

City Council
Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: February 25, 2020
Agenda Item: 10A
To: Planning Commission
From: Kari Svanstrom, Planning Director
Subject: Parks Funding Discussion
Recommendation: Receive report and provide direction to staff

Introduction:

The Planning Commission serves as the City's Park Commission. As such, staff is requesting input from the Commission on park funding items in advance of this year's upcoming budget discussions with Council.

Discussion:

This report is intended to provide basic information about Sebastopol park and recreation resources. The report includes: official City parks; other park and open space resources; and recreation facilities. It does not include school sites, most of which also provide recreation areas open to the public during non-school hours. As applicable, the Park Inventory attachment to this report also briefly notes issues relating to each facility.

Background

Sebastopol has an array of park, open space and recreational resources, including those provided by local non-profits and a private development. Most of the facilities have identified issues or needs, some of which are quite substantial (complete renovation of Ives Park, park building needs, Railroad Forest maintenance, etc.).

In the last 20 years, a number of significant new park and open space areas have been created, which is to the community's credit. These include: the Mario Savio Free Speech Plaza; the Laguna Preserve; the Skatergarten Park and expansion; the Railroad Forest bike path connector; Tomodachi Park. Some of these parks and open spaces were acquired recently and

have minimal improvements completed, with additional amenities still needed (pathways in Tomodachi Park, vegetation management in Railroad Forest, additional pathways in the Laguna Preserve). Additionally, the Ives Park Master Plan was adopted in 2013, but most of the major elements have yet to be implemented due to cost constraints.

The City currently has three primary sources for major capital improvements and acquisition of park land:

- Park development impact fees: The City charges “impact fees” for development of residential uses and subdivisions (sometimes called “Quimby Act” fees in reference to the State law) and from hotel/motel development. Funds from subdivisions are restricted to use for acquisition of new parkland or new facilities in existing parks (not maintenance/renovations). Additionally, new state legislation exempts certain development, such as smaller accessory dwelling units, from impact fees, which limits the replenishment of the fund. Impact fees are generally paid when a building permit is issued, unless the Council approves otherwise. Funds from private development are generally between \$30-40,000 per year
- Sonoma County’s “Measure M: Parks for All” funding measure which was approved by voters in November 2018. This measure is a 10 year sales tax measure that generates approximately \$87,000 annually for the City of Sebastopol’s parks. This funding may be used for either maintenance or capital improvements.
- Grant funding: this comes from both state and regional / county-wide funding, and includes both non-competitive and competitive funding.

General Fund: the City funds general park maintenance (non-CIP projects) out of the General Fund. The City could always choose to commit general funding towards park improvements. However, given the restricted funds, most major improvements come from the Park Fund.

The City also gets “user fees” from park rentals, however these funds are minimal (\$3,000-6,000/year), and these fees go to the City’s General Fund, not the park fund.

The City’s current park funding balance is projected to be drawn down to about \$20,000 at the end of the fiscal year. Anticipated funding over the next couple of years includes the Measure M funding of approximately \$87,000 per year (for the 10 year period), and fees from private

development such as the Hotel Sebastopol and Davis Townhome development. This year, staff anticipates approximately \$75,000 from impact fees in the upcoming fiscal year, for a total revenue of approximately \$150,000 for the Park Fund in the next year, not including any potential grant funding. Note, generally funds are not committed to projects in the City's budget or Capital Improvement Plan (CIP) until they are in the fund, however the Measure M funds are deposited quarterly and have been on track or slightly over the estimated proceeds of just under \$90,000/year.

Staff recommends park projects for this fiscal year focus on "completing" the improvements to the new parks; projects that take advantage of grant opportunities; and, working towards the implementation of the Ives Park Master Plan. The projects identified for this fiscal year budget include:

Ives Park

- Ives Park pathway (to comply with Master Plan) – fund the additional cost to complete the trail from near Ives Pool to High Street north of the Veterans Building. (Staff is continuing to work on the costs for this, as the design is not yet completed, but current estimate is approx. \$100,000.)
- The Public Arts Committee is working on the planning phase for the Sculpture Garden area slated for south of the trail along the north side of the Veteran's Building parking lot to High Street, and funding for the sculpture would come from the Public Art Fund. However, there may be minor costs for poured concrete pads for the sculpture (approx. \$5,500).
- Hydrology study of the creek, and preliminary design of how the channel may change is needed to confirm feasibility and as the first steps of the creek naturalization part of the Master Plan ("Phase 1" for creek naturalization). Costs for these studies are between \$10-15,000 each, for a total of approximately \$20-30,000 for this Phase 1 work.

