 21st Century and wireless networks are key in keeping our community linked to each other and the outside world. Please do not be so silly as to restrict this very important offering!
- Develop main street as 2-lane traffic with diagonal parking, wide sidewalks for cafes/sitting
- . Plant native large canopy tree species on main street
- Open Hospital. Allow drive through businesses. Close the pot shop.
- Fix the traffic issues.
- a city that is safe to live in (without toxic wireless radiating devices)
- Expand the library to better serve the larger population that is served.
- First Create a new, techno-current, flexible, spacious Library
- Fix the flow of traffic through downtown. It doesn't feel like a small town traffic wise. I liked the plan that SEP came up with
- maintain the simple lifestyle that displays the want to live here, not to turn this community into a Antioch, which turned its town into a section 8 and now is one of the top murder and shooting capitals in the US.
- Restrict wireless in Sebastopol
- Attract variety of commercial activity
- Increase density in the City center
- #1 Prohibit more cell towers and wireless - it is pollution of the worst kind
- fix the traffic mess
- encouraging gardens, backyard chickens, and fruit sharing
- reduce wireless services, protect our health!
- Return to two way streets
- Downtown need a face lift. West County funky does not = bad arcitecture
- control speeding of thru traffic, bypass route
- strengthen and implement the constraints analysis policies in existing GP
- Keep cell towers and wireless off out of our town.
- Bring back electric train connecting with SMART, AND create highway bypass
- Traffic, parking, alternative transportation
- Create a large wifi free zone: no smart meters, no cell towers, no wireless hot spots or service
- facilities for homeless; building more racial tolerance and diversity!
- First Priority- More Alternative Transportation - Biking, Walking
- Engage in larger issues such as local food sovereignty, public banking
2. convert Palm Drive hospital into urgent care center
- racial integration in schools
- First Priority - Improve Traffic Flow

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 19

Thinking about the future of Sebastopol, what three words or phrases best describe how you would like to see the community in 2035?			
<i>answered question</i>			626
<i>skipped question</i>			157
#	1.	2.	3.
1	green	open space	limited growth
2	Keep small town character	Improve downtown character, stores	improve traffic flow and add bike paths
3	small town flavor	accepting ALL people and celebrating their joyful diversity	A beautiful healthy town w it's thriving palm Drive Hospital
4	retains her agricultural roots	authentic people, living close to the land	has not sold out to tourism
5	Peaceful, healthy, uplifting and inclusive.	People centric rather than corporate and car centric.	Environmental leaders with Fairness and Justice for All.
6	resist corporate retail	relocate 116 from main street	enhance the aesthetic quality of downtown
7	strong sense of community	wide range of housing types	support for non-motorized transportation
8	Self sustaining	A beautiful place for people to live and visit	A community thay cares and shares
9	sustainable, in size and diversity	resourceful	beautiful
10	Ease of Movement / Transportation	High Quality of Life	Small Town
11	More diverse demographics	less impact of businesses on adjacent neighborhoods	less traffic
12	Educated	Healthy	Thriving
13	Small	Green	Caring
14	greener	more pedestrian and bicycle friendly	remove big box stores from downtown
15	best small town in CA	sustainable	balanced
16	Peaceful	Caring	Alive
17	Clean and Green	Safe and welcoming	Example for other communities to follow
18	Small town feel	local businesses	poeple and plant oriented
19	reasonable traffic flow	solidarity with city and unincorporated areas	self sustaining
20	A clear sense of "center" for public access and gathering	A leader in "green" development	Community
21	catholic	ecumenical	diversified
22	Permaculture.... Book "The 5th sacred Thing"	Everyone thriving/ physically emotionally and spiritually	prosperous Co-existance....
23	Sustainable	Safe	Diversified
24	vibrant	green leaders	interconnectec community
25	great schools	attractive and viable downtown	upscale senior housing
26	Affordable housing	Mixed generation housing	Sustainable development
27	still a small town feeling	environmentally sound	green
28	small town feel	more safe bike paths	more affordable housing

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
29	Implementation of Nutritional Standards	Fruit Trees	Deciminalize Marijuana
30	progressive	family oriented	safe place to live
31	Home	Safe	Creative
32	Best place to live	Great place to visit	Capital of West Sonoma County
33	Green	Artful	Peaceful
34	friendly	unique	captivating
35	financially secure	more diverse	less dependent on cars
36	affordability	culture	preserving natural beauty
37	tech innovation	nature	housing
38	Modern	Intelligent	Makers
39	sustainable	vibrant	unique
40	Bike and walking friendly	Small town charm	Local and sustainable
41	Vibrant	Progressive	Innovative
42	Innovative	Green	Connected
43	Vibrant	Healthy	Sustainable
44	vibrant	healthy	beautiful
45	less liberal	more inclusive	opened minded to residential development
46	Thriving downtown	A walking/biking town	A small town
47	bike friendly	have all ages music venues	provide practical resources and services
48	Quaint and able to walk/cyclc wherever	Tourist destination	Like Montecito
49	energy independent	family run business	bike paths on roads
50	collaborative & friendly	established. architectual consistency 4 our heritage	more young peeos
51	sustainable	equal access to bounty	i'm probiotic and i vote
52	No more self righteous indignant self-centered hippies!	More High tech industry and high end venues	More Parking
53	Rural	Small town vibe	Community orriented
54	Keep it the same	Preserve small town charm	Population controll
55	sustainable	safe	invigorated
56	cohesive	iconic	sustainable
57	Diverse	Premium Tourist Destination	Great place to retire
58	Green	Clean	Safe
59	Less traffic	Great public transportation	Safe pedestrian walks
60	less	liberal	nonsense
61	Beautiful	Peaceful/Safe	Viable/sustainable
62	Green and sustainable	Great variety of people and businesses	Wonderful place to live and raise a family
63	more bikable	affordable	great place for families
64	water and energy efficient	sustainable organic agriculture	safe
65	Improve Schools	Keep Hospital open	FamilyStyle Restaurants
66	safe	pedestrian friendly	affordable
67	Green	Economically viable	Self sustaining
68	Forward thinking	Quiet	Friendly/accepting

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
69	Live/work community	Pride of place	Supportive of youth and seniors
70	clean and green	economically stable	workable transportation scheme in and through
71	Car free downtown	Less noisy downtown living	Affordable for young families
72	Fiscally sound	Green & golden	Safe & sound
73	Mixed	Vibrant	Serving its community (not tourists)
74	Lower cost housing	More activities and facilities for teenagers	Better planning for traffic around city center
75	Still a small town	with many more mature trees	and a walkable, visually appealing downtown.
76	low traffic	friendly	small town
77	about the same		
78	Economically diverse	Leader in smart growth development	Culturally vibrant
79	encourage business	improve access to healthcare	maintain parks
80	less traffic, safer walking	strong sense of place downtown	keep sebastopol SMALL, no SPRAWL, no filling wetlands
81	Attractive, walkable downtown	Connected to Santa Rosa	Character as a modern artisan and culture driven community
82	Citi-slow	Rural	Less traffic
83	Nature	Attractive	Intelligent
84	Progressive taxes rather than punitive	Affordable housing for those who here	charm and friendship
85	friendly		Sebastopol the place it is
86	Small	Quiet	Less tourism
87	gridlock free	safe haven	economic & cultural health
88	sustainable	green	quality
89	unique character	thriving local business community	celebrate/respect natural and agricultural resources
90	peaceful small town with strong community feeling	leader in environmental protections	leader in green initiatives, including local food growing
91	tolerant	diverse	vibrant
92	Diverse	sustainable	inclusive
93	Vital	Sustainable	Not terrified of wi-fi
94	Relaxing	Innovative	Healthy
95	Wired	Energy efficient	Less reactive to fringe elements
96	safe	viable	
97	Small town	accessible	not alcohol centered (not attracting people here to drink)
98	Small - NO MORE DRUG/grocery stores!!!	Sustainable	Encouraging to ALL not just big business and/environmentalists
99	Sustained moderate growth	Cultural center of the west county	Economic center of the west county
100	Not taken over by the rich	Green and progressive	Affordable
101	1	2	3
102	Small town	Green	Viable

