



# SEBASTOPOL General Plan Update

Issues and Opportunities Report

August 2014



DE NOVO PLANNING GROUP

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

[WWW.DENOVOPLANNING.COM](http://WWW.DENOVOPLANNING.COM)





*Please note that this report, while containing information on a variety of topics, only includes “Issues and Opportunities” for the topics of Safety and Noise. Other “Issues and Opportunities” analyses for a broader range of General Plan topics will be provided in supplemental reports and subsequent versions on this report.*



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### 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**

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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**

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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**

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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**

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

#### **CHAPTER 4: ISSUES AND OPPORTUNITIES**

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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**

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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**

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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**

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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,

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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**

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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**

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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**

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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**

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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.

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### **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.

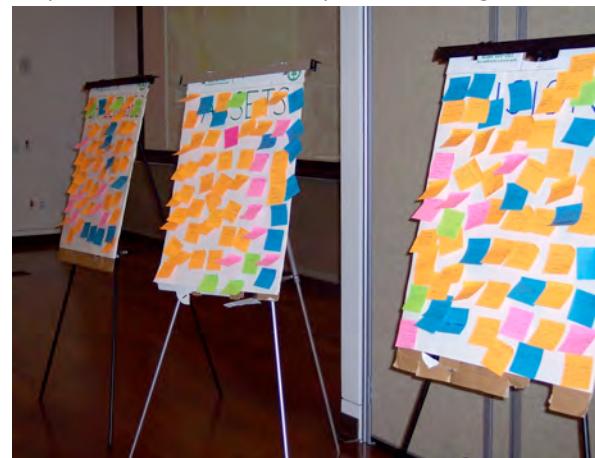
The feedback provided by the community at the workshops and through online surveys provides the City with a broad overarching vision for the development of the General Plan Update, and identifies key community values and priorities that should be carefully addressed in the General Plan. The core guiding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

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### 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

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- 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.

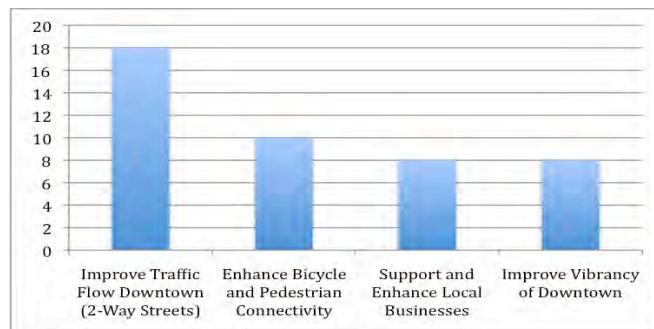
#### *GENERAL PLAN KEY PRIORITIES ACTIVITY*

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

Sebastopol General Plan Update	
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

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### *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

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- 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

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- 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

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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

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### 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 marsh 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.

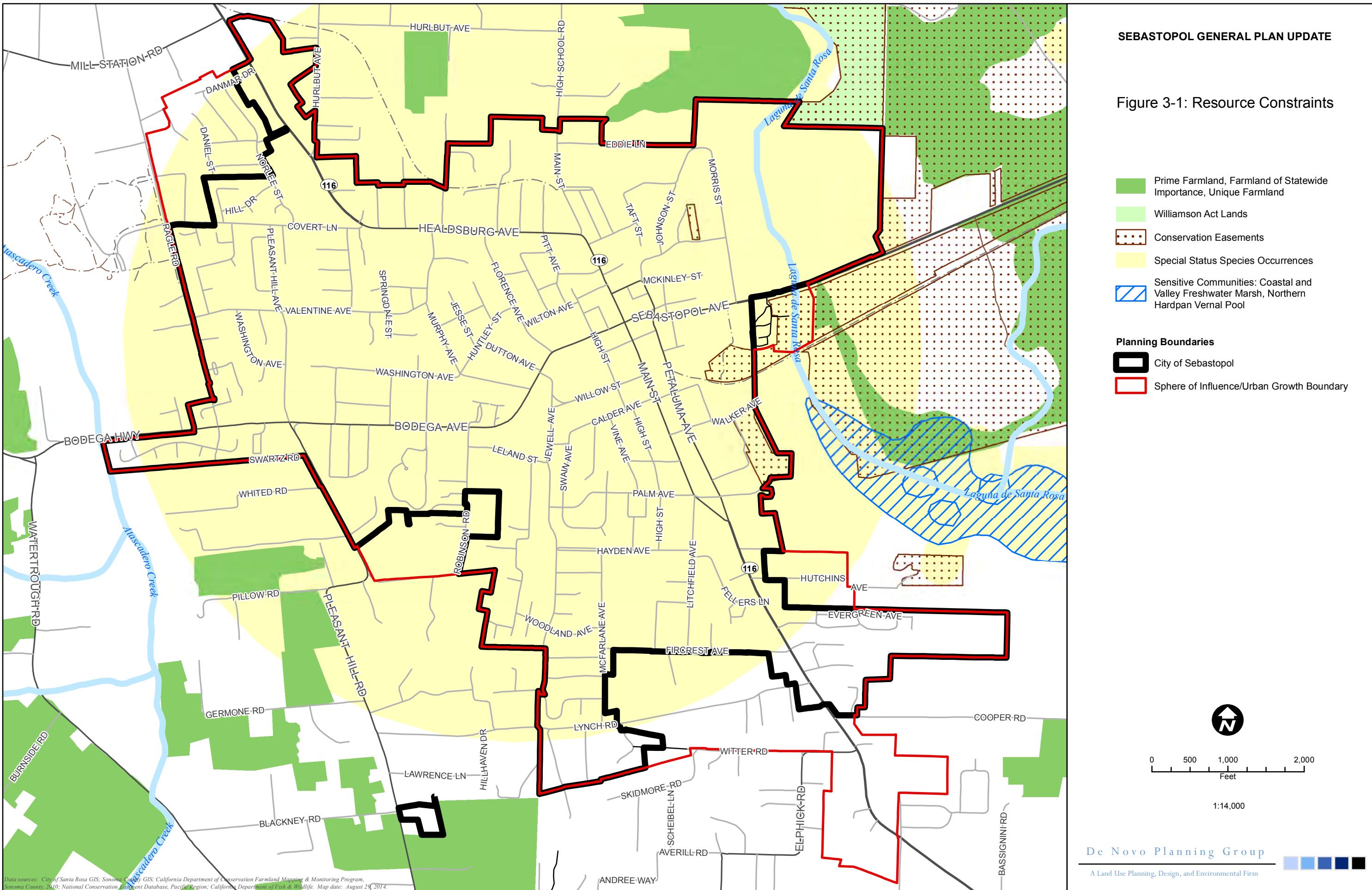
## **SECTION 3.0: CONSTRAINTS**

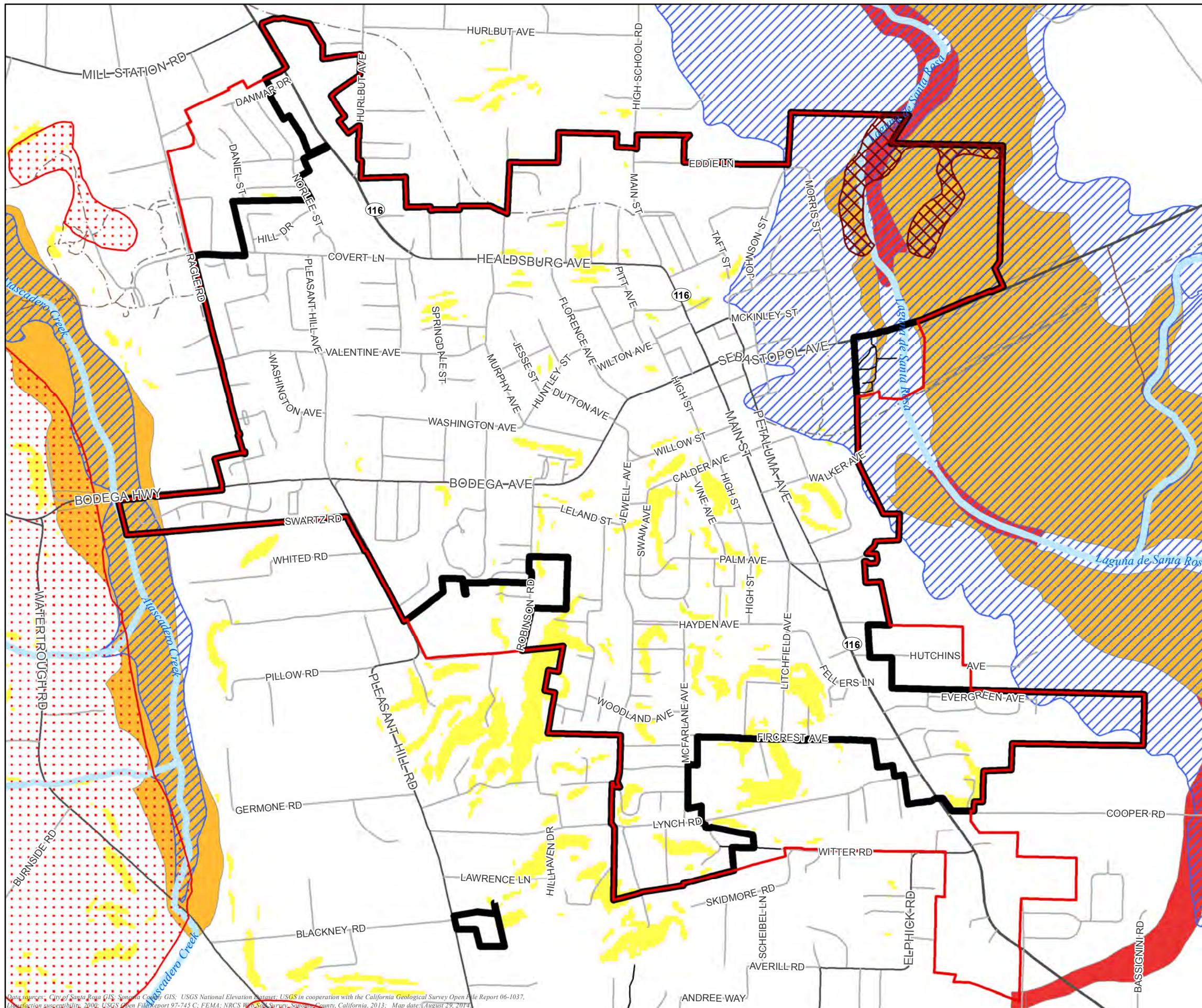
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## SEBASTOPOL GENERAL PLAN UPDATE

Figure 3-1: Resource Constraints





SEASTOPOL GENERAL PLAN UPDATE

Figure 3-2: Safety Constraints

- Very High Liquefaction Susceptibility
  - High Liquefaction Susceptibility
  - High Shrink-Swell Potential
  - Very High Landslide Potential
  - 100-year Flood Zone
  - Slope >15%
- Planning Boundaries**
- City of Sebastopol
  - Sphere of Influence/Urban Growth Boundary



0 500 1,000 2,000  
Feet

1:14,000

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



### 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	OPPORTUNITIES
<p><b>What is an Issue?</b></p> <p>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.</p> <p>Each issue is highlighted in a beige box. Following discussion of the issue, key policy questions associated with the issue are identified in italics.</p>	<p><b>What is an Opportunity?</b></p> <p>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.</p> <p>Each opportunity is highlighted in a teal box. Following discussion of the opportunity, key policy questions associated with the opportunity are identified in italics.</p>

## **4.0: ISSUES AND OPPORTUNITIES**

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### **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, Guernewood 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

### 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?*

## **4.0: ISSUES AND OPPORTUNITIES**

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### **4.2 LAND USE AND COMMUNITY CHARACTER**

Pending

### **4.3 HOUSING**

Pending

### **4.4 ECONOMIC DEVELOPMENT**

Pending

### **4.5 TRANSPORTATION AND CIRCULATION**

Pending

### **4.6 CONSERVATION AND OPEN SPACE**

Pending

### **4.7 SUSTAINABILITY AND COMMUNITY HEALTH**

Pending

### **4.8 PUBLIC SERVICES, FACILITIES, AND INFRASTRUCTURE**

Pending

## **4.0: ISSUES AND OPPORTUNITIES**

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**Appendix A-**

**Visioning Workshop Post-It Activity Responses**

## **APPENDIX A: WORKSHOP RESULTS**

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During the 1<sup>st</sup> 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 2<sup>nd</sup> 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.

## APPENDIX A: WORKSHOP RESULTS

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### 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 Rodte 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

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- 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 lake 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 CO<sub>2</sub> to historic levels
- New bridge

## APPENDIX A: WORKSHOP RESULTS

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- 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 car 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

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- 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**

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- 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

## APPENDIX A: WORKSHOP RESULTS

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### 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-ization
- 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
- Concensus 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

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- 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 desireable 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

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- 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

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- 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

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- 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 its 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

## APPENDIX A: WORKSHOP RESULTS

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- 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

## APPENDIX A: WORKSHOP RESULTS

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- 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

## APPENDIX A: WORKSHOP RESULTS

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- 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
- Hywy 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 inorenement 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**

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- 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

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- 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

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During the 1<sup>st</sup> 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**

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During the 2<sup>nd</sup> 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.