Laguna Preserve

- Design and construct a pathway connecting the Americorp trail (west side of the Laguna channel) and Hwy 12/Sebastopol Ave to Meadowlark Field (east side of the Laguna channel) and connecting from Meadowlark to the north end of the City's trail and to the Regional Park trail (which continues north), and do vegetation management in the Field in conjunction with the Laguna Foundation. This project is eligible for an At + Open

Space grant, and would be done in conjunction with the Laguna Foundation, which would leverage volunteers for some of the trail construction and their vegetation management program. This program was piloted by the Foundation in the past couple of years on the Balletto fields north of the site and would be done by sheep, which graze the field of invasive species to allow native species to thrive. This grazing can also be part of the match for a grant. Costs for this work is not yet known. The trail at the north end can likely be constructed with volunteers, however the southern connection to Highway 12 would require both engineering design and a professional contractor due to the location and topography (significant slope from Highway 12 to the field). Total Costs are approximately \$10,000 for vegetation management and \$40,000 for the trail development. A successful Ag + Open Space grant would reduce this by 50%.

Tomadachi Park

- Trail connection from the new Davis Townhome site sidewalk (not yet constructed, anticipated in 2021) to Tomodachi Park (pathway to run northeast along the north side of the paved drive loop into the park). Given the construction schedule of the townhome project, this is likely a Fiscal Year 21/22 project, however some planning work may be needed in this fiscal year (\$5,000).

Brookhaven Tennis Courts

- The courts need to be resurfaced this coming year (approx. \$30,000).

There are other, smaller on-going maintenance needs that are generally addressed through Public Works parks maintenance, including vegetation management and general park maintenance.

Opportunities

Staff will continue to monitor potential grant opportunities, such as State grants and Coastal Conservancy, which could reduce these costs.

Summary:

Staff is requesting the Planning Commission review the proposed projects for the coming fiscal year (summarized on the following table), and provide staff with input and direction for priorities for these projects, as well as potential future year projects, in addition to any other issues

related to parks and park funding, and priorities that the Commission may identify. The funding priorities will be relayed to the Budget Subcommittee and Council as part of the budget process.

Park	Project	Estimated Cost
Ives Park	ADA Pathway project (could be phased over 2 years, or contingent on additional funding becoming available)	\$ 100,000
Ives Park	Creek Naturalization, Phase 1	\$ 30,000
Ives Park	Sculpture Garden (Infrastructure, artwork from other funding)	\$ 5,500
Laguna Preserve	Meadowlark Field trail connections and vegetation management	\$ 50,000 (a successful grant award would reduce by 50%)
Tomodachi Park	Planning/Design for trail connection to west property line (construction in FY 21/22)	\$ 5,000
Brookhaven Tennis Courts	Tennis Court resurfacing	\$ 30,000
TOTAL		\$ 220,500

Attachments:

- Parks Inventory
- Ives Park Master Plan diagram
- Laguna Preserve Map

Park	Location	Year Est.	Acres	Facilities and Activities	Benches, Tables, BBQ Pits, and Water Fountains?
Ives Park	7400 Willow Street	1947	6.4	Swimming pool, baseball field, play structure, ponds, stage area, grass fields, picnic areas, restrooms, 3 bridges. Veterans' Building (adjacent). Recent Improvements: Ives Pool ADA upgrades; ADA pathway project beginning 2020 (multi-year) Needs: Ives Park Master Plan adopted 2013 includes: naturalize creek; create open space at southwest corner; upgrade pathways; new playground area; sculpture garden; etc.	Benches: Yes Tables: Yes BBQ Pits: Yes Water Fountains: Yes
Laguna de Santa Rosa Wetlands Preserve	Adjacent to Laguna Youth Park	1998	81 ⁽¹⁾	Passive recreation uses: Trails, outdoor classroom for 50, and wildlife observation areas. Recent Improvements: Meadowlark field improvements including trails and picnic tables; Americorp trail in 2020 Needs: additional pathway connections to Sebastopol Ave/Hwy 12 and regional park trails; vegetation management; additional amenities	Benches: Yes Tables: Yes
Laguna Youth Park	Adjacent to Comm. Center	1988	6.0 ⁽²⁾	2 baseball fields, play structure, picnic areas. Recent improvements: repaving of parking lot scheduled for 2020 Needs: ADA upgrades to Youth Annex bldg (Community Center building improvements not included here)	Benches: Yes Tables: Yes BBQ Pits: Yes Water Fountains: Yes
Luther Burbank's Gold Ridge Experiment Farm	7777 Bodega Avenue	-	3.2	Cottage, walking trails, historical plantings. Recent improvements: Restrooms being designed, multi-year funding Needs:	Benches: Yes Tables: Yes Water Fountains: Yes
Skategarden Park	6750 Laguna Park Way	2008	1.6	Skate structure, 23 garden plots, art walls, play equipment, and chess table. Recent improvements: recently developed park; playground expansion is newest addition Needs: on-going maintenance	Benches: Yes Tables: Yes BBQ Pits: Yes Water Fountains: Yes
Spooner Park	910 South Main Street	-	0.5 ⁽³⁾	Grass, solar panels, and 'welcome' sign. Needs: Signage improvements	