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
103	Vibrant caring community	Strong connected community	Wise user of resources
104	GREEN and Energy Independent!	GMO Free!	The cost of building permits must be reduced.
105	Slow	Not "any town"	Progressive
106	a wonderful place to live	It feels like and is a community	a beautiful community
107	Better traffic flow	More services for Youth and Homeless	Support Energy conservation
108	friendly	cool	awesome
109	Vibrant	Has character & charm	Unique
110	reconciled & unified	less "entitled" & reactive	creative cluster
111	Safe	Diverse	Opportunities
112	Strengthening the things that remain.	Supporting people who support people.	Focused on excelling at basics.
113	better road system	more business	less taxes
114	pedestrian and bicycle friendly	diverse and egalitarian	thriving and vibrant
115	No response		
116	No CVS or other chair store in Sebastopol	Small town "mom and pop" looking atmosphere	Local, businesses, entertainment, outdoor recreation
117	more attractive entry points	more political diversity	less NIMBYism
118	Progressive	Liveable	Comfortable
119	More bike friendly	better traffic flow	pedestrian friendly
120	more drive thrus	updated	cheaper living
121	Pedestrian and bike friendly	Self sustaining	Caring compassionate community
122	Self-sufficient	Quirky	NOT FEARFUL OF TECHNOLOGY
123	No longer a highly trafficed intersection	A walkable place to visit	Kid friendly
124	carless	interesting	eclectic
125	More ethnic diversity	Better public transportaiton	Just as good as it is now!!
126	Affordable housing	Connection between retail areas	Identity as a destination for tourism (food and arts)
127	Be a greater city than you are now		
128	naturally unique	small town	artistic and personal
129	Natural spaces	Green development	people friendly
130	Enjoying designated open space & Ag tradition	Safe	Prosperous
131	progressive with small town feel	strong sense of community	citizens engaged with the community
132	friendly	sustainable	small town
133	small	crime	woke
134	compassionate	inclusive	listener
135	Friendly	Culturally rich	Financially vibrant
136	Quaint Sebastopol desired by tourists	Destination for biking	Robust jobs and economy
137	growing	healthy	green
138	Economically and culturally intact	Supporting population diversity	Nature-enriched haven for living

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
139	Healthy	Vibrant	Sustaining
140	environmentally healthy	using a great deal less fossil fuels	as an accessible community for all ages
141	environmentally sound	local economy sound	preserve small town charm
142	Sustainable	Intelligent	Thoughtful
143	small	authentic	safe
144	Sustainable	Foodscape	Vibrant
145	eclectic	friendly	bike and foot friendly
146	Adaptive	Sustainable	Strong
147	Safe	Friendly	Prospering
148	thriving	exemplary	caring of community
149	small community with strong interconnections	energy and resource independent	local ownership and investment
150	Low growth	Preservation	Less Government
151	small	green	diverse
152	Advanced	Growth	Modern
153	Vibrant.	Local.	Eclectic.
154	United	Prosperous	New 5 Story Hospital
155	Beautiful and well maintained	Economically diverse	Preserve small town flavor
156	mixed	vibrant	pedestrian
157	Civilized--observe how the city impacts our 5 senses	Financially able to improve and maintain infrastructure	Tolerant of people
158	healthy	thriving	nourishing
159	Ascended	Peaceful	Healthy
160	small town	less restrictions	more small farms
161	Family friendly and supportive.	Daily goods and services available including medical.	Environmentally forward looking.
162	traffic congestion-free	homes for all economic levels	good local jobs for residents
163	balanced	rural land and cultural based	ecologically valued living space
164	Rural	Friendly	Clean
165	Green	Artistic	Progressive
166	Jobs	Housing	Open space
167	Affordable	Forward thinking	Diverse
168	Sustained - permanent sustainability	Vibrant	Peaceful
169	tree laden	community minded	SLOW
170	Not a laughing stock	Friendly	Affordable
171	sustainable	vibrant	beautiful
172	wise	compassionate	ridiculously creative
173	Sustainable	Green	vibrant
174	Still here	Children present	Open space still the priority
175	Regenerative	Healthy	Viable
176	Intelligent architecture & design for optimal living	Natural beauty	cohesive and thriving
177	Affordable	Walkable	Sustainable
178	Sustainable	Nurturing	Lively
179	Unique destination	Economically vital/thriving	World class bike trails
180	More diverse	Constantly innovating; embracing change	Sustainable use of natural resources

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
181	Accessible to people with limited mobility	Vibrant job availability	Friendly small town
182	unique	progressive	beautiful
183	Friendly	Unique	Agricultural
184	Sustainable, Green and Responsive to Climate Change	Vibrant, walkable, bikeable and Thriving Downtown	Variety of jobs and housing for diverse people.
185	Green	Multi-cultural	Balanced budget
186	Bridging generations	Building Forward while Embracing Constant Change	A Conscious City for Holistic Living attractive to residents & businesses - additional revenue
187	historically preserved	natural resources protected	efficient public transport
188	bike friendly	pedestrian friendly	Sustainable
189	Easy to get to, get around in and find parking	Charming small town	nastalgic
190	small town	quaint	
191	Balanced - not a pot city.		
192	Professional	Dynamic	Sustainable
193	size appropriate	green	healthy
194	beautiful natural resource rich	safe and friendly	laid back organic bohemian country atmosphere
195	Safe, clean & green environment	Promote open well designed public spaces	Enhance community services for seniors
196	Cycling-agrarian Mecca	Absolutely unique	Charming, sustainable, quirky lifestyle
197	Green	Sexy	Socialist
198	casual	friendly	progressive
199	friendly	accessible	natural beauty
200	Diverse	Delicious	Desireable
201	Dog Friendly	Bicycle Friendly	Less Traffic
202	Unique, identifiable identity	Pedestrian-friendly	Accessible to all income levels
203	downtown-friendly	neighborhood-oriented	free of traffic congestion
204	unique	green	diverse
205	We reversed course in time to avoid gridlock	We put the common good ahead of personal ambition and greed	I won't be alive in 2035 so I don't have another suggestion
206	cultural	green	jobs
207	Busy	Unique	Happy
208	Musically Expressive	Artistically Focused	Environmentally Sustainable
209	Safe with a feeling of community	Lively - business and public	History - don't forget our roots
210	village' community feeling	vibrant and diverse work opportunities	destination location for visitors
211	local, sustainable, green businesses	transportation alternatives to cars	more integrated model of city
212	Thriving	Culturally rich	Fantastic
213	E-W Highway bypass	N-S Highway bypass	Less through traffic and smog
214	thriving economically	safe	beautiful
215	Safe	Vibrant	Unique