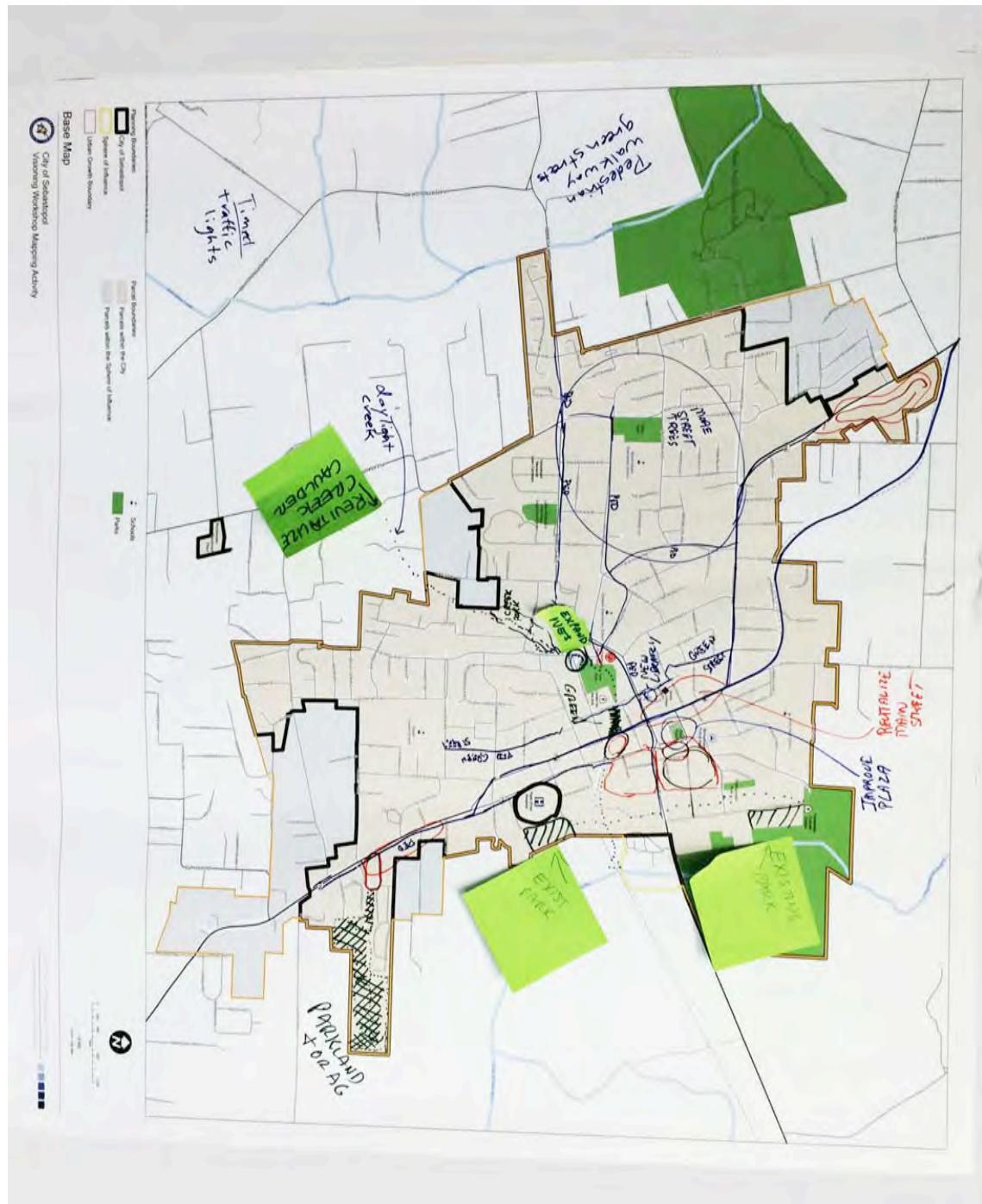
### **Map Activity Instructions, Visioning Workshop #2:**

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

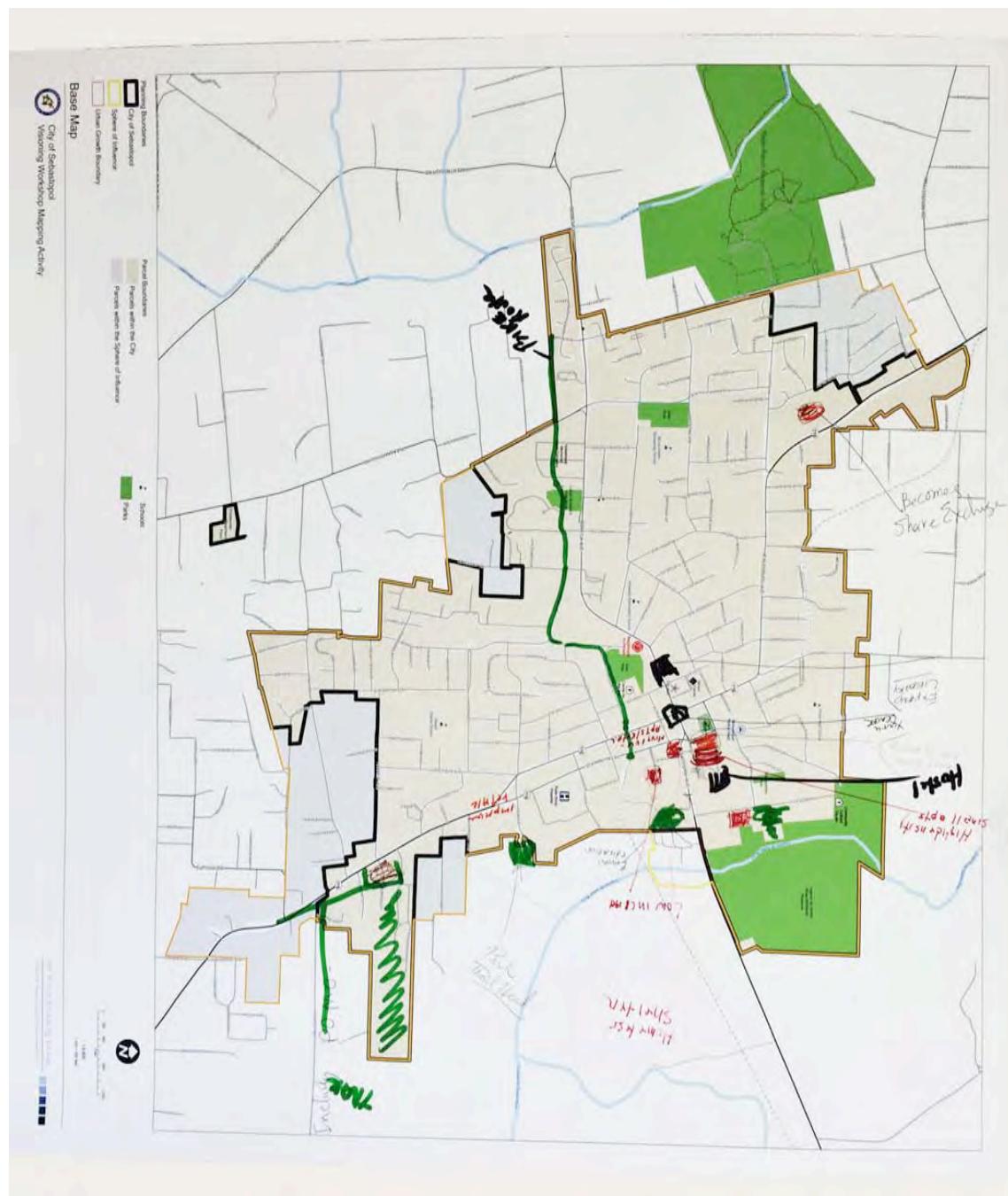
## **APPENDIX B: GROUP MAPPING ACTIVITY**

## Visioning Workshop #1 Maps



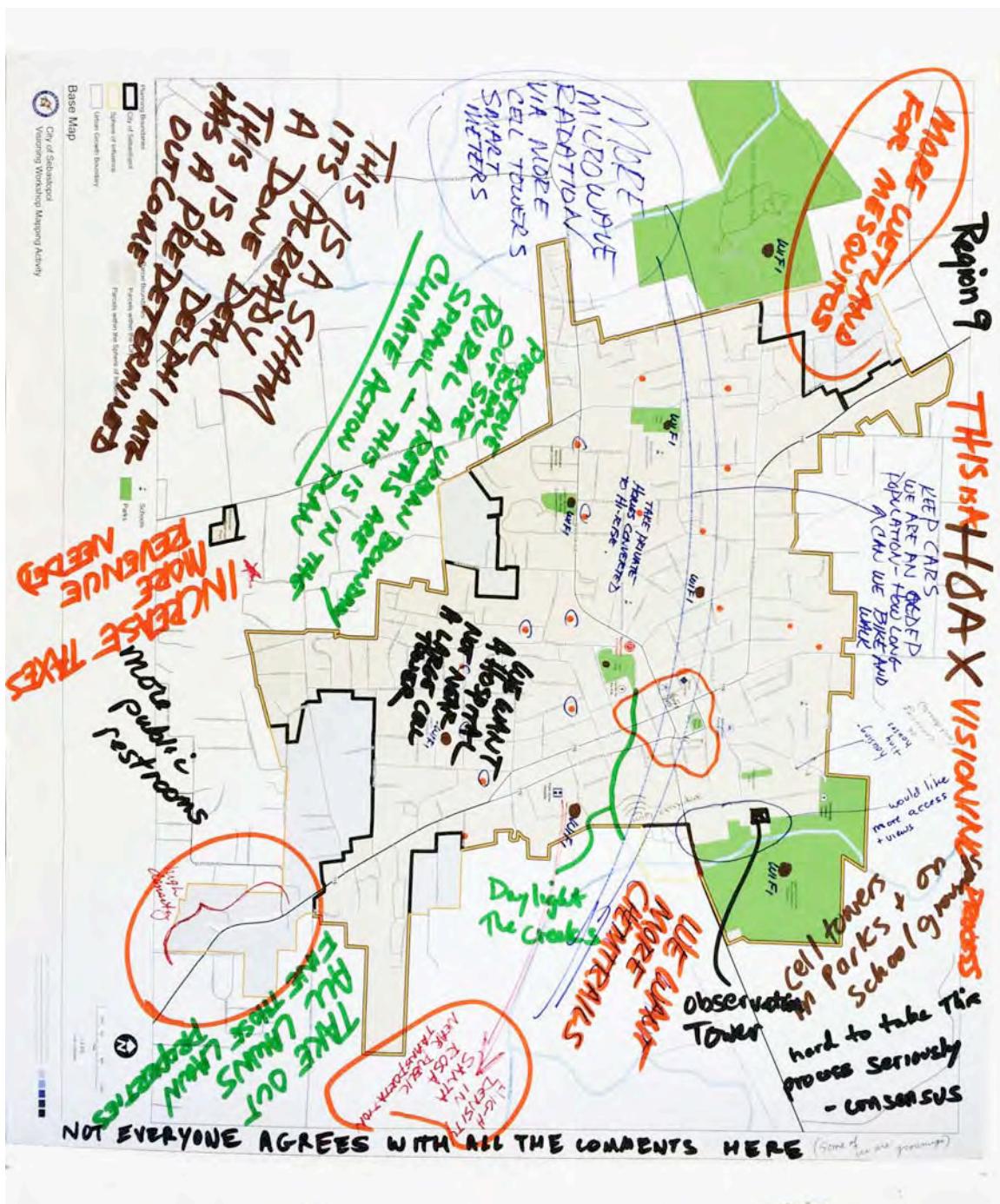
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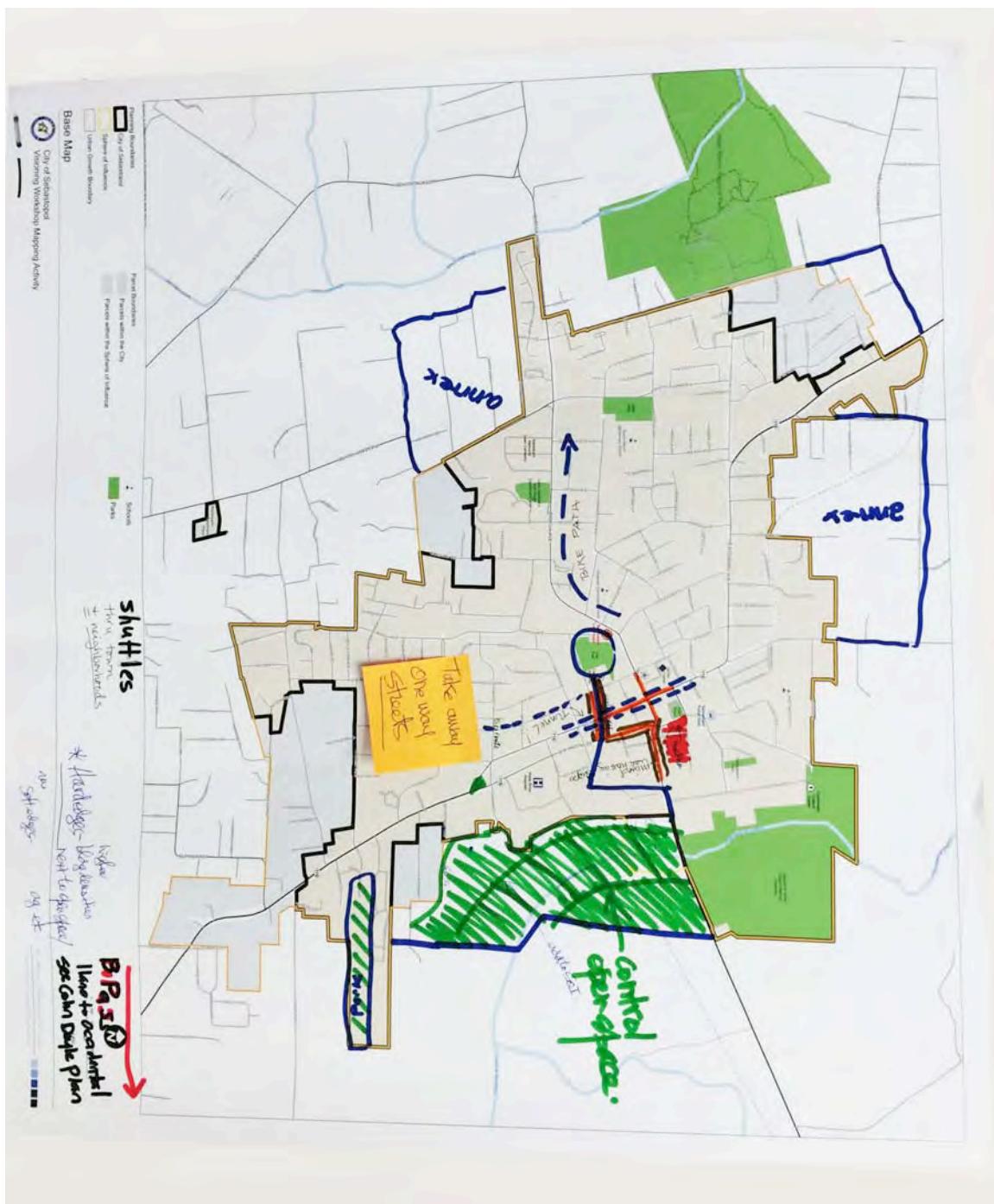
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Visioning Workshop #1 Maps