Tomodachi Park	6665 Sebastopol Avenue	2013	8.7 ⁽⁴⁾	Picnic area, short walking trail in Oak Woodland area (adjacent to Laguna Channel); trail to Joe Rodota Trail Recent improvements: park development Needs: Enhancement of pathway connections to Joe Rodota Trail	Benches: Yes Tables: yes BBQ Pits: Yes
Railroad Forest	0 Petaluma Avenue	1993	8	Undeveloped Parcel at the east edge of the Laguna north of Joe Rodota Trail and east of Abbott Ave industrial buildings. Recent improvements: n/a Needs: vegetation management	Benches: No Tables: No BBQ Pits: No Water Fountains: No
Mario Savio Free Speech Town Plaza	6901 McKinley Street	1994	0.9	Gazebo, fountain, benches, and restrooms. Recent improvements: Tree maintenance, installation of Occupy Bench Needs: Additional tree maintenance	Benches: Yes Water Fountains: Yes
Willard Libby Park	7985 Valentine Avenue	-	5.5	Play structure, bocce ball court, volleyball court, gazebo, pond, and Garzot Community Building. Recent improvements: Super playground replacement planned/funded for 2020 Needs: Phase 2 of playground (Zipkrooz), ADA upgrades to Garzot bldg	Benches: Yes Tables: Yes BBQ Pits: Yes Water Fountains: Yes
Brookfield School Tennis Courts	7905 Valentine Avenue	-	-	Three tennis courts installed by the City through a JPA Recent improvements: n/a Needs: Resurfacing of courts needed in 2020	-
Total			113.3		
Laguna Uplands (Privately-owned)	Adjacent to Palm Drive Hospital	-	8.0	Natural Laguna landscape, short walking trail, and outdoor classroom/helicopter landing area.	Benches: Yes
Ragle Ranch Regional Park (County-owned)	500 Ragle Road	-	155.9	Regional park with soccer fields, tennis courts, play structure, pond, picnic areas, dog park, extensive walking trails.	Benches: Yes Tables: Yes BBQ Pits: Yes Water Fountains: Yes

Footnotes:

- (1) Acreage approximate due to overlap with Youth Park and other parcels; includes area behind/around Youth Park, Meadowlark Field, natural areas along west side of Laguna channel, Railroad Forest.
- (2) Acreage approximate; includes Youth Park, ball fields, Community Center, Youth Annex.
- (3) Not counted as 'park' acreage.
- (4) Park/open space area only; does not include Village Mobile Home area.

City Parks and Open Space Resources

Ives Park

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

Issues: Ives Park has significant renovation and improvement needs. The City Council adopted a Renovation Master Plan in 2013. Implementation of the Master Plan is estimated at \$4-5 million in today's dollars. Due to the interrelatedness of improvements, they should be implemented in major phases, or ideally, in a single phase. The City's budget for this current fiscal year includes ADA pathway upgrades, with the design of the pathway that runs from the southwest corner and south of the creek to High Street. The design will include removal of asphalt along the creek by the pool and playground, and will come to the Planning Commission for review of the conceptual design. The City anticipates construction of portions of the pathway this year, starting in the southwest quadrant, and needing to fund the additional improvements in future fiscal years (FY 20/21 or future).