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
216	preserved natural beauty	highways bypassing downtown	fiscally stable
217	green/clean	walkable/bikeable	diverse/safe
218	Environmentally conscious	Tight-knit community feel	A variety of events/parks/recreational facilities
219	more young people	integrating immigrant families into greater community	continued small town feel
220	Safe	Great schools	Affordable
221	Fiscally sound	Place young families can live	Business friendly
222	Affordable	Friendly	Convenient
223	economically vibrant	cultural and environmental leader	successfully blends nature and built environment
224	more diverse income population	less traffic and easier access	active community
225	vibrant and diverse	educated and culturally rich	clean and safe
226	A unique city that has retained an interesting character	An enjoyable city to walk or cycle in	A culturally rich community with interesting events
227	Hub of creativity and problem solving	People firendly	Habitat friendly
228	Lots of high tech jobs	Trees, trees, trees	Affordable housing for all
229	Thriving	Jobs and stores for everyone not just hippies	Local character
230	thriving businesses	sound fiscal footing	better traffic flow
231	Self Sustaining	Food based agricultural export	Creative cultural center
232	Downtown more foot and bike traffic, less fast auto traffic	Increase local business development	Improve hospital, buildings for medical care and a green focus
233	Variety	Racial Diversity	Economic viability
234	staying green and ahead of the times	fresh, local and organic	affordable and safe
235	Local	Viable	Charming
236	local industry and services	not tourist emphasis	not wine emphasis
237	Small town feel	Environmentally friendly	Preserved green belt and agricultural land
238	Vibrant	Less cars parked on residential streets	Strong sense of community
239	A town that welcomes walking not traffic	a place that values architecural standards	a cohesive mix of human scale living
240	Politically balanced city council	City that nurtures job growth and opportunity	Focus on financial health of city and residents
241	Fiscally viable through jobs not taxes	More cohesive and less pot and squalor	More politically balanced to represent all citizens
242	A place where choices are made after all voices heard.	A place we can drive, bike, and walk around safely.	A place with a small energy and water foot print.
243	Vibrant and strong economically and culturally	Uncongested with cars because walking and biking is easy	Strong community involvement and identity
244	Vibrant	Friendly	Eclectic
245	Local	Earth	Progressive

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
246	Community	Addressing all people within the community	Sustainability
247	Vibrant	Artsy	Destination
248	Hometown	Sustainable	Economical
249	Small	Solvent	Peaceful
250	Fiscally solvent	A Bay Area destination	A great place to live
251	Vibrant	Friendly	Green
252	alternative medicine		
253	sense of place	affordable	small town
254	A safe / supportive place for families to live	Valued for quality of life inc diversity, schools + recreation	Less reliance on oil/PG&E - i.e. more alternative energy use
255	continue being a leader in sustainability and progressive values		
256	this system	is completely	terrible
257	more diverse types of housing	separate car traffic from peds and bikes traffic	work spaces for light mfg, food, crafts, professional
258	small town	community based	economically viable housing for our young families
259	More affordable housing	More downtown parking	Educate planing dept to move along faster
260	community based (food, arts, business)	green ideas...(copost toilet, grey water, food forest)	self contained
261	Greener landscape	Greener industry	Less drug culture
262	Progressive	Charm	Innovative
263	Pedestrian frindly	Vibrant city life	Safe
264	Thriving	Eclectic	Resourceful
265	vibrant senior services	more affordable clothes stores	safer place for pedestrians
266	healthy business	not so left	good for all people
267	Small	Friendly	Thriveing
268	Small Town/ Rual Charm	Sustianble	Thriving Community
269	Smart growth	Business friendly	Pedestrian friendly
270	small town	no one way sreet	don't keep taxing us for te hospital to keep it going
271	walking downtown	communtiy	
272	A major change in City Council	A more cooperative governmental attitude	Elimination of medical marijuana services
273	Viable	Sparkling	Friendly
274	Community Spirit	Progressive	Affordable
275	connected	safe	self sustaining
276	unique	friendly	pretty
277	Environmentally progressive	Artistic and culturally at the leading edge	Inviting, elegant, and hip multi-generational downtown
278	maintain character	Keep it green	make it liveable and fun place to be
279	Small town, big presence	Solar Capital of California	Healthy environment, strong economy
280	Diverse	Welcoming of all people	Joyous
281	quality above quantity	still our small town	we're not Healdsburg

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
282	Business Friendly	Affordable Housing	A1 Schools
283	Pedestrian friendly	Great place to work	Contained downtown surrounded by parks / open space
284	Fiscally strong	Culturally vibrant	Affordable
285	supportive and accepting of one another	healthy	outdoor loving
286	Vibrant business climate		
287	Transplants	all	gone
288	Beautiful	Vibrant	Convenient
289	excellent public transportation	No big tech campuses	affordable housing
290	Small town charm with local businesses	No cars	Downtown fruit trees
291	More alternatives to automobile transportation	Fewer nutcases dominating the city council/meetings	More young people staying in Sebastopol
292	Cares about the enviroment	Leader in change for the better	Retain the small town
293	Green living		
294	truly integrated - a place for everyone	an affordable place to live	dynamic, fun, city services very engaged with residents
295	proud	simpel	authentic
296	healthy living	unique	best town to live and work in
297	energy independent	plant more trees	Sebastopol Sustainability
298	stay the course	i'll be long gone	good luck
299	Bike-friendly	Small	Local
300	make store fronts more attractive and thematic	get rid of the one-way street system	build an attractive parking structure
301	Less traffic	More apple trees	Better police, fire and medical services
302	Economically Diverse	Ethnically Inclusive	Transit rich
303	no empty lots/abandoned buildings	town square	decent roads
304	Fun	Attractive	Prosperous
305	fewer cops	more shops	minimize stops
306	safe	vital	beautiful
307	Small	Unique	Exciting
308	much the same only more efficient		
309	Sustainably with energy	self-reliant	leader in small community
310	Active	Social	Safe
311	Urban center of rural community	Jobs and housing permit multi generations	Green and sustainable
312	small town	innovative interdependence	accessible
313	Green	Free-flowing	Progressive
314	I don't drive through or shop in town		
315	Strong vibrant downtown	Local jobs (no chains!)	Preservation and enhancement of natural and cultural resources
316	no traffic	small town	no traffic

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
317	cutting edge communication technology	diverse mix of income, ethnicity, and culture	strong, diverse economy sustaining they city
318	Economically diverse and affordable for all classes	Safe	In tune with natural and historic preservation
319	enough affordable housing for all	healthy array of employment	
320	Hospital	Sustainable	Tolerant
321	More diverse	Less eyesores	More bike friendly
322	Conservative	Common sense	Never restrict drive thrus again
323	low carbon	innovative	progressive
324	affordability for all	should be able to find jobs and housing in the same community	take care of homeless, not shuttle them to other communities
325	Vibrant	Multi-generational	Affordable
326	Safe	Fun	Home
327	Better Parking for downtown area	Beautified	Tourist destination
328	No one way streets	No Hwy# 12 thru town	No one way streets
329	no smoke shops	more family oriented business n enertainment	
330	Small Town	Wine Country	Tourism
331	Clean	Green	Fun
332	calm	rich	pretty
333	Restored downtown	A Downtown that locals like to shop	Dropping the Hippie Dippy image
334	Diverse	Involved	Prosperous
335	Resilience	Prioritizes local economy over large corps	A town for the people who live here, not tourists
336	Different	City	Coucil
337	Artistic	Walkable-in daily life...	Fiscally responsible.
338	Small town feel	Great place for families	Upscale, but affordable
339	small	sustainable	kind
340	Better Traffic flow	Emergency medical services	Pedestrian and bicycle friendly
341	friendly	innovative	lively
342	No cars	Free wi-fi	Fluoride for all
343	Safe	Good food	Good cultural activities
344	safer	cleaner	traffic friendly
345	Prosperous	Green	Unique
346	keep small town feeling	more social gathering places	public safety
347	less art junk	better traffic movement	use of drones
348	Love	Peace	Laughter
349	Safe	Clean	Less traffic
350	Small	Unique	Welcoming
351	Fiscal Conservative	Agriculture Power House	Safe Envirnoment
352	where the 60's came to retire.	on the green path	happy
353	Better traffic flow	Vibrant appearance remove bad awnings	Tie Barlow and Downtown together with walkways etc
354	Progressive	Friendly	Supportive
355	thriving	active	growing and changing
356	diverse	diverse	diverse