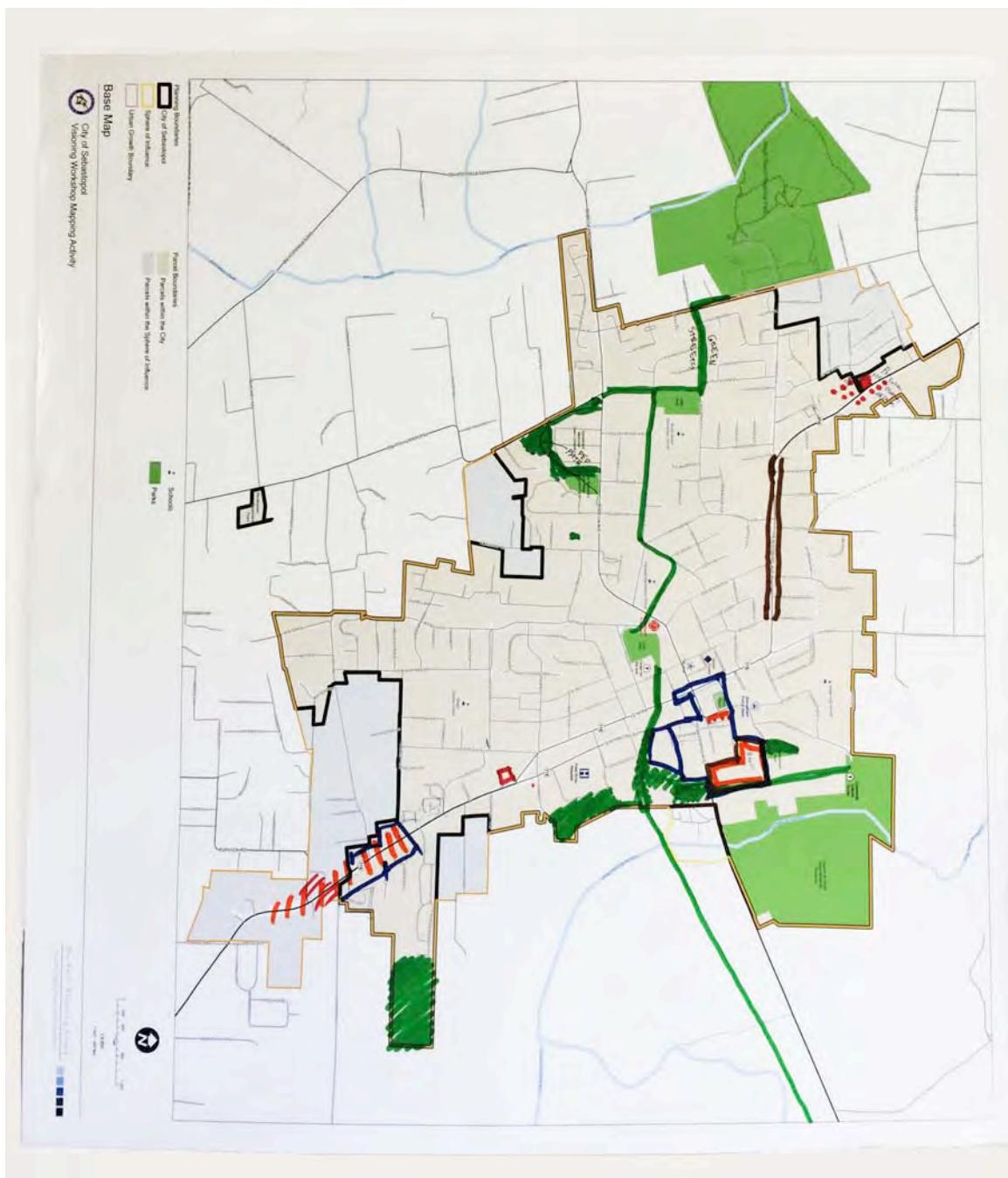
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### Visioning Workshop #1 Maps



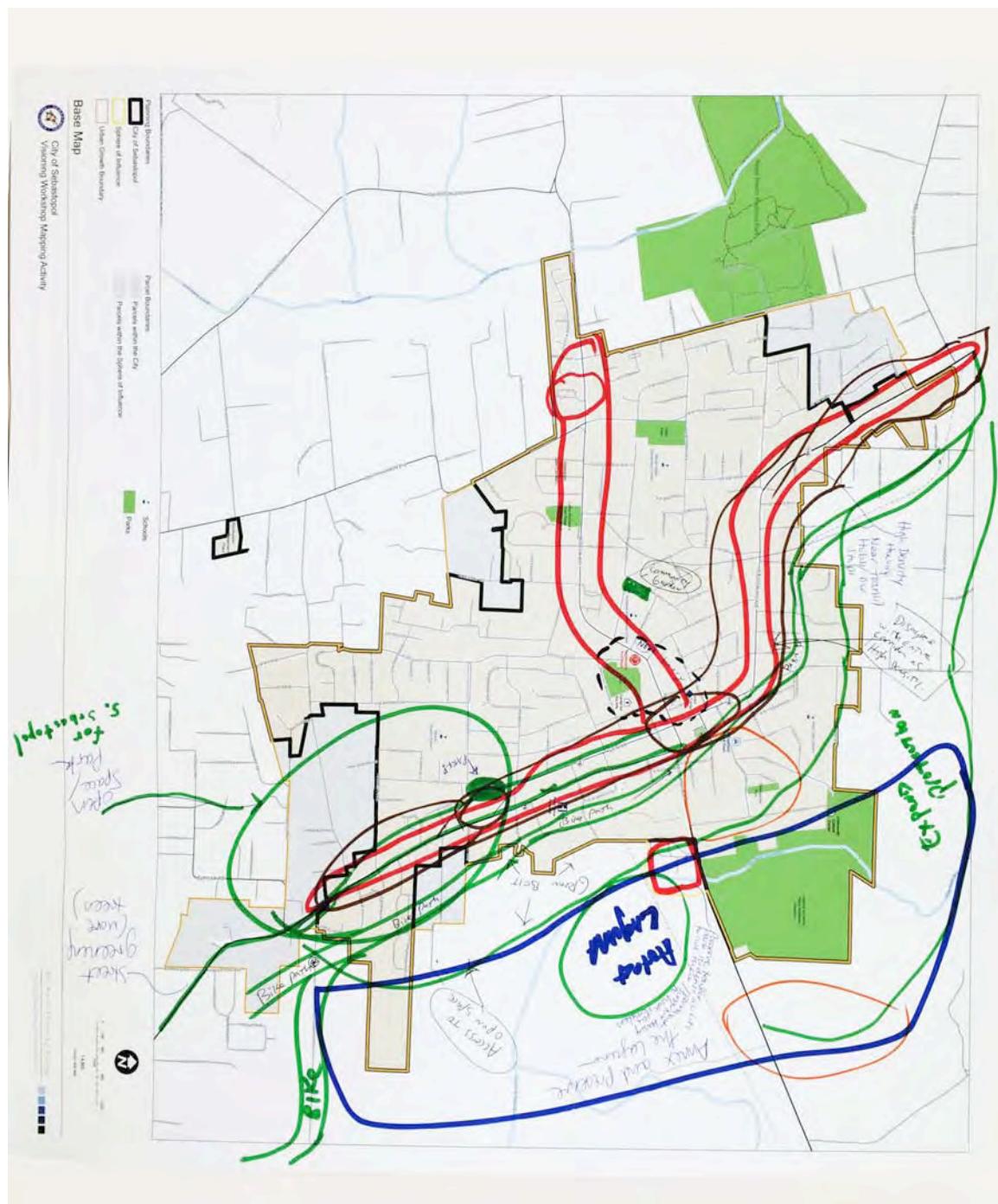
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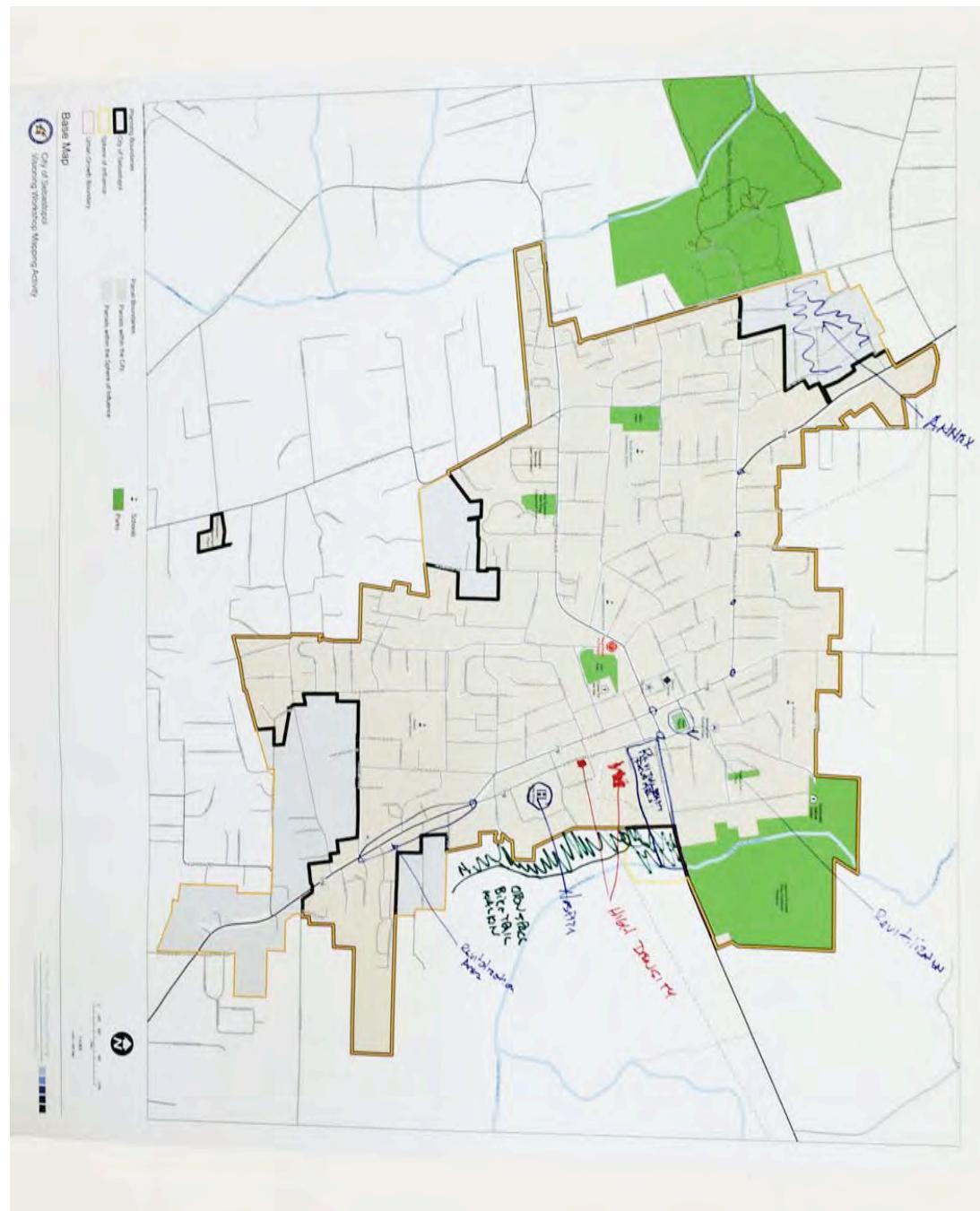
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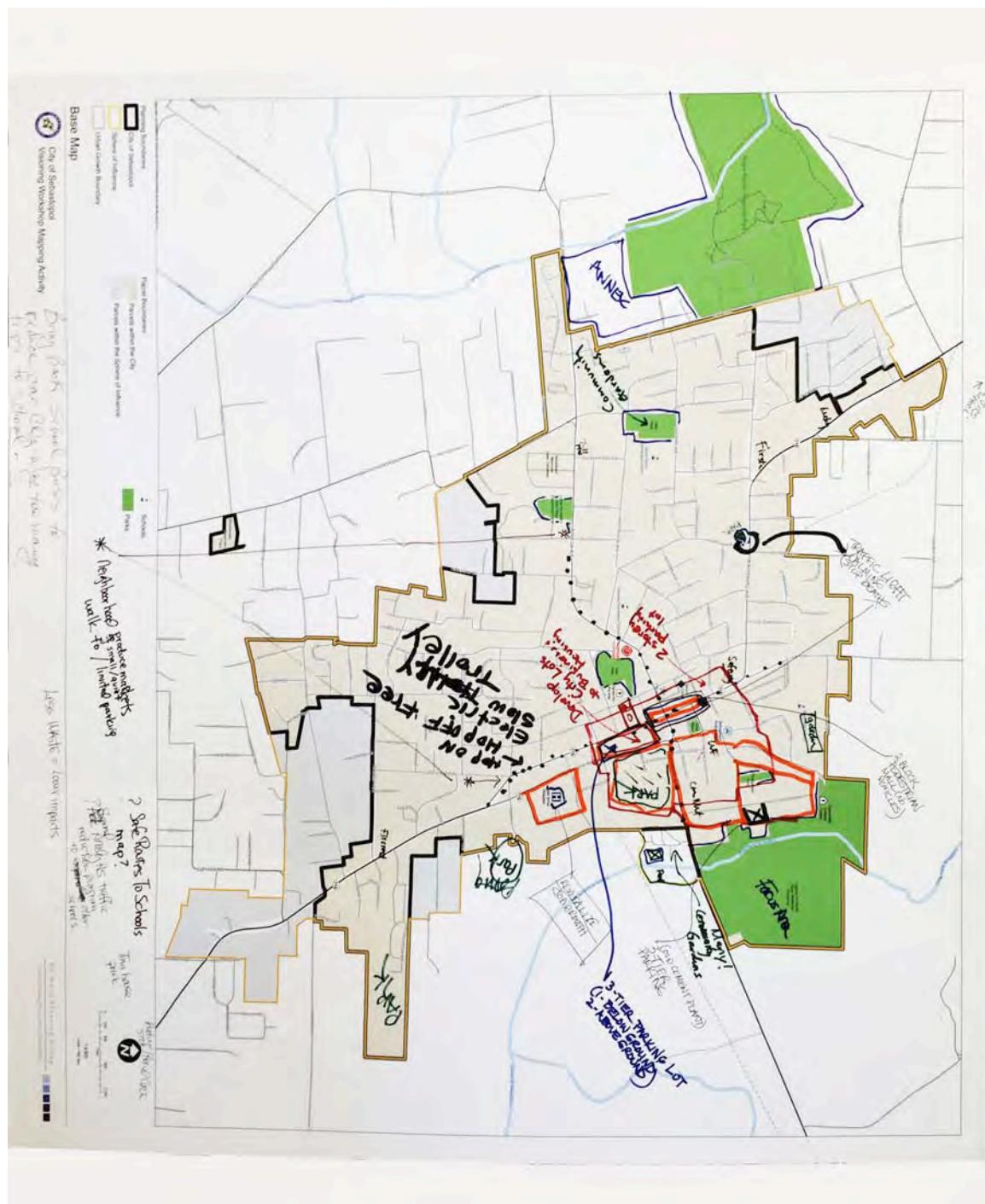
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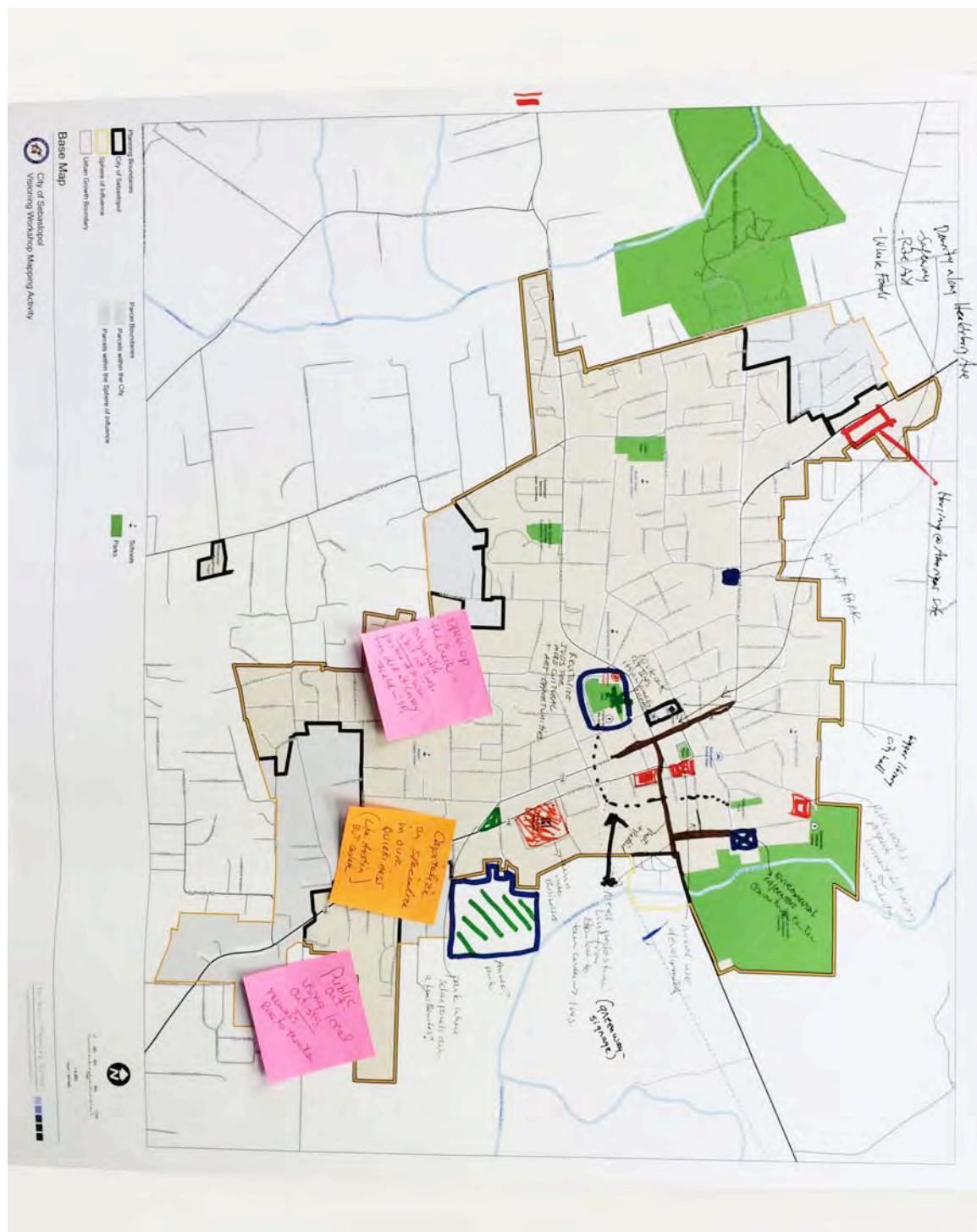
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## Visioning Workshop #1 Maps