One of the major components of the master plan is to naturalize the creek bed. The first step for this is a hydrology study to ensure the Staff recommends this be included either this year or next as a first step towards realizing the plan. The City is also monitoring grant opportunities for this project.

See: Ives Park Master Plan on following page, and :

https://www.ci.sebastopol.ca.us/SebastopolSite/media/Documents/Ives_Park/ives_park_master_plan_final_full.pdf?ext=.pdf



Laguna Preserve

Description: The Laguna de Santa Rosa Wetlands Preserve is a diverse wetlands area, located adjacent to Laguna Youth Park on the eastern edge of Sebastopol. It is biologically diverse, as it is home to many species of birds, mammals, fish, and amphibians as well as native plant species. It provides an important overflow area for the Russian River during periods of heavy winter rain, serving as a natural holding basin, which captures and slows floodwaters, easing their impact on lower Russian River communities. It contains several miles of trails on both sides of the Laguna de Santa Rosa, a seasonal floating bridge, as well as an outdoor classroom that can accommodate approximately 50 people.

Since 1998, the City has implemented the Laguna Park Master Plan in numerous phases, removing debris, unnecessary fencing, and non-native plant and tree species, developing trails, and planting thousands of native trees and shrubs.

When the Laguna Preserve areas, Tomodachi Park, and the Laguna Uplands site are considered together, there are over 97 acres of publicly accessible Laguna lands in the City of Sebastopol, which would appear to be an extraordinary number of open space acres for a very small city.

Issues: The Laguna Wetlands Preserve Restoration and Management Plan was adopted in January 2016. Since then, a number of improvements have been completed or are in process (Tomodachi Park camping area transition to park land; AmeriCorps trail extension, park amenities in Meadowlark Field, etc.). However, other improvements are still pending, including additional trail connections to connect the Laguna areas (both west and east of the channel) to the City and its residents, workers, and visitors, a further vegetation management of invasive species, etc.

Known issues include: need for trails to connect the park to the City of Sebastopol; management of invasive plant species; improvements to park identity and wayfinding (with Regional Parks). As noted above, there are over 97 acres of Laguna lands open to the public in the City of Sebastopol, and in terms of identity, physical connections, and management, ways should be explored to knit these properties together.

In addition, Laguna Preserve park areas are counted minimally towards the General Plan park standards. This issue should be reviewed in the General Plan update, as the Preserve includes substantial acreage and should be given substantially greater credit.

Laguna de Santa Rosa Master Plan documents are available here:

<https://www.ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Parks-Planning>

Tomodachi Park

Description: Tomodachi Park is a Laguna Preserve park, located at 6665 Sebastopol Avenue. It was completed in 2013 and resulted from collaboration with the Sonoma County Agricultural Preservation and Open Space District that allowed the City to purchase the 'Village Park' property. Park improvements occurred in the open space area of the property; the mobile home use is being maintained by the City in conjunction with West County Community Services as a housing site.

Tomodachi Park is approximately 8.7 acres and includes picnic tables, barbecues, a short trail

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

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

Issues: A public restroom at Tomodachi Park would be desirable, but there are challenges associated with the location in the 100-year floodplain. Another issue identified in prior studies is site access for pedestrians. An informal, seasonal trail to the Joe Rodota Trail was installed recently (orange line on the diagram below), however this should be upgraded at some point to a more formal trail, with additional signage at the Joe Rodota Trail. Additionally, a sidewalk is being installed behind 6731 Sebastopol Avenue which will end at the western edge of the Park Village site, extending this with a trail connection along the paved driveway loop northwest to the main Tomodachi Park area would improve these connections immensely (yellow line on diagram).



Laguna Youth Park

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

Issues: Some of the Youth Park site furnishings (benches and tables) are showing their age and should be replaced; pathway repaving is needed; there are some drainage issues; and the play structure perimeter material (a large PVC pipe) would ideally be replaced with a less visually obtrusive material. In addition, while the Little League has a restroom that is open for its games, there is no public restroom, which would be desirable to serve the park and Laguna Preserve. In addition, the Peace Garden needs a drip irrigation system and some perimeter landscaping. Some of the Youth Annex landscaping needs improvement. Consideration should also be given to a locally-meaningful or inspirational name instead of 'Youth Annex.'