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
357	More business friendly	More tolerant of all views - not just environmental, liberal	
358	beautify entrances to Sebastopol	rehab old buildings	improve traffic flow
359	maintain the small town atmosphere		
360	upgrade downtown, make it more appealing	fix the parking issues	
361	I would like my grandson to be able to afford to live here.		
362	Diverse	Clean	Pretty
363	Connected	Diverse (both biologically and culturally)	Resilient
364	Fiscally sound	Technology savvy - use it to our communities advantage	Friendly and welcoming
365	Better Traffic Flow	Colloboration between agencies	Teen Friendly City with alot of different types of activities
366	Technologically advanced	Economically sustainable	Culturally diverse
367	Vital	Self-supporting	Enhanced Natural Beauty
368	Infrastructure	Public safety	Recreation
369	Sober & Not High on Medicinal Weed	A Biking and Walking Paradise	Economically Vibrant
370	cittaslow philosophy, preserve nature	community	we are NOT Healdsburg or Sonoma
371	Unique	Arts	Community
372	peaceful	diverse	community
373	Common sense	Less special interest influence	Encourage business growth
374	thriving public spaces	intersting aesthetics	sustainable outdoor environments
375	Safe and secure for all especially walkers and bikers	Sustainable - Local Food and Products	Fiscally Healthy
376	compact, walkable, sustainable	vibrant, unique downtown	inclusive, with housing options for all income levels
377	Sense of connection to nature	Walkable	Lively
378	sustainable	unique	attractive
379	Progressive	Unique	Spirited
380	Vital	Diverse	Clean
381	Back to sensible decision making	Improved business opportunities	More parking and improved traffic
382	shopping	views	walking
383	Don't want to have to go to SR to shop (i.e., lumber yard)	Support services for seniors and the Art Center	Continue to make the more walking and bike friendly
384	Less militant police attitude	More diverse population	More service oriented
385	Safe	Well maintained infrastructure	Diverse community that ACCEPTS diversity
386	Pedestrian friendly	Culturally Vibrant	Community oriented
387	survey	is	bs
388	Economically vibrant	Dlverse mix of ages and income levels	Family-friendly
389	strong community	small town character	connect with nature

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
390	Vibrant west county hub	alternative transportation mecca	Past meet future
391	widespread use of public transportation	walking ind bicycling	affordable for families
392	Improved local employment opportunities	Retain small town character	A more diverse City Council
393	Public transportation link to smart train	Easy parking with well maintained streets and pathways	Strong financial base
394	fun home town		
395	Reducing economic control from government.	Better mass transit	More surveys/feedback
396	economically viable	friendly	clean
397	Known for Arts and crafts	Vibrant, Busy and active	Meets needs of all age groups
398	s	s	s
399	friendly, intelligent & open to change when needed	willing to help in emergencies	no congestion in traffic
400	Friendly, Peaceful	Green space, green politics, and green businesses	Supportive of cultural diversity and multi-generational
401	town for all income & professional levels	less emphasis on tourist	multicrop use of farm land
402	low-carbon	green	car-less
403	Increased Fiscal Responsibility	Business Oriented	Common Sense City Council
404	Agricultural foundation and preservation	working class	small town
405	Ecologically sustainable	Strong community	Healthy people
406	still small		
407	Connected	Ecological	Economically Sovereign
408	Employment	Sebastopol, 10 top places to visit in US	Healthy community
409	Green, clean and progressive	Mixed ages cohabiting	Great culture, schools and community events
410	green	healthy	kind to the earth
411	vibrant		
412	working together to solve problems instead of fighting		
413	LOCAL	COMMUNITY	HISTORIC
414	clean	happy	prosperous
415	beautiful, pedestrian friendly downtown	open views to laguna,	developpark along W end of bike trail to sr
416	Environmentally conscious	Diverse, but united	Small town atmosphere- with a universal consciousness
417	more pedestrians, bicycles, jitney busses, fewer cars	green green green -- trees, flowers, edible landscapes	thriving conservation and renewable energy industries
418	Saving Kids - Pot Free Zone.	Support Schools	Science and NOT Tin-Foil Hats.
419	less motor vehicle congestion	more younger residents with children	greater retail diversity for residents
420	same small town feeling	financially stable	much improved traffic flow

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
421	Environmentally proactive	Adequate transportation flow	more "there" there...a cohesive community feeling
422	bypass City	Enlarged central square - incorp. tractor prop	Relax lot split regs - to increase affordable house
423	vibrant	future retro	at peace
424	Good schools	Family orientation	Safe neighborhoods
425	Where quality of life matters	A good living for All life	Beautifully restored waterways
426	excellent community outreach	Family friendly safe streets	Progressive community involvement
427	less through traffic	more pedestrian/bicycle oriented	sustain community building evenrts
428	bodega highway underground through sebastopol	green gathering place	safe
429	vibrant	attracting tourism	undeveloped
430	bike friendly	less traffic	thriving community
431	what	udder	bullshit
432	Vibrant	Peaceful	Friendly
433	Less cars in downtown	Integrate Barlow and downtown	More pedestrian friendly
434	integrated community	tolerant and diverse	comfortable home-town feel
435	Authentic	Small	Inclusive
436	fiscally secure	environmentally sound/protected	shared responsibility/viable downtown
437	less radical	more business friendly	more common sense
438	Busy	Green	Human
439	Clean	Safe	More retail
440	lots more bike lanes	no cell phone towers	library open 6 days a week and in the evening on weekdays
441	progressive	small town	friendly
442	More robust economically	Similar look and feel	Desireable place for both families to live and tourists to visit
443	still small community	pretty downtown	better restaurants and shops
444	Progressive	Culturally diverse	Family oriented
445	not over-regulated by bureaucrats		
446	safe	progressive	diverse
447	Green and sustainable	Welcoming and open	Natural and wildlife-oriented
448	Young and old	green	safe
449	unique	friendly	accessible
450	Conservation	Art	Education
451	Vibrant	Sustainable	Safe
452	Thriving	Sustainable	Friendly
453	focus on health rather than wireless tech profits	NO cell towers or "smart"meters	no wifi or "hotspots"
454	sustainable	resilient	inclusive
455	Accessible (traffic flow, public transportation)	Livable (diversity), place residents and visitors enjoy	changes made utilizing sustainable resources
456	involved citizens	diverse community	fiscal responsibility