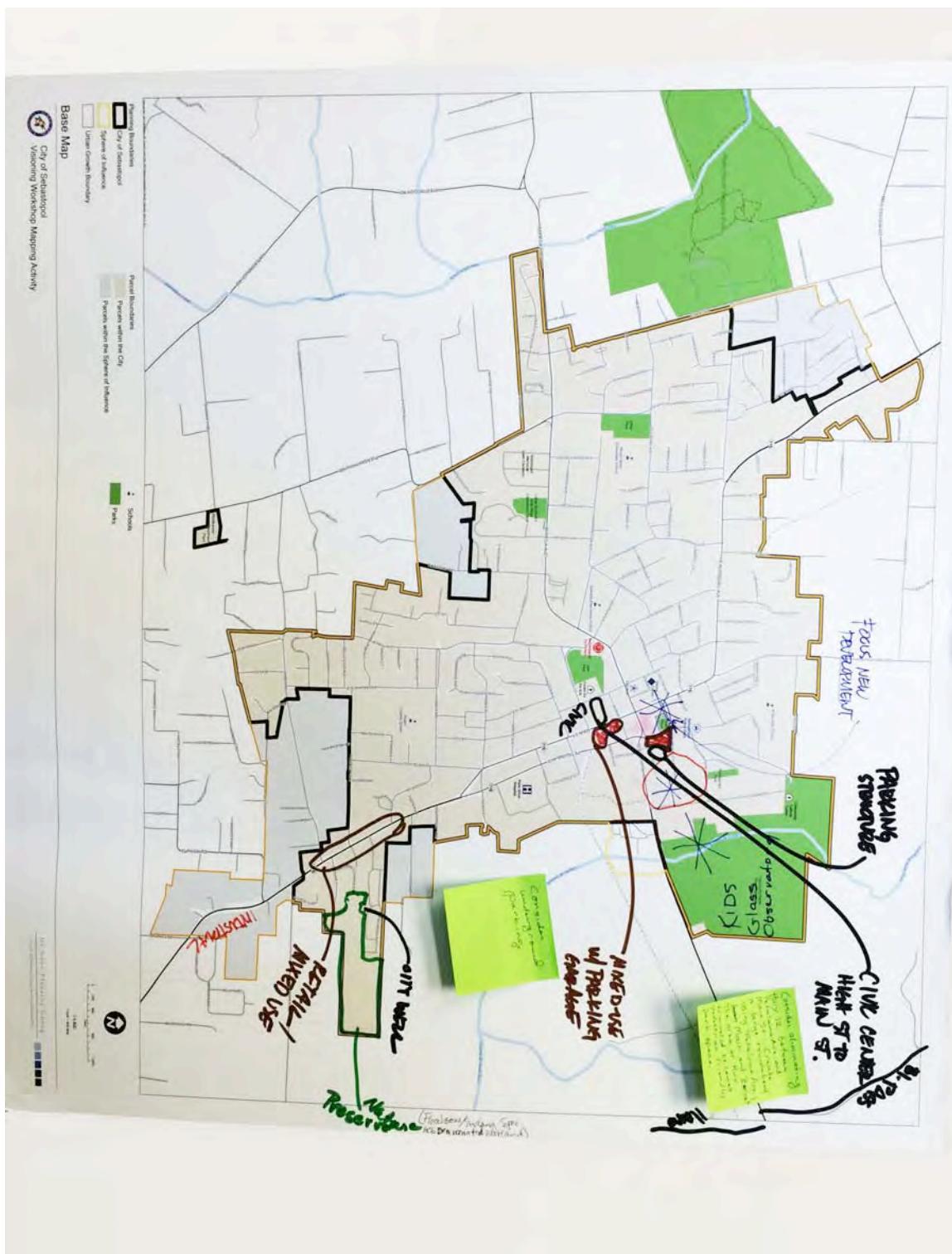
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## Visioning Workshop #1 Maps



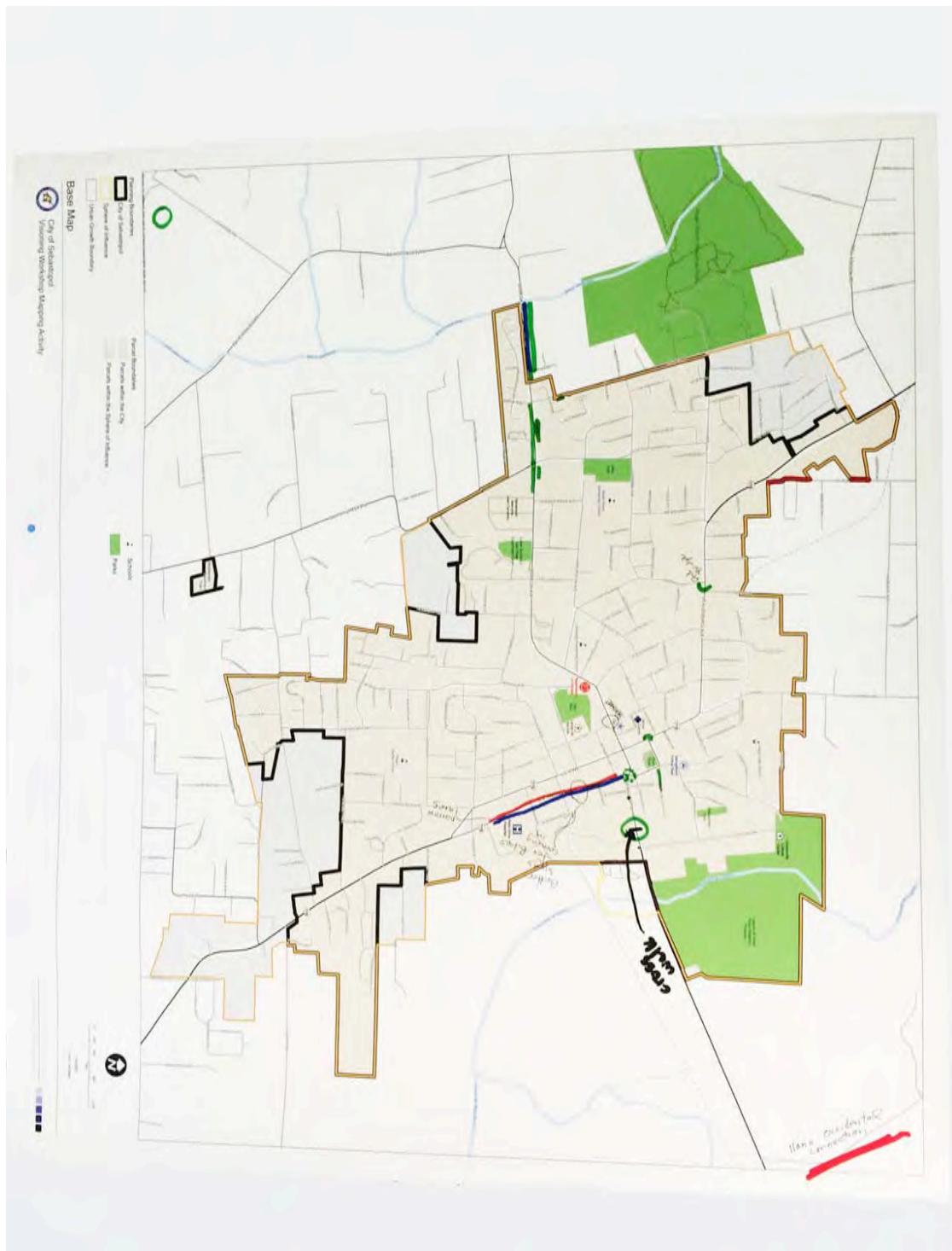
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### Visioning Workshop #1 Maps