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

Railroad Forest and Bike Path connector

Description: The Railroad Forest Bike Path, completed in 2005, is a Class I facility, approximately 1/4 mile in length, which runs northerly from the Joe Rodota Trail, east of Petaluma Avenue (SR 116) to the intersection of Sebastopol Avenue (SR 12) and Morris Street. It forms part of the linkage through the Sebastopol, which connects the County's Joe Rodota and West County Trail, providing a continuous route for recreational users and bike commuters between western Sonoma County and Santa Rosa. It includes two bridges that span the lower reaches of Calder Creek and jurisdictional wetlands. The path was designed and constructed by the City, using a combination of funding sources including TDA Article 3, BAAQMD (Air District) funds and a State Recreational Trails grant.

The City recently purchased the Railroad Forest parcel (south of the Sebastopol Inn/townhome project and north of the Joe Rodota Trail). This parcel is heavily infested with blackberry and needs significant work as part of the Laguna Restoration and Preservation work.

Issues: Due to heavy riparian growth, the Path needs regular maintenance, as does the parcel.

Luther Burbank Gold Ridge Experiment Farm

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

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

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

Skategarden Park

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

Issues: There are ongoing maintenance issues with the existing park, including on-going irrigation and planting maintenance (some of the original irrigation system failed, resulting in the

loss of a substantial amount of the original landscaping and poor growth by some remaining plants; also some landscaping, particularly between the main pathway and skate structure, did not survive due to high foot traffic). Due to restrictions on use of leaf blowers, debris removal in the skate structure and pathways is sometimes an issue. Graffiti has sometimes been an issue even with the graffiti wall, pathways, boulders, signs and pathways are sometimes marked, creating an ongoing maintenance need.

Spooner Park

Description: Spooner Park is a 'pocket park,' located at 910 South Main Street (SR116). It also includes the 'Solar Dragon' solar panel installation, which offsets power use by a nearby City well. Due to its location, size, lack of park amenities, and the impact of the solar installation, Spooner Park is better considered as a landscaped median rather than a 'park.'

Issues: The signage (Churches of Sebastopol and the service club signage) should be reviewed for updating and maintenance.

Mario Savio Free Speech Town Plaza

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

Issues: The City Council has approved a substantial new circular bench (the 'Occupy' bench project) for one corner of the Plaza. Fundraising is ongoing and it is unknown when implementation will occur.

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

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

Willard Libby Park

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

Issues: The pond area and its island sometimes present a poor appearance. Improvements to the central pond feature should be considered. In addition, the playground structure is being replaced in this fiscal year (FY 19/20). Some pathway paving improvements are also needed, as are ADA improvements to the Garzot building.

Other Park and Open Space Resources (non-City owned resources)

Sebastopol Memorial Lawn Cemetery

Description: The Sebastopol Memorial Lawn Cemetery is a 20.85-acre facility located at 7951 Bodega Avenue. This privately-owned facility constitutes a significant open space resource, and historically, is open to the public. Older portions of the cemetery, to the west, are minimally maintained. A portion of the property is an undeveloped apple orchard.

Issues: Older areas of the cemetery are minimally maintained; a higher level of maintenance would be desirable, whether by volunteers or the owners. Perimeter landscaping could be enhanced; some driveways are in poor condition. The property is privately owned and these issues could be considered by the owner.

Laguna Uplands

Description: The Laguna Uplands is a natural open space area, located to the east of Sebastopol on the western edge of the Laguna de Santa Rosa. The Laguna de Santa Rosa Foundation owns the site and its conservation values are protected permanently by an Open Space District conservation easement. Native plant restoration is ongoing. The site is open to the public and there is a short pathway that can be accessed at the end of Palm Drive; or the site may be accessed via a walkway at the back of Palm Drive Hospital. The site is characterized by moderately sloping hillsides, with sweeping scenic views across the Laguna looking toward Taylor Mountain and Santa Rosa.

The site has an 'outdoor classroom' feature, which also doubles as an emergency medical helicopter landing site. Students use this site as an outdoor classroom to learn about nature through the Open Space District's In Our Own Back Yard educational program. Restoration plantings have also been implemented by Laguna Keepers and other volunteers organized by the Laguna de Santa Rosa Foundation.

Ragle Ranch Regional Park

Description: Ragle Ranch Regional Park (Ragle Ranch) is a 157-acre Sonoma County Regional Park, located to the west of Sebastopol and immediately adjoining the City border

Ragle Ranch contains a number of amenities: Baseball fields, soccer fields, volleyball courts, picnic areas, a playground, a dog park, a peace garden with a sculpture, a small pond, a large

grove of California Live Oak trees, and several miles of trails, including a nature trail that connects to Atascadero Creek. Ragle Park is also home to the annual Gravenstein Apple Fair, held in August.