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
457	safe	affordable	sustainable
458	Bike path	Youth services	Public transportation
459	Carbon Neutral	Family friendly	Clean and Green
460	Diverse	Friendly	Human scale
461	Small town feel	Up to date technology	Well kept
462	affordable	green community	diverse population
463	Safe	Beautiful	Unique
464	Economically vital (to pay for all the important aspects)	Supporting orgs that help our people--COC, Sr Ctr, Hospital	Maintain support personnel-- fire, police, city services
465	Connected	Community	Culture
466	still small	still friendly	greater variety of people, shops, and things to do
467	Confident	Culturally active	Green
468	Wonderful small town	Great shops, restaurants, jobs	Traffic flows smoothly
469	sustainable	green	educated
470	Opposite	of	Marin
471	thriving	diverse	idyllic
472	Thriving and vibrant	Inclusive and welcoming	Safe and fun
473	Sustainable	Multi-Generational	Community Oriented
474	more business friendly	less eco wackiness	few cars with a bypass around town created
475	peaceful	calm	joyous
476	preserved	gentrified	contemporary
477	sustainable	Green	viable
478	small-town atmosphere	energy efficient	open spaces
479	Vibrant	Diverse	Friendly
480	Good Jobs available	Strong sense of community	Maintained wild life habitat
481	off the grid	community/people driven	vineyard free!!
482	Beautiful, friendly, whimsical and prosperous	Cutting edge sustainability	As many areas for wildlife as possible
483	A beautiful entrance to the city	A safe place for families and youth	A community that supports it's businesses!
484	Less downtown congestion, esp. traffic commute hours	improved wages and higher quality jobs	much more affordable housing for the above workers
485	GREEN	DIVERSE	AFFORDABLE
486	Autonomous Vehicles	Vibrant	Amazing Downtown
487	Less vinyards	Protect wildlife and nature	Minimal corporate chain presence
488	small town charm	local, green, sustainable	NOT OVERDEVELOPED, NO chains.
489	Green energy	No smart meters; limit wifii	Beautiful, natural, community gathering places
490	Small	Safe	Retirement Community
491	rural and ag heritage preserved and valued	an increased sense of community	easier for elders and lo income people to live
492	Community orientated	Global	Family friendly
493	friendly	interesting	uniuque
494	Sustainable	Safe	Closely knit community
495	Mixed Income	Mixed ethnicity	Cultural hub of Sonoma County

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
496	culture	sustainable	friendly
497	Smart and interesting shops and restaurants	Elegantly designed public spaces and thoroughfares	Brilliant, forward-thinking fiscal management
498	a little funky	welcoming	affordable
499	Locally owned	Attractive downtown	No big box stores
500	uncongested traffic		
501	Richer with more economic opportunity	Well educated, thanks to excellent schools	Less reliant on cars / denser city center
502	Quiet	Clean	Happy
503	a cohesive downtown center	do not lose our village character	redefine our "need" for continued growth
504	walkability	self sustaining	education
505	Traffic	ER at hospital	Minimize taxes
506	Beautiful	Thriving	Fun
507	integrative of all socio-economic statuses	younger	strong support for local music, as is already done for local art
508	food self-sufficient	in harmony with nature	creative and compassionate
509	new city council	no more taxes	reopen palm drive
510	Hospital with emergency room open and functioning well	Maintain small town feel	Physically attractive, including more trees in the Barlow
511	a local electric bus system running hourly	artistically link our town together	no one way streets in downtown
512	Walkable and bikeable	Vibrant pedestrian oriented downtown	Work and live
513	Conserve Natural Resources	Expand Types of housing	Improve Fiscal Viability
514	Quaint	Efficient	Fun
515	beautiful	harmonious	prosperous
516	Sustainable	Community Oriented	Uncongested
517	do	not	with to answer
518	connection	social	happy
519	vibriant	friendly	engaged
520	housing for older persons	public transportation into Sebastopol, Santa Rosa, SF	good parking
521	filled with arts and cultural events	fostering small business growth	supporting wildlife preserves and parks
522	A destination... not on the way to your destination	A walkable and bikeable town	Food like SF, without the big city.
523	existing	cooperative	community
524	Not so elitist	Accepting of ALL viewpoints, not just the green one	Schools that encourage ALL students
525	not car centric, people and bike centric	diversity of people	care of enviroment
526	Dense	Portland	Bikes
527	affordable housing for every worker	continued community support for cultural events	continuation of really quality businesses opening here
528	Having become realistic in its goals	Having become fiscally sound	Having really become inclusive
529	Thriving	Safe	Engaged

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
530	Responsibly Progressive (Green Energy, Alternative Health)	Pinot Noir Capital of the U.S.	Global Vision reinforced through Local Economy
531	more concentrated development downtown: infill	City where young families can afford to live	walkable city
532	High sense of well being	Good earning possibilities	Operating hospital
533	leader in sustainability	quiet and beautiful	peaceful and green
534	Sustainable	Diverse	Practical
535	Small town	Wildlife refuge/Laguna	Affordable
536	clean	safe	affluent
537	non- polarized	vibrant	fiscally sound
538	Better roads and less traffic	More community wholeness	Less name brands
539	west county recreation hub	Gateway to the Laguna	internally collaborative
540	Healthier	Sustainable	Diversity
541	Small town feel to larger town food, community, conveniences	Better roads through town. Hwy 12 and 116 are horrible	Keep up the good work!!
542	Safe	Fiscally sound	Lower taxes
543	Green	Not techno-phobic	Recreation for all ages
544	friendly easygoing place to live and shop	uncongested living place	friendly sense of community
545	unified downtown with consistent architecture	outdoor gathering areas for food and drink	the park/square is weak. Please remove awful sculpture on corner
546	3 P's (Pedestrian, public transit, & pedal (bike) friendly)	Home to Socially Responsible Industries ("green" jobs)	Small town flavor, urban vibe (hip shops, great food, open late)
547	Small business friendly	Thriving local economy	Personal connection with our city's leaders and decision makers
548	Progressive	Diverse	Eco-conscious, sustainable
549	People gathering in public for food, fun, art, music, sports	affordable housing focused in downtown area	enjoyable, safe and easy to ride bike or walk throughout the town
550	vibrant	meeting needs of seniors	a place to be
551	Active	Preserved	"Small town"
552	Quarky	Small Town	Unique
553	economic growth	safety drug free community	emphasize growth and education of children
554	resilient	sustainable	more agricultural
555	Attractive	Thriving	Fewer hippies/homeless
556	Economically viable	Physically beautiful	Green
557	walkable	natural, trees	community connection
558	Minimize minority control of City Council	Consider input of unincorporated citizens	acknowledge diversity of our "community" not jst vocal minority
559	Preserve	Improve	Attract
560	Higher Evolutionary Consciousness	Health conscious Restaurant	Greener Building
561	Green	Sustainable	good place to live