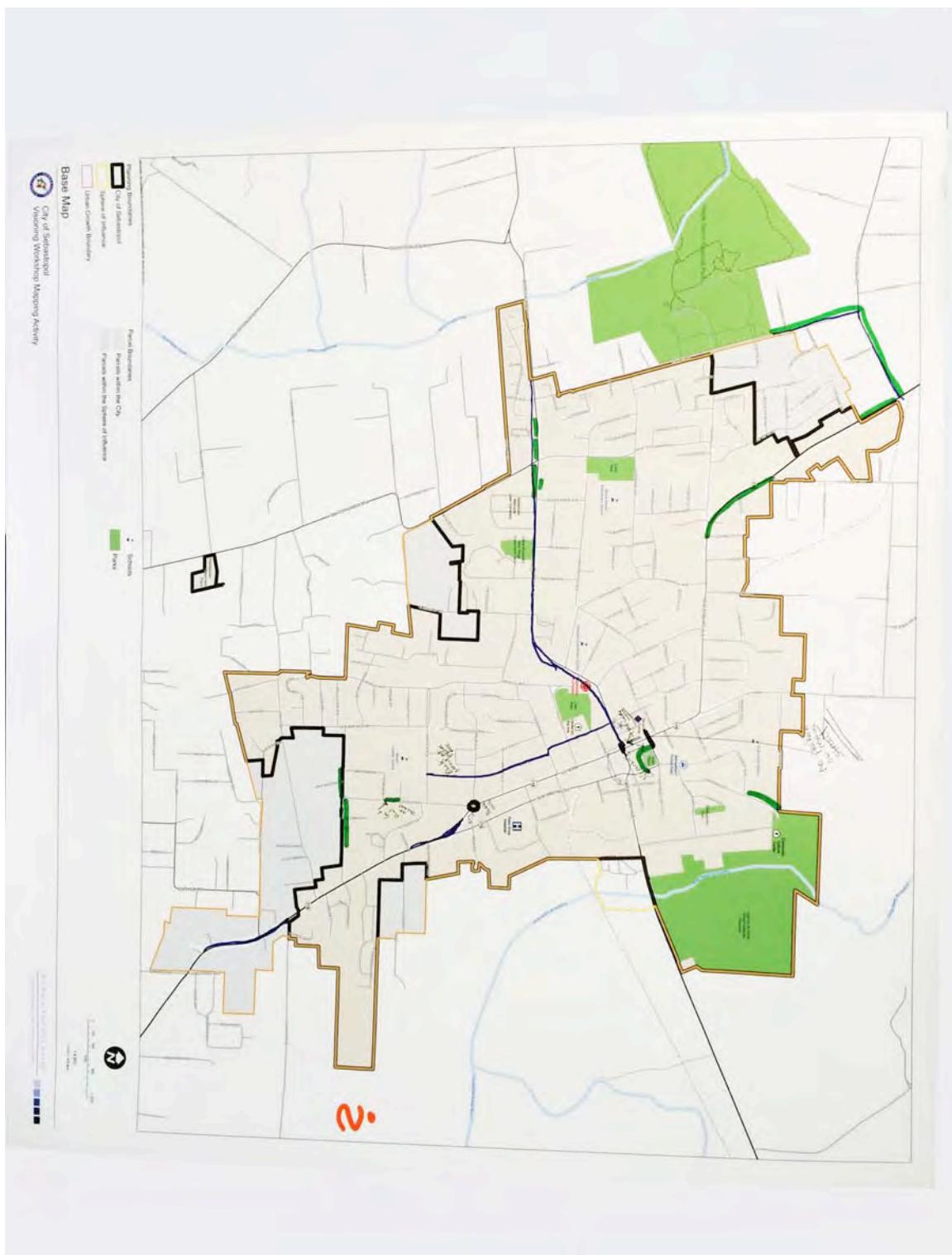
## APPENDIX B: GROUP MAPPING ACTIVITY

### Visioning Workshop #2 Maps



## APPENDIX B: GROUP MAPPING ACTIVITY

### Visioning Workshop #2 Maps



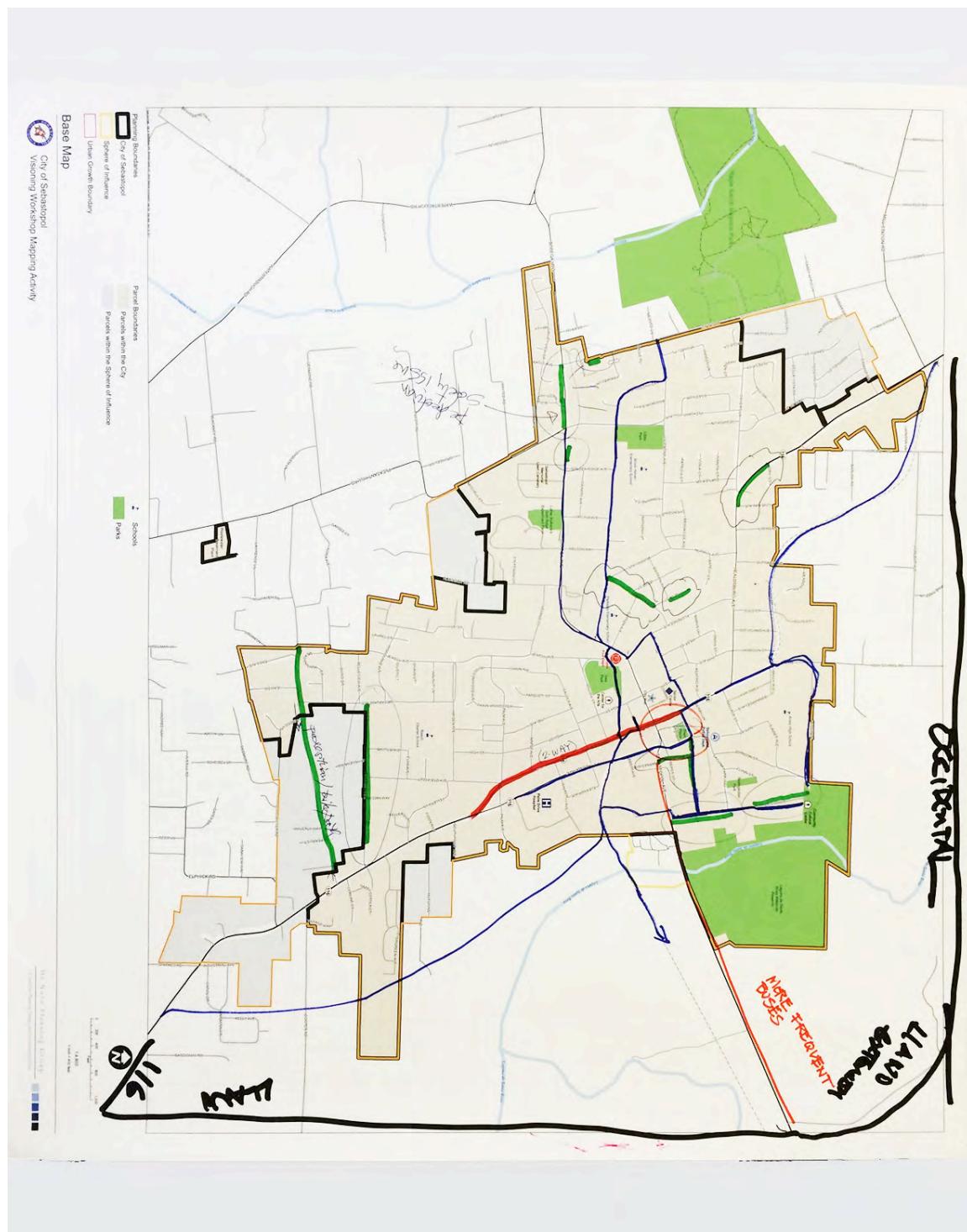
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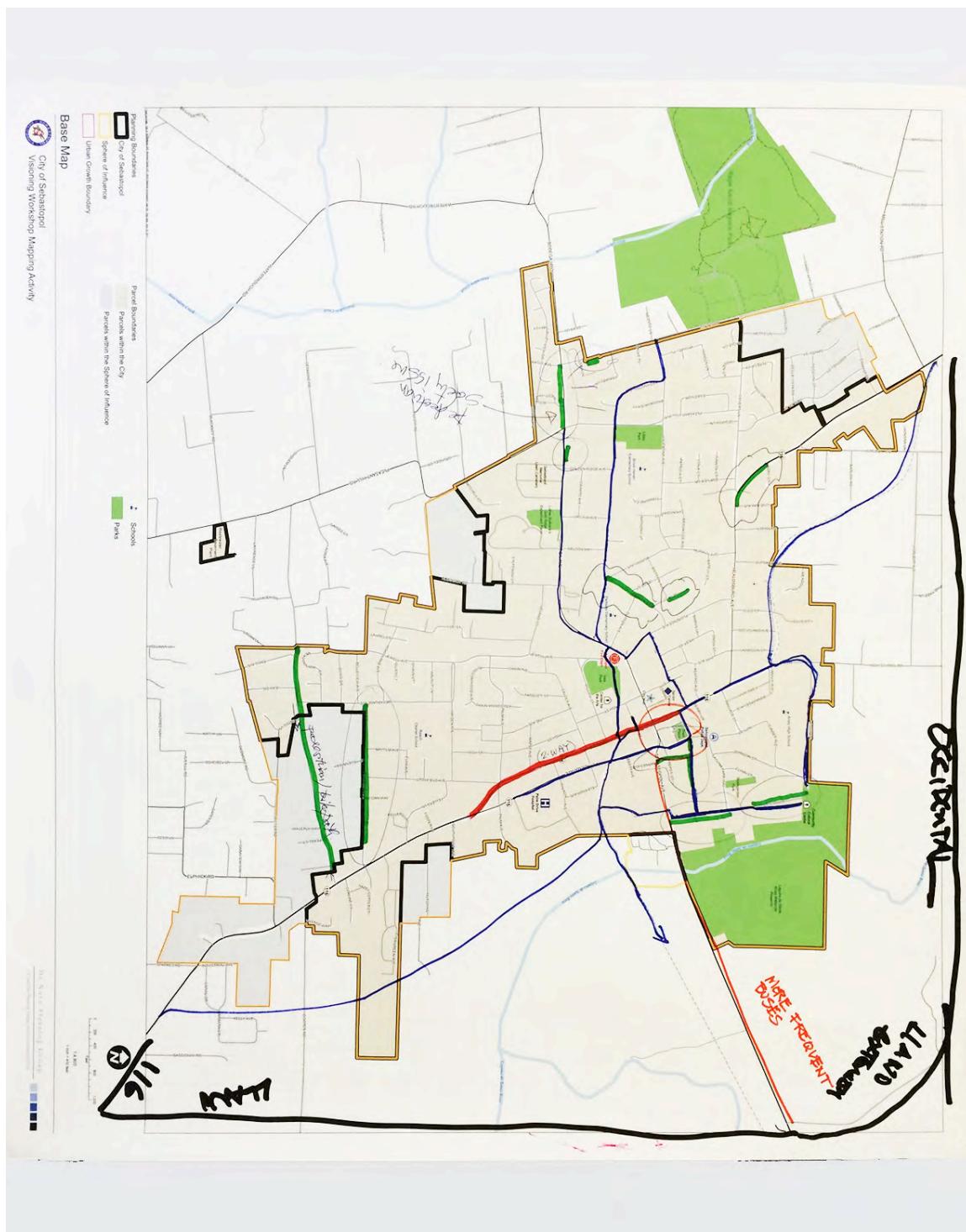
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### Visioning Workshop #2 Maps



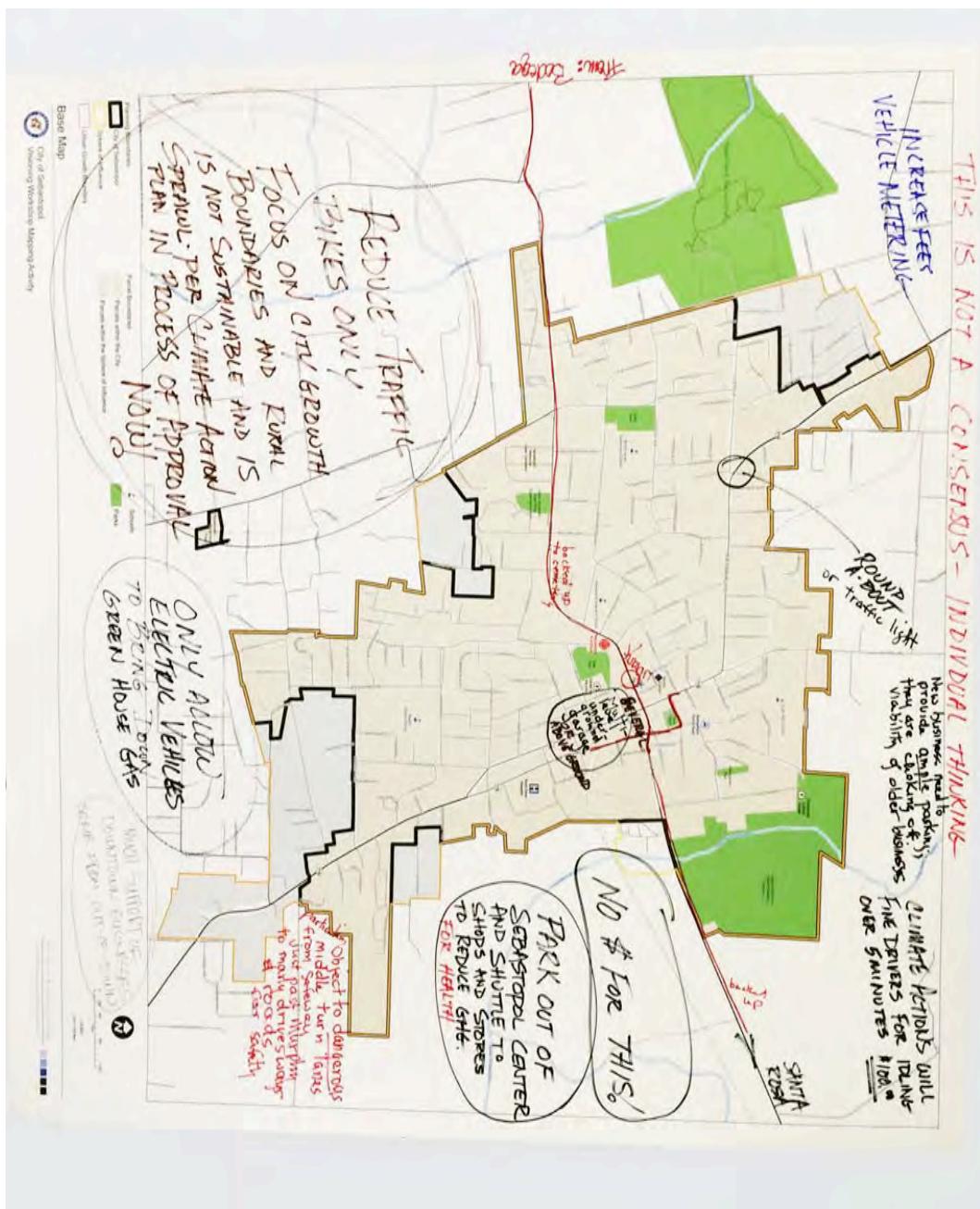
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### Visioning Workshop #2 Maps



## APPENDIX B: GROUP MAPPING ACTIVITY

### Visioning Workshop #2 Maps

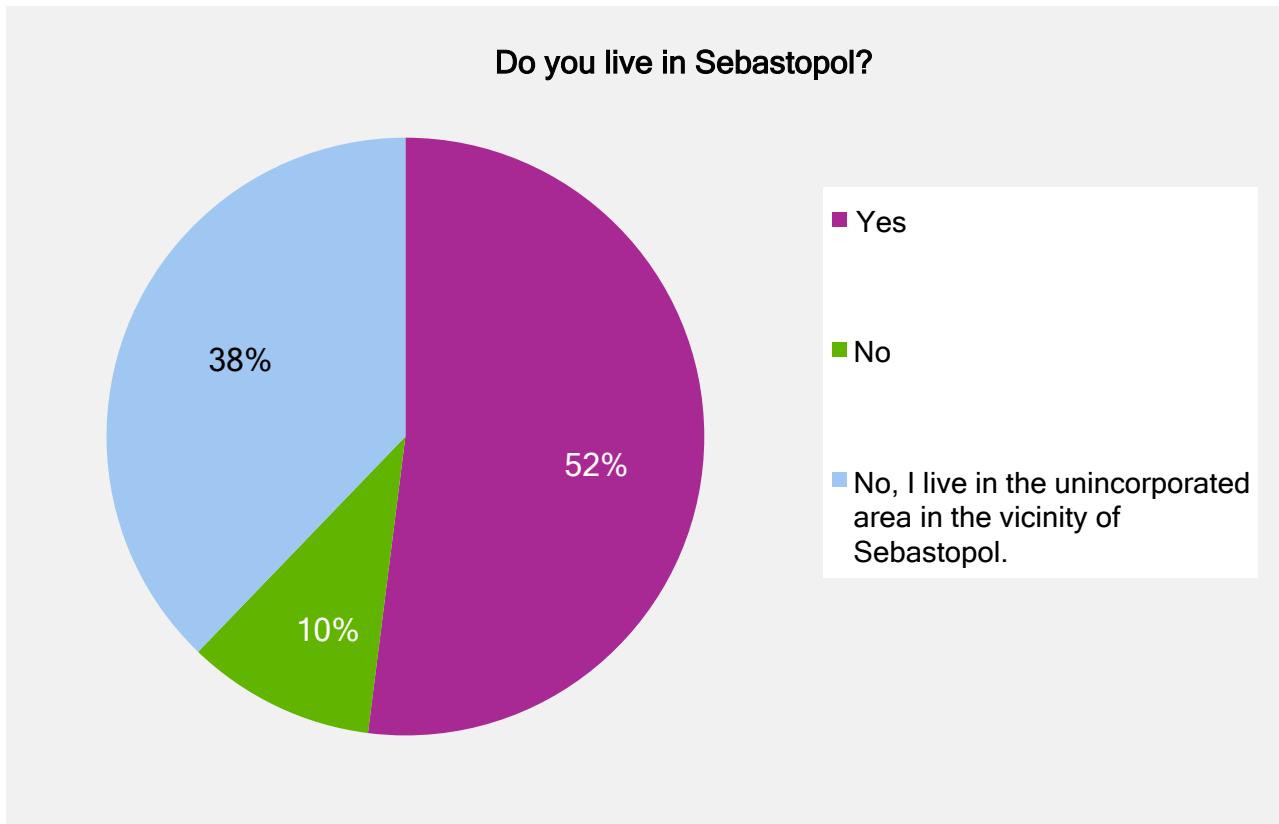


**Appendix C-**

**Online Survey Responses**

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

### Question 1

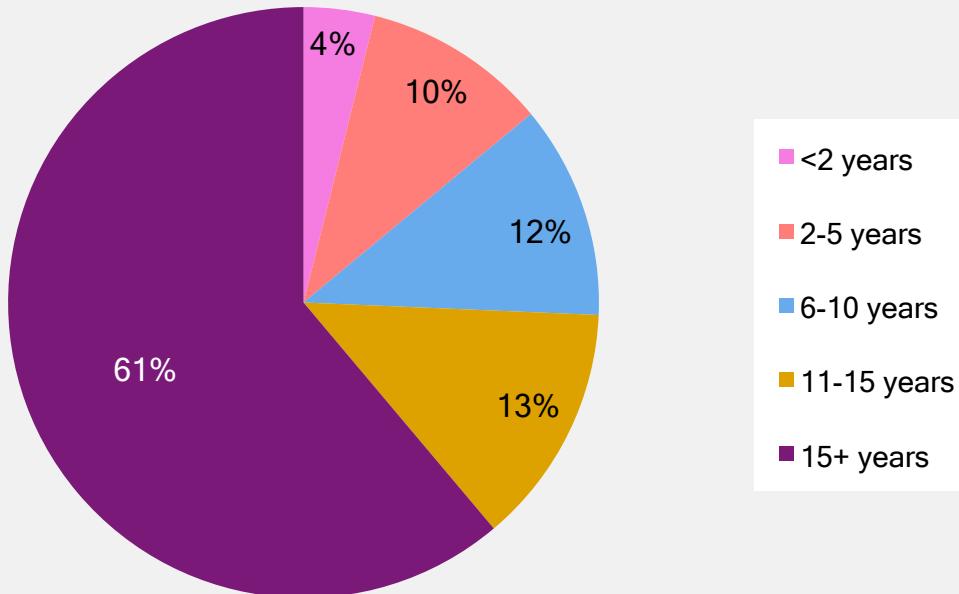


Do you live in Sebastopol?			
Answer Options	Response Percent	Response Count	
Yes	52.0%	407	
No	10.2%	80	
No, I live in the unincorporated area in the vicinity of	37.8%	296	
<i>answered question</i>			783
<i>skipped question</i>			0

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

### Question 2

How long have you lived in Sebastopol or the Sebastopol area?