Although located at the edge of the City border, Ragle is not 'counted' as a Sebastopol park resource in the current General Plan. It is in fact such a resource, heavily utilized by City and area residents, and some accounting for it should be considered in the updated General Plan.

See: Website http://parks.sonomacounty.ca.gov/Get_Outdoors/Parks/Ragle_Ranch_Regional_Park.aspx

Joe Rodota and West County Regional Trails

Description: The Joe Rodota Trail is an 8.47 mile paved trail that is located between Santa Rosa and Sebastopol.

The trail starts at the pedestrian/bicycle bridge intersection with the Prince Memorial Greenway (between West 3rd Street and Railroad Street), southwest of the Marriott Courtyard Hotel. The trail ends near the intersection of Mill Station Road and Highway 116 in Sebastopol. Access to the trail is located off the following public streets: Roberts Avenue, Dutton Avenue, Stony Point Road, Wright Road, Sebastopol Road, Merced Avenue, Llano Road, Petaluma Avenue, High School Road, Cleveland Avenue, Ellis Court, DuFranc Avenue, Hurlbut Avenue, and Highway 116.

Sections of the trail run along an abandoned railroad line. The trail offers an opportunity for families with young children to experience an outdoor outing for walking, bicycle riding, horseback-riding, and roller-skating. The trail meanders along agricultural ranches, and the Laguna of Santa Rosa. There are signs of the historic railroad throughout the property. Three bridges are on top of the old train trestles. The trail is especially popular in the spring with a burst of color from wildflowers. The trail is an excellent place for year-round bird watching.

The West County Trail parallels Highway 116, going from Sebastopol to Forestville. The Joe Rodota and West County Regional Trails are built along land that was once the Petaluma and Santa Rosa Railway, a line that linked Petaluma and Santa Rosa with Sebastopol and Forestville. The trails are paved and total 14 miles. An unpaved equestrian trail runs parallel to the paved trail. The trail offers beautiful views of farms, vineyards, and other agricultural lands.

Issues: The County of Sonoma maintains this trail system.

See: Website http://parks.sonomacounty.ca.gov/Get_Outdoors/Parks/Joe_Rodota_Trail.aspx

Jewell Avenue Extension

Description: The Jewell Avenue Extension is a Class 1 bike path that is 0.9 miles long, located at Jewell Avenue and Meadowlark Drive.

Issues: While this very short segment connects Jewell Avenue to Lynch Road, it does not connect to any other Class 1 routes.

Sebastopol Recreation Facilities

Ives Pool

Description: Ives Pool is located within Ives Park on City-owned land at 7400 Willow Street.

It includes two pools: A six lane pool that measures 16 yards by 25 yards and a smaller pool that measures 16 yards by 14 yards. Ives Pool is used by both the Analy High School and El Molino High School swim teams and home to a wide variety of programs, serving a large number of users. Ives Pool is the only public pool in Sonoma County that is successfully operated by a non-profit organization. While substantially maintained by the pool non-profit organization, the City provides maintenance support for Ives Pool. The most recent improvements include the ADA upgrades made to the facility.

Issues: As an intensely utilized public pool facility, Ives Pool has ongoing maintenance needs.

See: Website <http://www.ivespool.org>

Sebastopol Center for the Arts and Veterans Building

Description: The Sebastopol Center for the Arts (Center for the Arts) is located in the Veterans Building, adjacent to Ives Park and Ives Pool, at 282 South High Street, and is owned by the County of Sonoma.

The Center presents exhibits, performances, classes and events, in the visual, performing, literary and film arts. In 2013 the Center had 18 gallery exhibitions that displayed 825 works of art from 550 artists. The Center also presents concerts. In addition, the Center produces the acclaimed annual Sebastopol Documentary Film Festival, which in 2014 showed 52 films and

drew filmmakers from Los Angeles, Pennsylvania, New York, and Ireland. In addition, the Center conducts numerous art, music, movement and writing classes for adults and children.