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

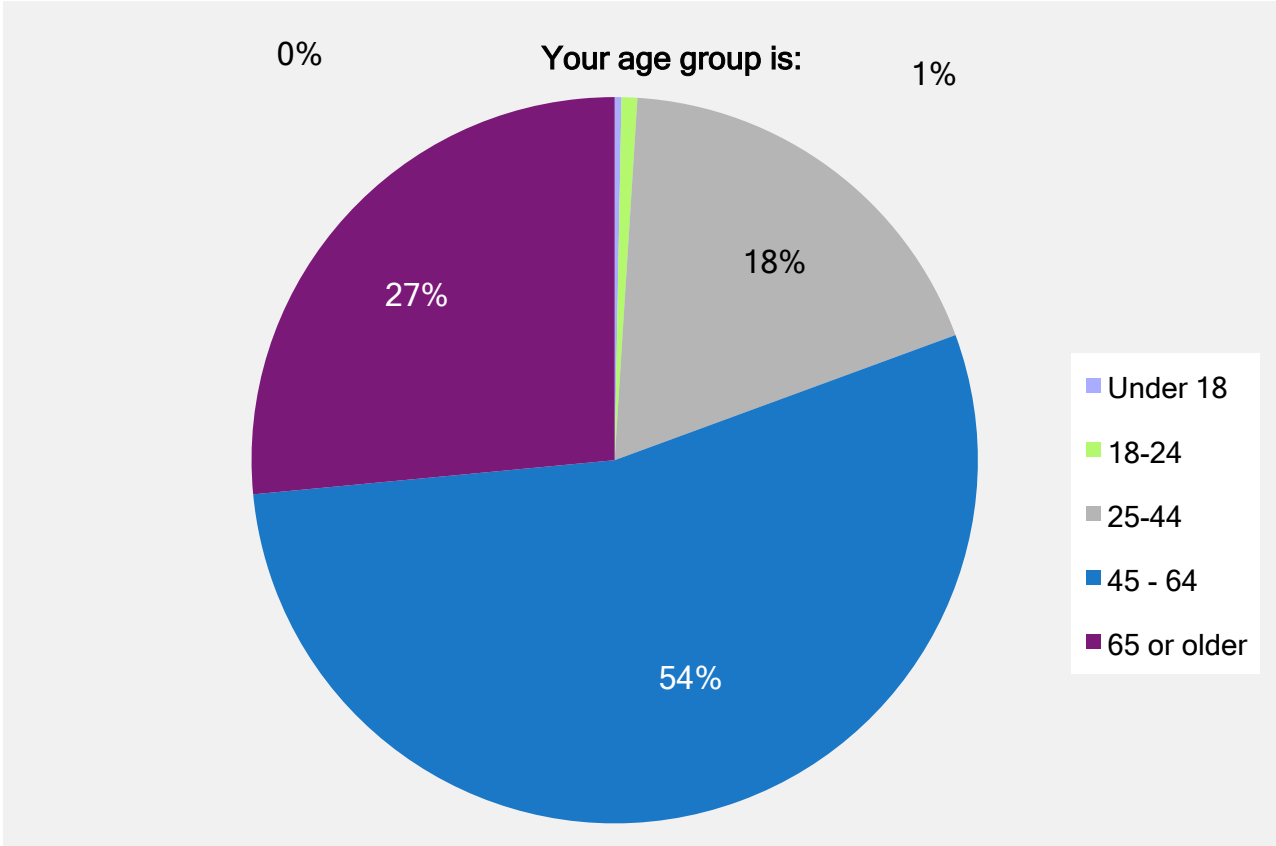
#	1.	2.	3.
562	Well-maintained, especially parks and streets.	Well versed in variety of jobs available.	Still want it to be my home
563	fiscally sound City government	involved, connected residents	ecologically and fiscally sustainable community
564	Inclusive of multiple incomes, ages and ethnic make-up	Inclusive of multi-generational low-income housing	Maintenance of semi-rural environment & aesthetics
565	energy efficient	more mixed use housing downtown	no big box chain retail or traditional shopping centers
566	More housing	NOT full of boutiques like Healdsburg	More diverse
567	Artistic	Social (relaxation, health & wellness, community)	Progressive job solutions
568	Model City	Green	Conscious
569	Small town atmosphere	Fiscal stability	Place for all to live
570	a diverse community where people care and respect	each other, the environment and themselves	thriving economically through green industries
571	Small	Relaxed	Friendly
572	green	historic	nature
573	Thriving	Vibrant	Diverse
574	Electric transit hub	Vibrant interdependent community	Healthy ecosystem and waterways
575	self sufficient	prosperous	independent
576	Unique	Vibrant	Small town feel
577	Inclusive, accepting and diverse	sustainable	artistic, intellectual, creative and engaged
578	I would like to be living in it		
579	thriving	ecologically sound	inclusive
580	Vibrant	Sense of old town charm	Proud
581	UNCONGESTED	Free of all major corporate retailers	Still LUSH and RURAL
582	european	happy	smart
583	Peaceful	Affordable	Green
584	small town atmosphere	family friendly	
585	Unique arts community	Where arts and culture and community thrive	A great place to raise your family
586	thriving downtown	great library	walkable
587	Financially healthy	High quality services and facilities	Green
588	art/culture	environmental protection	safety/nuisance abatement
589	people	quality	enjoy
590	Peaceful and safe	Diverse ethnicity and income	Vibrant
591	Survivable	Vibrant	Solvent
592	Traffic	Jobs	Affordable Housing
593	Bike Friendly	Vibrant	Centrally focused
594	Better library	senior affordable housing	no chain stores
595	strolling friendly	lively downtown	more public art
596	Sustainable and green	Walkable/Bikeable	Diverse, mixed-income/senior housing, cultural diversity

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

#	1.	2.	3.
597	Electric Light Rail System.	Bicycle, pedestrian, and alternative vehicle hub of West County.	A community without political, ethnic, or any other of divisions.
598	Free of wireless radiation: no smart meters, cell towers, wifi	GMO-free	Organic agriculture & gardens
599	Green	Diverse and Tolerant	Well-managed, attractive, and flourishing small town.
600	Diverse	Green	Public transport
601	vibrant	self-defined	inclusive
602	Sustainable	Smaller homes	Big public places
603	Develop Alternate Transpotation Biking	Develop Downtown Core Make Vibrant and Dense	More Recreation and sports areas
604	Community	Home Town	Special
605	communal	independent	radically democratic mixed uses development confined in a small town environment
606	highly diverse	affordable	crime free
607	pe0ple	frendley	foodie
608	Art	cultural	Healthy
609	Sustainable	Liveable	only organic food sold
610	civility & friendliness	no non-ionizing radiation emissions	attractive
611	Sustainable/Green	Lively	maintaining small community atmosphere
612	vibrantly aware	liberally friendly	Research "green" solutions carefully before you mandate them
613	Live well	Prudent avoidance of electromagnetic radiation	A vibrant, bustling downtown sector
614	I can shop for everything my family needs here	Individuals are allowed the final word on their own property	reduce low income housing quality over quantity
615	debt free	has an urgent care center	active
616	smart growth	sense of community	self sustaining
617	quiet	peaceful	better flow of traffic
618	small	vibrant	where people who grew up here can afford to stay
619	Higher economic vitality	less cluttered with signs-sandwich	Financially viable
620	Celebrating diversity	caring for both land and people	liveable
621	Local work, food and community services	Sustainable resources	Sustainable
622	vital	friendly	Bike lanes
623	Busy	Vibrant	Environmentally responsible and sustainable
624	Vibrant	Diverse	
625	Improve Traffic	Job Creation	
626	Beautiful, unique and artistically diverse cityscape	Financially sound to provide outstanding city services	