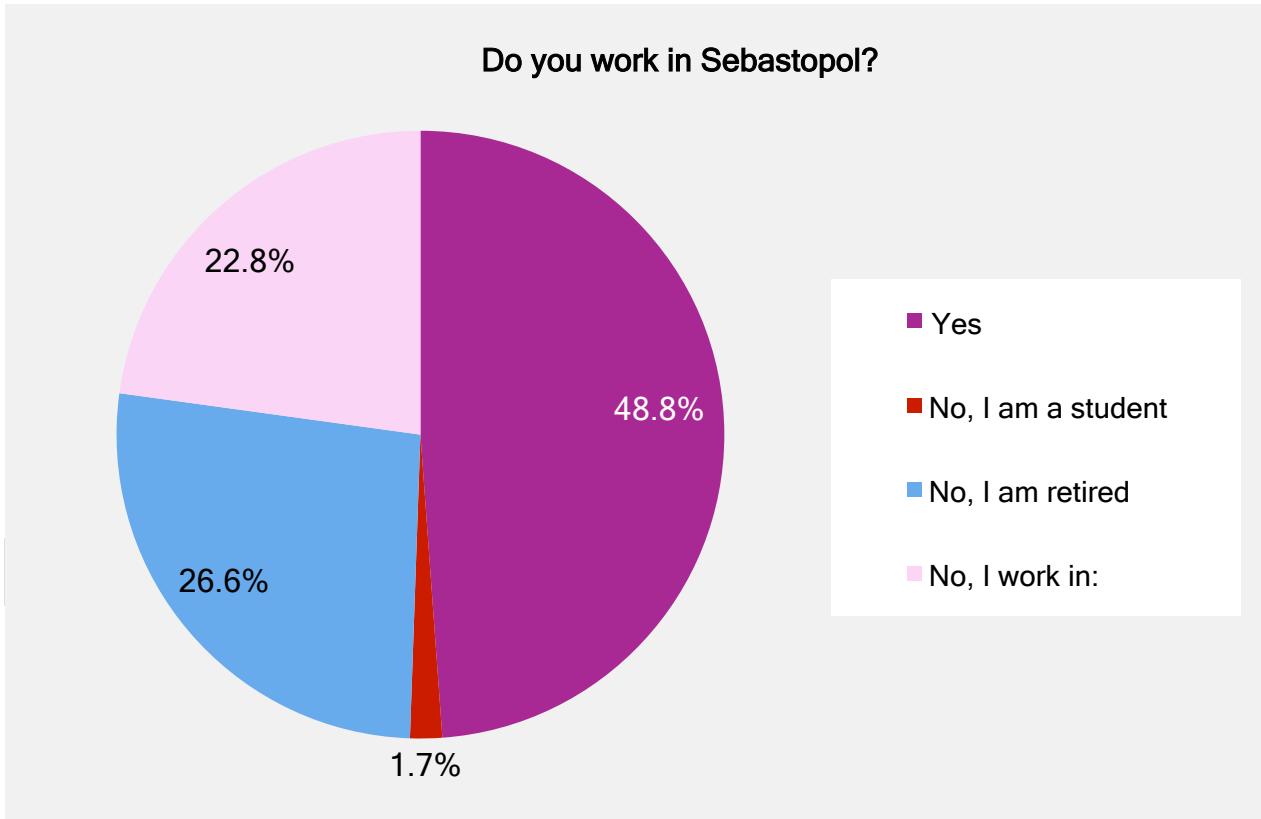


How long have you lived in Sebastopol or the Sebastopol area?

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

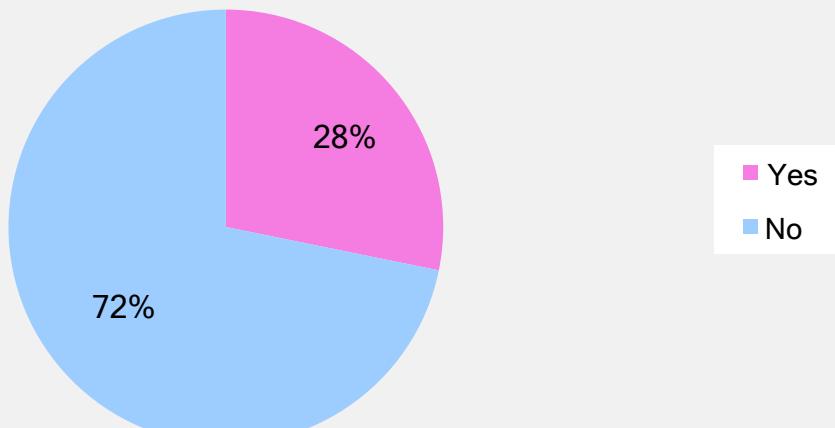
## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

- 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?

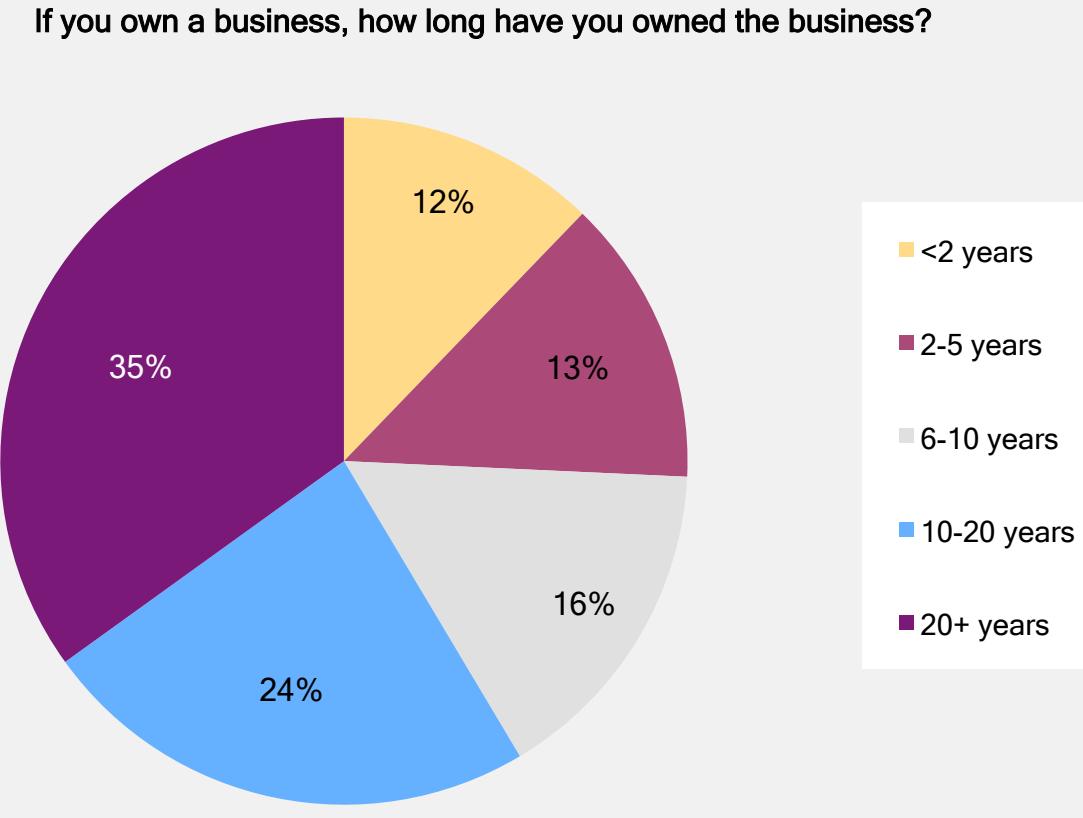


Do you own a business in Sebastopol?

Answer Options	Response Percent	Response Count
Yes	28.2%	212
No	71.8%	540
<i>answered question</i>		752
<i>skipped question</i>		31