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

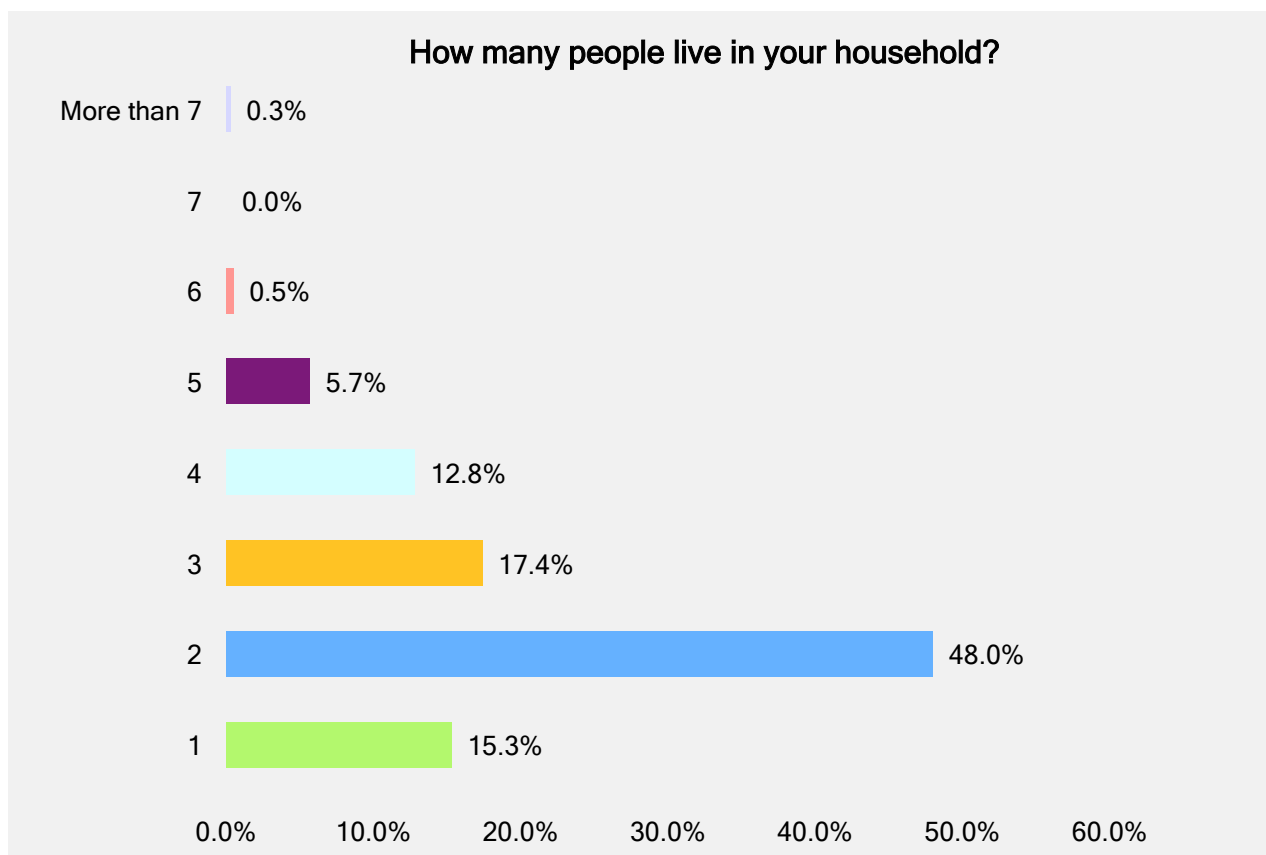
Question 20



Your age group is:		
Answer Options	Response Percent	Response Count
Under 18	0.3%	2
18-24	0.7%	4
25-44	18.4%	111
45 - 64	54.1%	326
65 or older	26.5%	160
answered question		603
skipped question		180

Sebastopol GPU Survey #1 - Vision and Broad Community Issues

Question 21



How many people live in your household?		
Answer Options	Response Percent	Response Count
1	15.3%	94
2	48.0%	295
3	17.4%	107
4	12.8%	79
5	5.7%	35
6	0.5%	3
7	0.0%	0
More than 7	0.3%	2
answered question		615
skipped question		168

Appendix D-

**Voting Results from the February 23, 2013 Community
Workshop held by Sonoma State University (SSU) Students**

COMMON GROUND: BUILDING A SHARED VISION FOR SEBASTOPOL

Voting Results from 2/23/13 Community Workshop

This Issues and Ideas List is intended to reflect the 'top' results of the February 23, 2013 community workshop: Common Ground: Building a Shared Vision for Sebastopol. Approximately 60 persons attended the workshop.

The listings reflect the opinions of those who attended the workshop and may or may not be representative of the greater community. Attendees may also have had varying levels of knowledge about the community, existing programs, and feasibility of ideas.

In addition, some of the topics had low attendance (in particular, the table for Noise, Safety, Hazards, and Water Quality), which affected results.

The listings reflect group voting, and are listed in order of most votes. Generally, issues or ideas on the draft list that received less than 3 votes are not included on this list. Attendees had a limited number of votes to cast, and some ideas that did not receive a high number of votes may still be suitable for policy consideration.



Land Use Element (uses; development standards; zoning)

1. Height limits: Downtown Sebastopol has a three-story, 40' maximum height limit, higher than most existing buildings. This helps promote mixed-use development and downtown housing, but may gradually change the scale of the existing downtown. Existing standards should be reviewed in the context of City goals for the downtown.
2. Chains: There are many 'chain' businesses in Sebastopol, which can affect community character. On the other hand, in some cases, these businesses are the only supplier of some goods or services. Sebastopol should consider appropriate limits on chain or 'formula' businesses.
3. Parking standards: Some of Sebastopol's parking standards are too high/encourage too much land devoted to cars. Review requirements, particularly in the downtown.
4. LOS: Current traffic Level of Service (LOS) standards prioritizes cars and may discourage downtown housing and other desirable development. Review, revise.
5. Community facilities: The Community Center floods and besides that could be a more attractive and functional building. It should be a priority to be rebuilt or relocated to substantially reduce flood risk and improve the facility.
6. CIR: A new 'Community Impact Report' requirement should be established to review economic/social impacts of proposed projects. Review what size of projects should be subject to this, and whether this review can be combined with EIRs.
7. Minimum development: There should be policies to set minimum square footage/ FAR and/or height requirement in the downtown to promote pedestrian orientation and more concentration of activity. Address exceptions for small additions.
8. Parking standards: There should be guidelines for maximum parking amounts for downtown developments. This would discourage using too much land for cars. In addition, some of Sebastopol's parking standards are too high/encourage too much land devoted to cars. Review requirements, particularly in the downtown.

Circulation Element (traffic, pedestrian, bike)

1. **Enforcement:** Provide the Police Department with additional traffic enforcement resources, including bike and skate regulations enforcement, and provide funding for more solar-powered speed-indicator signs to address speed and safety concerns.
2. **Multi-modal:** Promote 'accessibility lanes' for everyone--promote 'complete streets.'
3. **Bypass:** Revive the 'bypass' idea of extending Llano Road to Occidental Road to help relieve traffic congestion in downtown Sebastopol.
4. **Bike lanes:** Implement the City's adopted bicycle lane plan on local streets and state highways.
5. **Traffic calming:** Implement additional 'traffic calming' including roundabouts.
6. **Parking:** Encourage a 'park once' strategy by developing more parking downtown, such as by developing a parking structure on the 'Library' or other parking lots; increasing parking supply by reducing excessive 'red curb,' reviewing timed parking restrictions, and providing improved public parking lot signs.
7. **One-way:** Initiate study of one-way street system to evaluate if a partial or full return to a two-way system would be beneficial for access, business and reduced congestion. Major study and coordination with Caltrans will be needed.
8. **Signal timing:** Investigate modification of signal timing to favor pedestrians over vehicles; review whether there are opportunities for additional signal timing coordination to improve traffic flow.
9. **School traffic impacts:** Study how to better address school and event-related traffic congestion.
10. **Ped Crossings:** Identify priorities for additional 'Street Smart' crossing improvements.
11. **Trolley:** Investigate feasibility of an electric trolley or tram to enhance connectivity.
12. **Town Plaza:** Eliminate perimeter parking and expand Plaza.