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

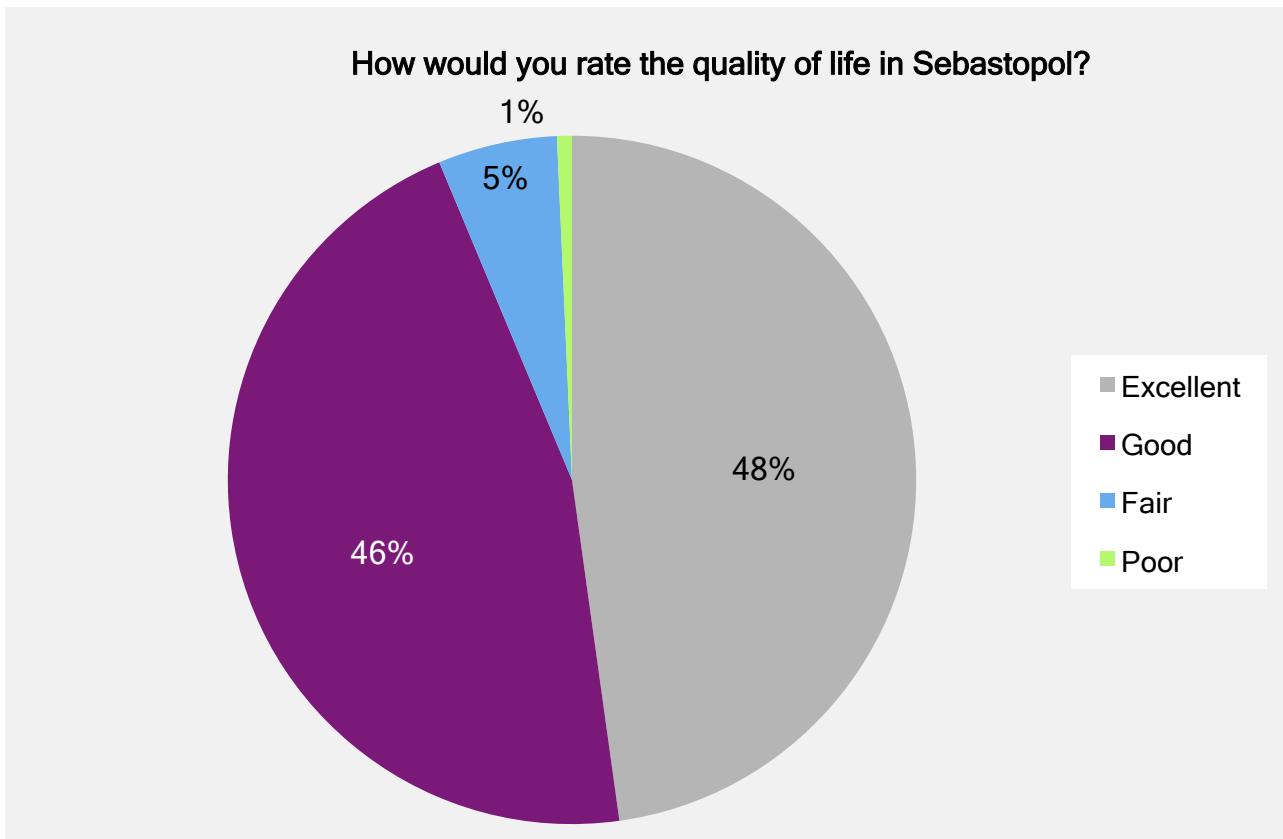
### Question 5



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

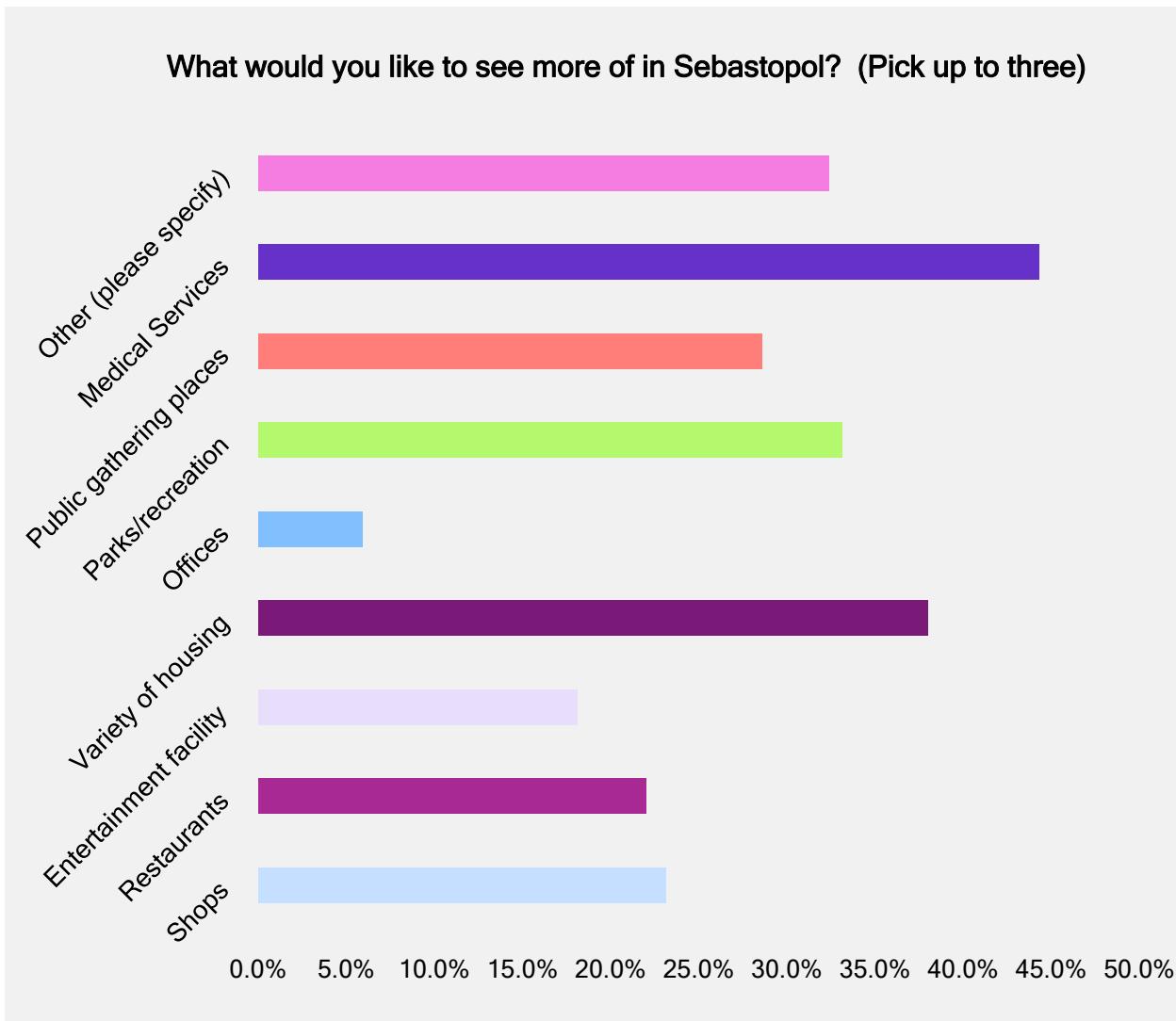
### Question 6



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	
<i>answered question</i>			732
<i>skipped question</i>			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  
More space to participate in the arts, for children & adults; classes,
- 7 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. Bike 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 busineses
- 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-liberal viewpoints.
- 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 encouraging small local businesses downtown.
- 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 clothing, shoes, etc.
- 151 clothing, shoes, etc.
- 152 Condominiums close to/in dwntwn 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 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. Healdsburg)
- 215 More diversity and bike lanes
- 216 Asian Markets  
More tourist money and commercial property Maintenance. Parts of Seb are pretty run down.
- 217 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.

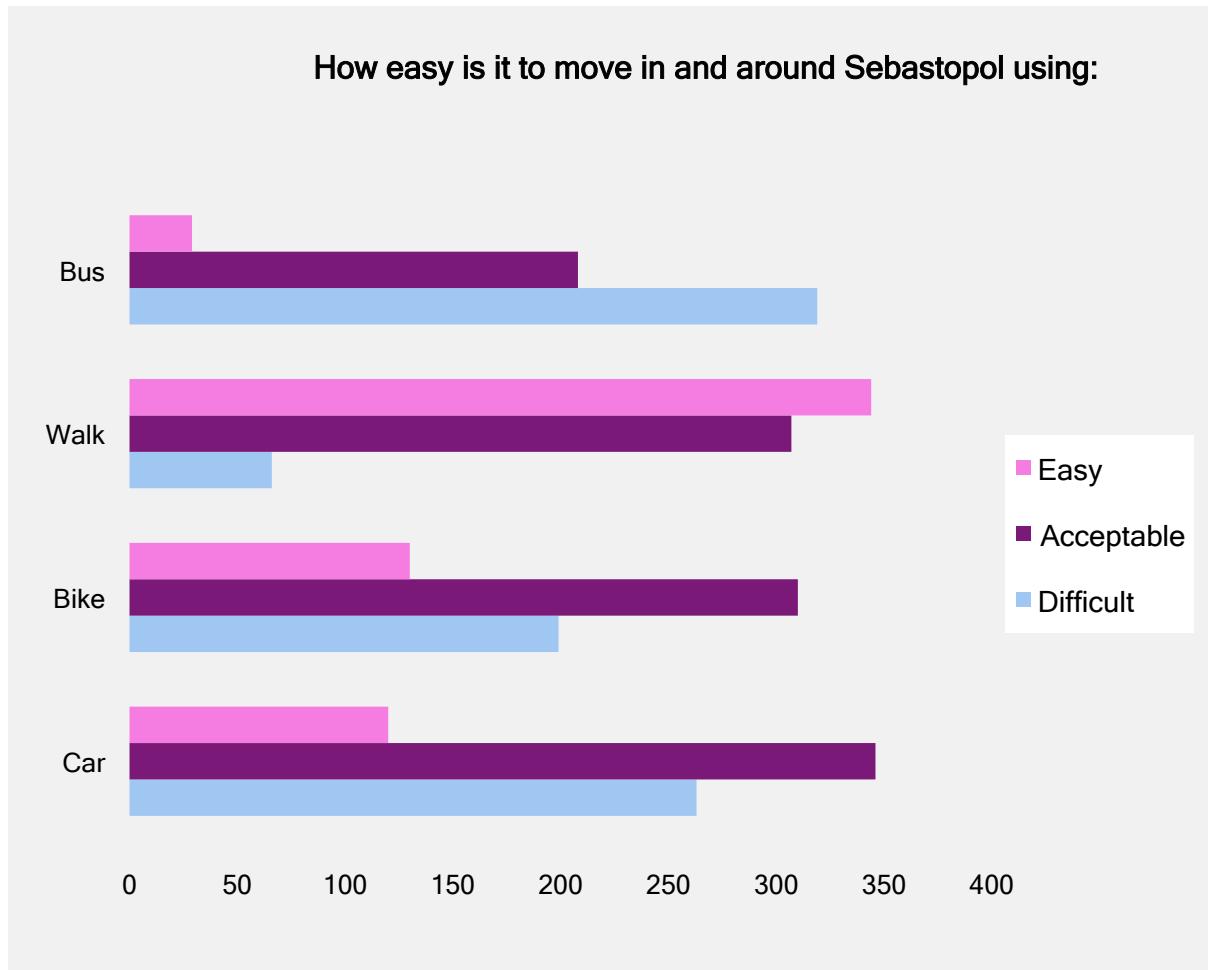
more bicycle friendly streets and paths. Make McKinley St a no car

**230** zone.

**231** Safer cross walks;

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

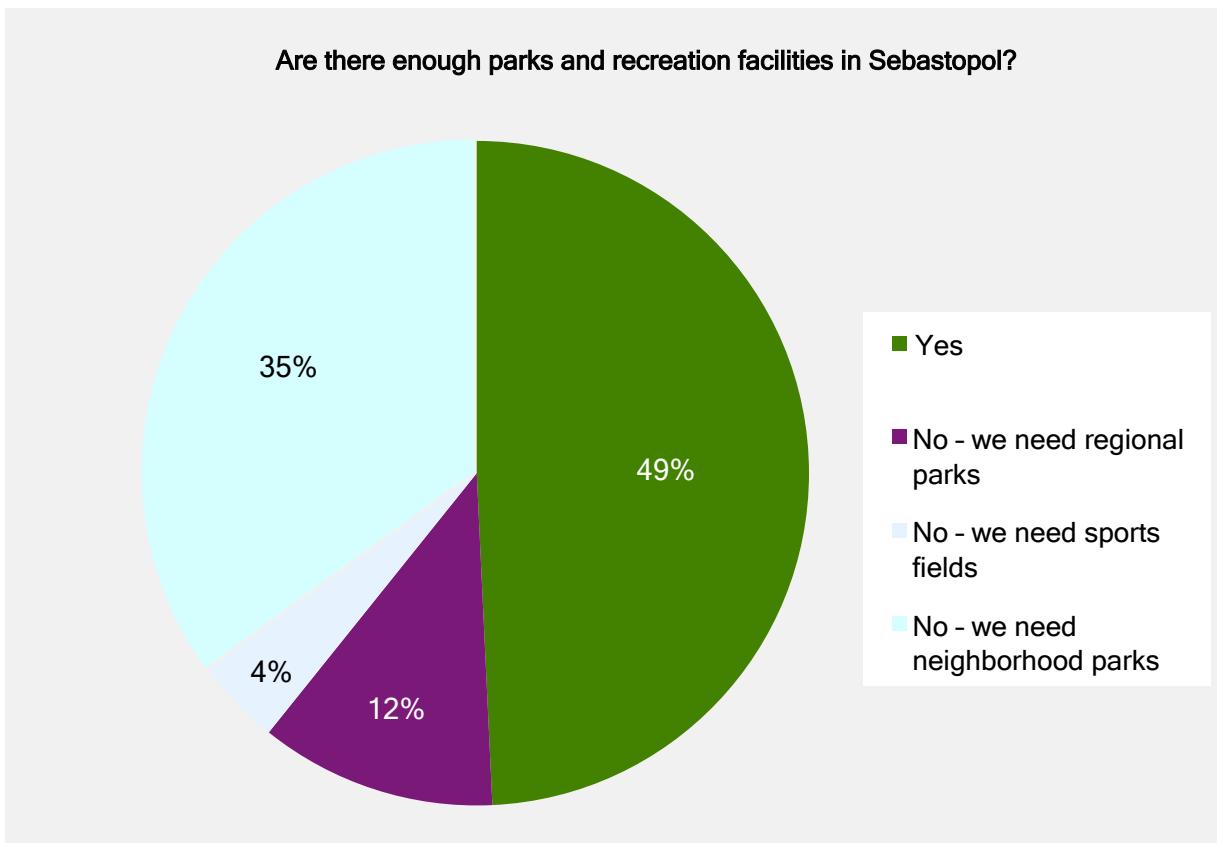
### Question 8



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
	<i>answered question</i>			732
	<i>skipped question</i>			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
	Focus. There is no adequate town "center", such as the plazas in Sonoma and Healdsburg.
5	

## 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  
unnattractive 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**

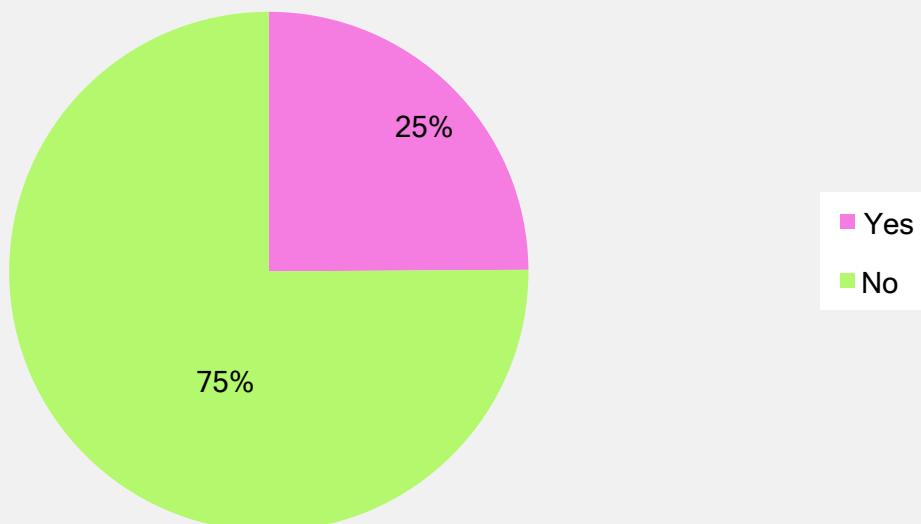
While there are parks, it would be great to have more natural spaces  
**78** available to the public and children

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  
**79** 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?



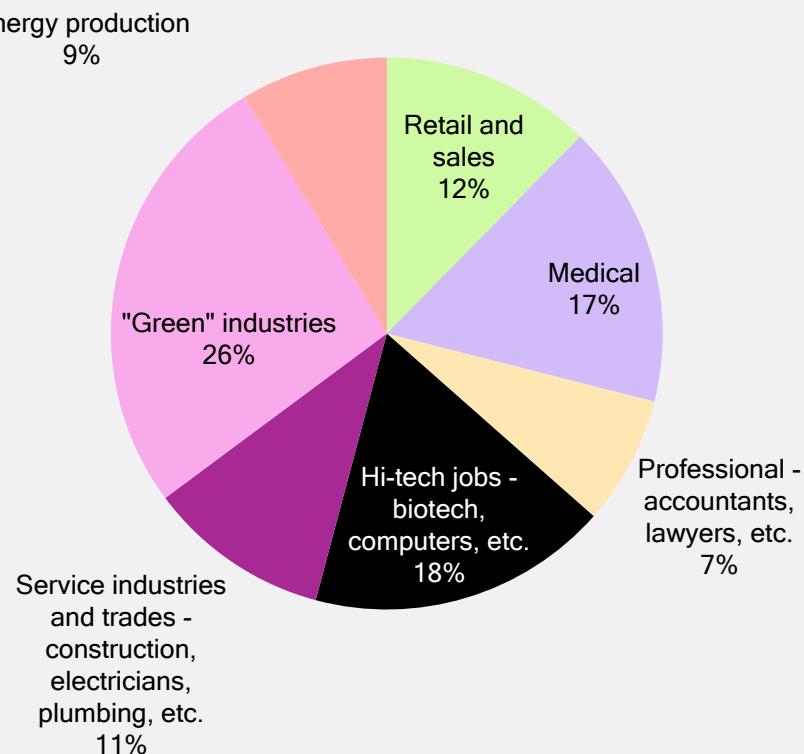
Are there enough employment opportunities in Sebastopol?

Answer Options	Response Percent	Response Count
Yes	24.9%	162
No	75.1%	488
<i>answered question</i>		650
<i>skipped question</i>		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)**



**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
<i>answered question</i>		711
<i>skipped question</i>		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 - strengthen 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 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.
- 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 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
- 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 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 ads 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 Gneral 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

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

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

Answer Options	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)					Average Importance
	1 - Very Important	2 - Important	3 - Somewhat Important	4 - Low Importance	5 - Not Important	
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

Answer Options	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)					
	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):

- Please fix curb cuts for wheelchairs! I have almost tipped over by Screaming Mimi's , and 1 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  
Improve quality of life for residents by addressing noise and environmental pollution from
- 5 adjacent businesses
- 6 Enforce use permits compliance, especially for noise level specifications
- 7 Plan for traffic flow & parking  
reduce entrances and cross walks around town square before someone gets killed; meter
- 8 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, rather catering to the rich and super rich  
1) Reduce business-related noise, including music. 2) Reduce traffic. 3) Maintain good
- 14 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  
34 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  
35 lessen the impact on our water supply  
36 keep the small town feeling  
37 Use to live in Sebastopol; glad to leave the devisive atmosphere.  
38 Provide increased access to renewable energy, establish Sebastopol micro-grid  
39 Roads, traffic congestion  
40 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  
41 shuttles thru town.  
42 Reduce growers from renting housing  
Make Main Street cleaner and more presentabile - it is dirty and embarrassing to bring out  
43 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  
44 important offering!  
Develop main street as 2-lane traffic with diagonal parking, wide sidewalks for cafes/sitting  
45 . Plant native large canopy tree species on main street  
46 Open Hospital. Allow drive through businesses. Close the pot shop.  
47 Fix the traffic issues.  
48 a city that is safe to live in (without toxic wireless radiating devices)  
49 Expand the library to better serve the larger population that is served.  
50 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  
51 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  
52 shooting capitals in the US.  
53 Restrict wireless in Sebastopol  
54 Attract variety of commercial activity  
55 Increase density in the City center  
56 #1 Prohibit more cell towers and wireless - it is pollution of the worst kind  
57 fix the traffic mess  
58 encouraging gardens, backyard chickens, and fruit sharing  
59 reduce wireless services, protect our health!  
60 Return to two way streets  
61 Downtown need a face lift. West County funky does not = bad arctitecture  
62 control speeding of thru traffic, bypass route  
63 strengthen and implement the constraints analysis policies in existing GP  
64 Keep cell towers and wireless off out of our town.  
65 Bring back electric train connecting with SMART, AND create highway bypass  
66 Traffic, parking, alternative transportation  
Create a large wifi free zone: no smart meters, no cell towers, no wireless hot spots or  
67 service  
68 facilities for homeless; building more racial tolerance and diversity!  
69 First Priority- More Alternative Transportation - Biking, Walking  
70 Engage in larger issues such as local food sovereignty, public banking  
71 2. convert Palm Drive hospital into urgent care center  
72 racial integration in schools  
73 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?

#	1.	2.	3.	<i>answered question</i>	<i>626</i>
				<i>skipped question</i>	<i>157</i>
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	Decriminalize 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/cycl where ever	Tourist destination	Like Montecito
49	energy independent	family run business	bike paths on roads
50	collaborative & friendly	established. architectural consistency 4 our heritage	more young peos
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 if 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 chain 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 thru's	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 transportation	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	Friiendly	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
187	historically preserved	natural resources protected	attractive to residents & businesses - additional revenue
188	bike friendly	pedestrian friendly	efficient public transport
189	Easy to get to, get around in and find parking	Charming small town	Sustainable
190	small town	quaint	nastalgic
191	Balanced - not a pot city.		
192	Professional	Dynamic	Sustainable
193	size approriate	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 senors
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 separate car traffic from peds and bikes traffic	terrible
257	more diverse types of housing	community based	work spaces for light mfg, food, crafts, professional
258	small town		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 streets	don't keep taxing us for te hospital to keep it going
271	walking downtown	communitiy	
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 Friiendly	Affordable Housing	A1 Schools Contained downtown surrounded by parks / open space Affordable outdoor loving
283	Pedestrian friendly	Great place to work	
284	Fiscally strong	Culturally vibrant	
285	supportive and accepting of one another	healthy	
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	Council
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 and 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,	develop park 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 future retro	Relax lot split regs - to increase affordable house at peace
423	vibrant	Family orientation	Safe neighborhoods
424	Good schools	A good living for All life	Beautifully restored waterways
425	Where quality of life matters	Family friendly safe streets	Progressive community involvement
426	excellent community outreach	more pedestrian/bicycle oriented	sustain community building evenrts
427	less through traffic	green gathering place	safe
428	bodega highway underground through sebastopol	attracting tourism	undeveloped
429	vibrant	less traffic	thriving community
430	bike friendly	udder	bullshit
431	what	Peaceful	Friendly
432	Vibrant		
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 Community	Maintain support personnel--fire, police, city services
465	Connected	still friendly	Culture
466	still small	Culturally active	greater variety of people, shops, and things to do
467	Confident	Great shops, restaurants, jobs	Green
468	Wonderful small town	green	Traffic flows smoothly
469	sustainable	of	educated
470	Opposite	diverse	Marin
471	thriving	Inclusive and welcoming	idyllic
472	Thriving and vibrant	Multi-Generational	Safe and fun
473	Sustainable	less eco wackiness	Community Oriented
474	more business friendly	calm	few cars with a bypass around town created
475	peaceful	gentrified	joyous
476	preserved	Green	contemporary
477	sustainable	energy efficient	viable
478	small-town atmosphere	Diverse	open spaces
479	Vibrant	Strong sense of community	Friendly
480	Good Jobs available	community/people driven	Maintained wild life habitat
481	off the grid	Cutting edge sustainability	vineyard free!!
482	Beautiful, friendly, whimsical and prosperous	A safe place for families and youth	As many areas for wildlife as possible
483	A beautiful entrance to the city	improved wages and higher quality jobs	A community that supports it's businesses!
484	Less downtown congestion, esp. traffic commute hours	DIVERSE	much more affordable housing for the above workers
485	GREEN	Vibrant	AFFORDABLE
486	Autonomous Vehicles	Protect wildlife and nature	Amazing Downtown
487	Less vineyards	local, green, sustainable	Minimal corporate chain presence
488	small town charm	No smart meters; limit wifi	NOT OVERDEVELOPED, NO chains.
489	Green energy	Safe	Beautiful, natural, community gathering places
490	Small	an increased sense of community	Retirement Community
491	rural and ag heritage preserved and valued	Global	easier for elders and low income people to live
492	Community orientated	interesting	Family friendly
493	friendly	Safe	unique
494	Sustainable	Mixed ethnicity	Closely knit community
495	Mixed Income		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	Effecient	Fun
515	beautiful	harmonious	prosperous
516	Sustainable	Community Oriented	Uncongested
517	do	not	with to answer
518	connection	social	happy
519	vibrant	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	
533	leader in sustainability	quiet and beautiful	Operating hospital
534	Sustainable	Diverse	peaceful and green
535	Small town	Wildlife refuge/Laguna	Practical
536	clean	safe	Affordable
537	non- polarized	vibrant	affluent
538	Better roads and less traffic	More community wholeness	fiscally sound
539	west county recreation hub	Gateway to the Laguna	Less name brands
540	Healthier	Sustainable	internally collaborative
	Small town feel to larger town food, community, conveniences	Better roads through town. Hwy 12 and 116 are horrible	Diversity
541			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	Quacky	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 just 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

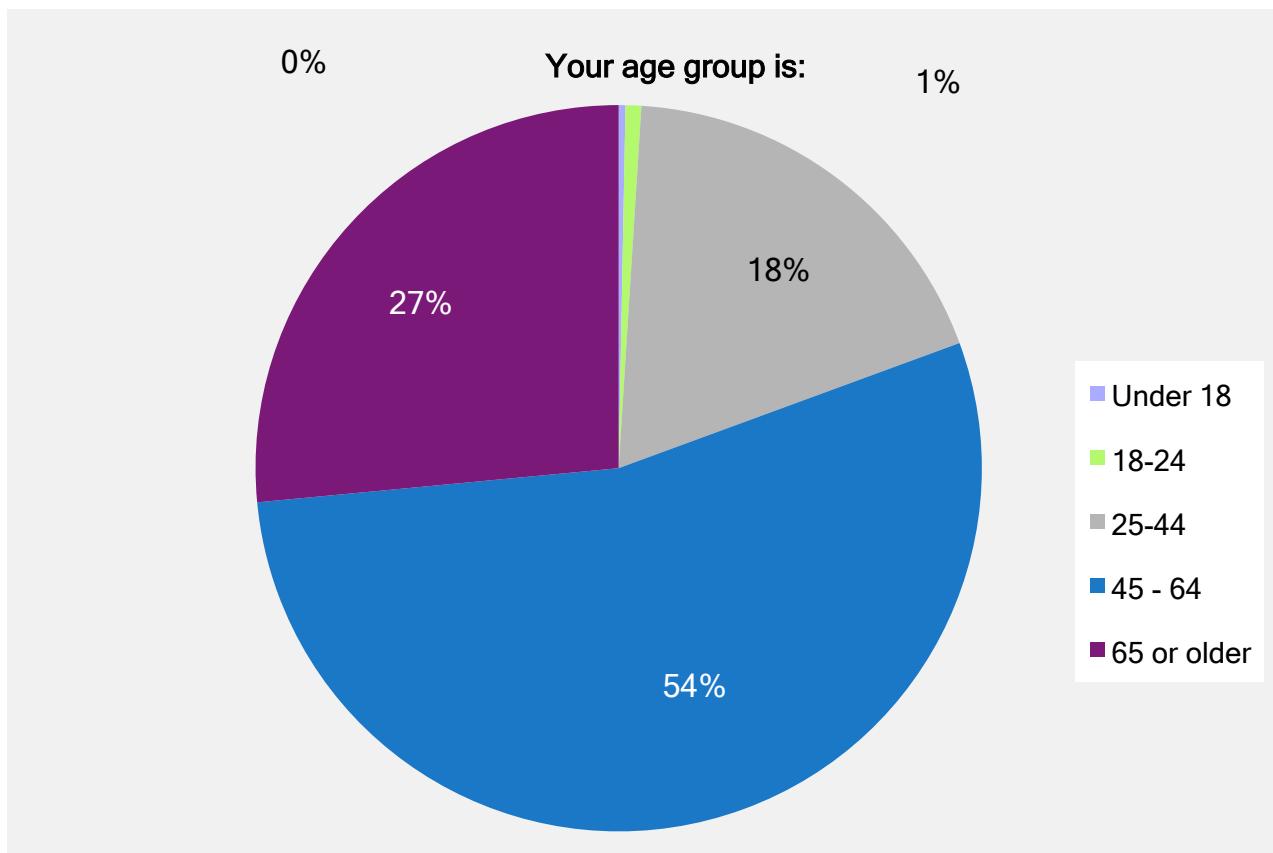
#	1.	2.	3.
562	Well-maintained, especially parks and streets.	Well versed in variety of jobs available.	Still want it to be my home ecologically and fiscally sustainable community
563	fiscally sound City government	involved, connected residents	Maintenance of semi-rural environment & aesthetics no big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

## 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	More Recreation and sports areas
604	Community	Vibrant and Dense	Special
605	communal	Home Town	radically democratic
606	highly diverse	independent	mixed uses development
607	pe0ple	affordable	confined in a small town environment
608	Art	frendley	crime free
609	Sustainable	cultural	foodie
610	civility & friendliness	Liveable	Healthy
611	Sustainable/Green	no non-ionizing radiation emitions	only organic food sold
612	vibrantly aware	Lively	attractive
613	Live well	liberally friendly	maintaining small community atmosphere
614	I can shop for everything my family needs here	Prudent avoidance of electromagnetic radiation	Research "green" solutions carefully before you mandate them
615	debt free	Individuals are allowed the final word on their own property	A vibrant, bustling downtown sector
616	smart growth	has an urgent care center	reduce low income housing quality over quanity
617	quiet	sense of community	active
618	small	peaceful	self sustaining
619	Higher economic vitality	vibrant	better flow of traffic
620	Celebrating diversity	less cluttered with signs-sandwich	where people who grew up here can afford to stay
621	Local work, food and community services	caring for both land and people	Financially viable
622	vital	Sustainable resources	liveable
623	Busy	friendly	
624	Vibrant	Vibrant	
625	Improve Traffic	Diverse	Sustainable
626	Beautiful, unique and artistically diverse cityscape	Job Creation	Bike lanes
		Financially sound to provide outstanding city services	Environmentally responsible and sustainable

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

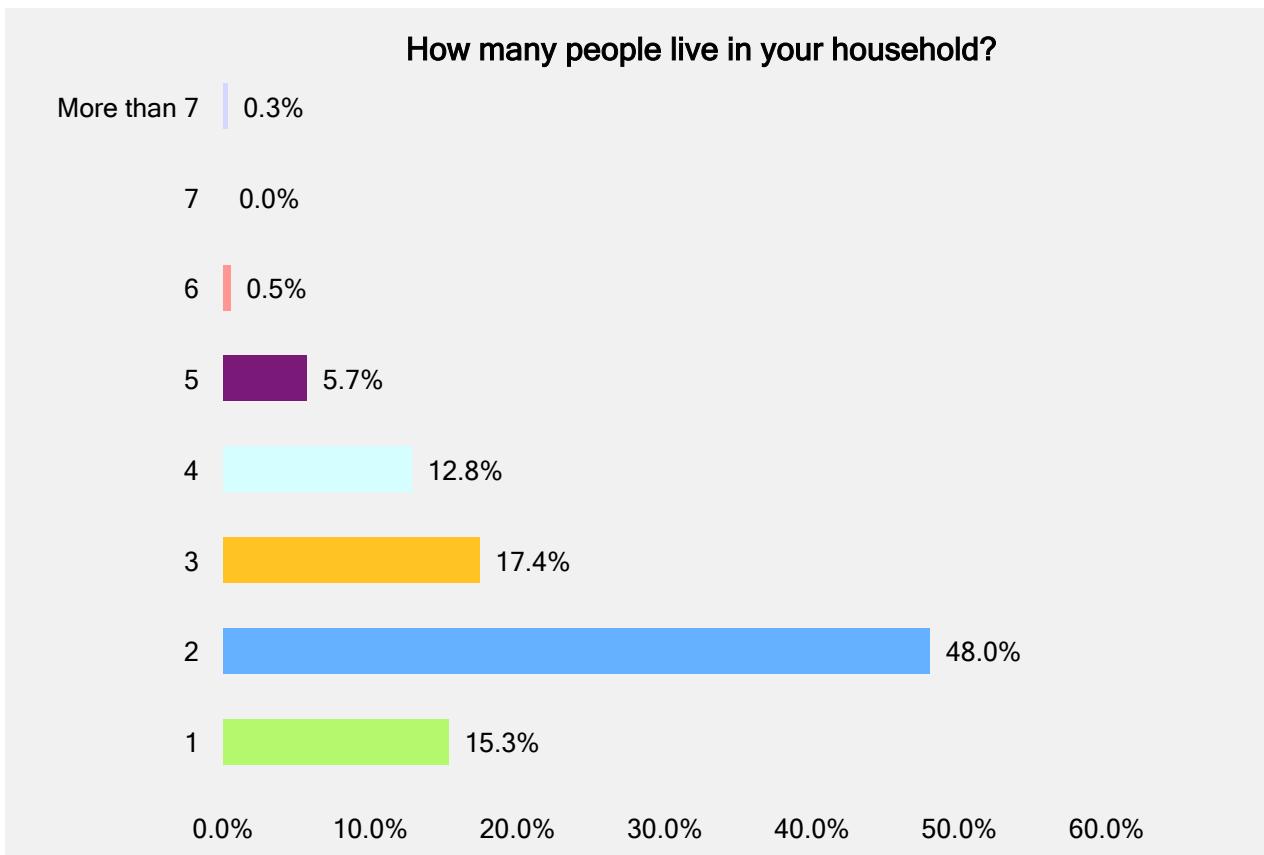
### Question 20



Your age group is:		Response Percent	Response Count
Answer Options			
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
<i>answered question</i>			603
<i>skipped question</i>			180

## Sebastopol GPU Survey #1 - Vision and Broad Community Issues

### Question 21



How many people live in your household?		Response Percent	Response Count
Answer Options			
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
		<i>answered question</i>	615
		<i>skipped question</i>	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 done 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.