Noise, Safety, Hazards, Water Quality Element

1. Noise: Traffic noise and noise from mechanical equipment appear to be the primary sources of unwanted noise. Review need for additional regulations, including better definition of noise and noise impacts, and improved thresholds for addressing increases in noise.
2. Lyme clinic: Investigate creation of a Lyme Disease clinic.
3. Water supply: There are critical issues with operation of City wells and water quality, with a need for arsenic treatment on two wells, and contamination treatment on another well in order to reactivate it. These issues threaten both water quality and water supply. Addressing these issues should be one of the City's highest priorities.
4. Universal design: Promote design that improves accessibility to downtown Sebastopol.
5. Water supply: Investigate additional water conservation incentives.
6. Water supply: Promote development features that facilitate ground water recharge.
7. Air quality: Consider new policies to protect air quality in transitional residential areas.
8. Flood areas: Develop special outreach/education for residents and businesses in flood-prone areas.
9. Disaster exercises: Consider conducting community-wide preparedness exercises.
10. Climate change: Review potential effects of climate change on Sebastopol, including effects on native plants and animals, flooding, adaptation, and self-sufficiency in an emergency.
11. Soft-story: Older privately-owned buildings and soft-story structures should be strengthened for earthquake resistance. Explore incentives or requirements for additional privately-owned building retrofits.

Community Identity Element (urban design)

1. Design guidelines: Appropriate design is critical to Sebastopol's identity and quality of life. Good design guidelines can establish expectations for applicants, review authorities, and the community. Initiate comprehensive update of the City's Design Guidelines, with particular focus on guiding downtown urban design, subject to final review of City Council.
2. Downtown Streetscape: Revive the 'Downtown Streetscape Project' which was cancelled when redevelopment funding was lost. This project would improve sidewalks, and add street trees, benches, and lighting, expanding on the core streetscape improvements. It could also create 'parklets' by converting some parking spaces to outdoor seating areas for cafes, as has been in in San Francisco.
3. Civic/Community Center: Investigate feasibility of a new City Hall/Community Center complex.
4. Wayfinding: Revive the 'Wayfinding Sign Project' which was cancelled when redevelopment funding was lost. This project can guide visitors to Sebastopol to key locations, enhance community identity, and improve traffic flow.
5. Park maintenance: Various park, planter island and other public landscape areas merit additional maintenance, or more attractive landscaping. Identify resources to address this in a long-term, sustainable fashion.
6. Arts identity: Enhance, promote Sebastopol's arts-related identity via additional public art including murals, sculpture and other creative elements.
7. Core of West County: Identify ways to promote Sebastopol as the core of West Sonoma County.
8. Form-based codes: Integrate form-based code concepts into the Zoning Ordinance as a way to ensure that the form of development meets aesthetic objectives.
9. Grav South: Gravenstein Highway South has overhead utilities and lacks street trees and other streetscape features, lacks sidewalks in some locations, and could be aesthetically improved. The area should be on the list for future improvement.

Health Element (physical, mental health; services)

1. Hospital: Palm Drive Hospital is a critical component of local health care. Initiatives to support the Hospital should be a City priority.
2. Obesity/Health: Find ways to boost support for existing exercise and sports facilities and programs such as Ives Pool, Little League, and the Community Center; identify and promote urban design and development to address this issue, such as downtown housing, pedestrian orientation, transit improvements, and bicycle facilities; identify types of park improvements or park projects that would best address this issue.
3. Aging population: The aging local population will require additional services, park improvements and other actions. Identify the types of services and improvements needs for this demographic shift.
4. Mental health: Sebastopol should review ways it can help promote mental health services, particularly for people in crisis.
5. Teen clinic: Sebastopol should investigate how to create a ‘teen clinic’ to promote the health of young people.
6. Bike lanes: Prioritize implementation of the City bike lane plan.
7. Urban farming: Identify policy initiatives to promote local food production and urban micro-farming. Revise the zoning code to allow small-scale farming in City.
8. Electromagnetic issues: Some persons in the community have significant concerns about this issue, including Smart Meters, Wi-Fi, and cell phones; at the same time, wireless systems are a rapidly-growing and critical form of communication; and some regulatory aspects are preempted by federal law. Are there new policies that Sebastopol should consider?

Economic Vitality Element (local economy; business)

1. **Tourism:** Tourism appears to be an underdeveloped portion of the local economy. Support additional visitor-serving businesses such as inns; hotels; hostel; B&Bs; focus a component of visitor promotion on events that attract visitors; and eco-tourism' should also be a key promotional concept for Sebastopol. Identify the local resources to be promoted.
2. **Missing businesses:** A study should identify desirable businesses that Sebastopol is lacking and that might be viable here; the study should also identify 'leakage,' where categories of purchases are substantially occurring outside of the community.
3. **Marketing:** Local businesses are struggling, and competing with other areas with more resources as well as the internet for business. The GPUR business survey indicated that the #1 type of assistance desired by local businesses is community marketing. Consider a comprehensive Business Improvement District (BID) to assess businesses to fund promotion and improvements.
4. **Sebastopol Avenue:** Sebastopol Avenue has broken curbs and sidewalks, lacks street trees, has some remaining overhead utilities, and is an unattractive entry to Sebastopol. The streetscape project would have also aimed for improving other downtown streetscapes. Reactivate this project.
5. **Arts identity:** Promote Sebastopol's arts-related identity.
6. **Chain businesses:** Consider restrictions on formula or chain businesses.
7. **City finances:** Increase understanding/transparency of City finances, so economic development efforts can focus appropriately.

Parks, Conservation, Open Space Element

1. Ives Park Renovation Master Plan: Ives is in need of major renovation, including naturalizing the Calder Creek, access improvements, as well as lighting, landscaping, irrigation and identity improvements.
2. RR Forest: Develop and comprehensive, long-term plan for ecologically-based restoration of the City-owned Railroad Forest property in the Laguna.
3. Park maintenance: City resources have not allowed the level of maintenance and special features that Ives, Libby, the Laguna Preserve, the Skategarden, and the Town Plaza merit. Focus on maintaining what we have, promote volunteerism.
4. Foundation: Investigate formation of a 'parks foundation' to generate funding for local parks.
5. Trailhead: Investigate creation of a trailhead at the east end of Palm Avenue.
6. Community Center: The Community Center building is subject to regular flooding and should be rebuilt with flood protection or relocated, which would also create the opportunity for improved functionality and aesthetics.

Housing Element

1. Downtown housing: Downtown housing should be promoted to reduce need for people to drive and encourage walking and add vitality to the downtown. This will likely involve more dense and a larger scale of development.
2. Life-stage senior housing: Facilitate the development of a multi-life-stage senior development (that includes independent living, assisted living, and skilled nursing) for a continuum of housing for seniors.
3. Second units: There are concerns with impact fee requirements and the review process (DRB) which may discourage legal second units. There has also been a suggestion that the size limit on second units be increased. Develop regulatory changes.
4. Parking: Reduce parking requirements for housing, particularly downtown.
5. Demographic changes: There have been noteworthy demographic shifts (population decline, substantially older median age, fewer children, more single-person households, limited racial diversity). Consider changes to housing or other policies that could address the needs created by these trends, or create a counter-trend.
6. Micro-housing: Address standards for micro-housing, which may be more affordable, have a reduced ecological footprint, and be appropriate given a growing component of single persons, but the City's development standards do not include appropriate standards or impact fees for this type of development.
7. Middle-income housing: Identify actions to promote development of middle-income housing.
8. Funding: With the loss of the City redevelopment agency, a critical funding source for affordable housing has been lost. Develop a new local funding program.
9. Homeless: Sebastopol has a homeless population. Investigate developing additional homeless services or a shelter.