Sebastopol Community Center and Youth Annex

Description: The Sebastopol Community and Cultural Center (Community Center) currently operates out of three City-owned buildings: The Main Event Hall (390 Morris Street), the Youth Annex (425 Morris Street), and the Garzot Community Building (7985 Valentine Avenue). The Community Center was founded in collaboration with the City in 1982 to provide a vehicle for the citizens of Sebastopol and surrounding areas to provide recreation services. Unlike some larger cities, the City does not run 'recreation' services, and the Community Center was intended to help provide this function (along with other entities like Ives Pool, Little League, and the Center for the Arts).

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

Issues: The Community Center has at times had financial challenges supporting its services. In addition, the main building at 390 Morris Street is subject to severe flooding, which in the past has caused substantial damage, including in the February 2019 flood. The Community Center is looking at potential improvements as they recover from this event.

See: Website <http://www.seb.org>

Sebastopol Little League

Description: Sebastopol Little League (League) is a youth baseball organization affiliated with Little League Baseball, Inc. headquartered in Williamsport, PA.

It was organized in 1957 and operates a number of different leagues for different age groups, serving many youth and adults every year. The League operates three ball-fields on City-owned land, with two fields at the Laguna Youth Park, and one field at Ives Park. The League maintains and manages these fields.

Issues: The size of the ball-fields has been an issue, although no new sites for ball-fields have been identified. Another issue is access to the fields by other users. In the past, other users have caused damage to the fields, which resulted in the League restricting access. It would be desirable to make the fields more accessible to the general public. Another, less significant issue is the visual impact of advertising placards, particularly at Ives Park where the placards block visual access from the park into the fields. The League should address this issue.

See: Website <http://www.eteamz.com/sebastopolittleleague/>

Sebastopol Senior Center

Description: The Sebastopol Senior Center (Senior Center) (formerly The Burbank Activity Center) is located in a City-owned house at 167 North High Street.

Its concept was developed by 10 community-minded leaders in 1968 to create a gathering place for seniors in the Sebastopol community. The City Council gave their support and authorized the use of a City-owned house in 1969. The Senior Center has the distinction of being the oldest continually operating senior center in Sonoma County. With City support and donations from the community, the Senior Center remodeled and expanded its facilities to enhance its services. The Senior Center's mission is to create an environment that encourages independence for seniors, and provides learning, social, and recreational opportunities in pursuit of an active, healthy life. The Center also provides resources and referrals for seniors, their family members, and other individuals, and helps the greater community understand the aging process and the issues that surround that process.

Issues: Parking is an ongoing issue for the Senior Center. The City's 'library' parking lot is the primary parking resource and is heavily used by library patrons, Senior Center visitors, City Hall visitors, and downtown shoppers. In addition, although the Senior Center expanded several years ago, there is a need for more space.

See: Website <http://www.sebastopolseniorcenter.org>

Creek Improvements

1. Remove chain link fencing & guardrails. Remove safety hazards from creek walls. Patch and repair creek wall as necessary. Restore natural channel in meadow area and rose garden area; underground creek in picnic area. Expand to rose garden area. Remove central bridge and relocate northern bridge. Add natural creek edge and seating.

Site Improvements

2. Install sculpture garden along entry walk from High Street.

3. Install new ADA ramp and stairs, develop new entry node.

4. Install new ADA ramp.

5. Update flatwork to be ADA compliant & develop a new entry node.

6. Convert existing park restrooms into storage for pool needs.

7. Remove selected billboards at baseball field to increase visibility and add shrubs.

8. Provide new large central green space by relocating playground (see 14).

9. Cap creek to form a large central green space and relocate picnic areas along a new perimeter walk.

10. Install new stage.

11. Install a new perimeter path behind the baseball field.

12. Relocate pool fencing along Willow Street to allow more space for pedestrians. Install planting to screen chain link fencing. Replace sections of the perimeter pool screen with transparent panels to allow for more visibility and park connection.

13. Remove existing baseball restroom structure and install new prefabricated restroom structure with new drinking fountain that accommodates the park and baseball users.

14. Install new trellis/seating/performance area.

15. Install new entrance gateway features.

Playground Improvements

16. Relocate new playground adjacent to open turf park area and restrooms. Install diverse types of play equipment to encourage a variety of active play as well as social and creative play.



Planting improvements
17. To improve security and access, reduce or remove areas of perimeter planting along Jewell Ave. and Willow St.

18. To improve security and access, reduce or remove areas of perimeter planting between the Veterans Hall and the park.

19. Replace redwood trees that are in declining state. Move to edge of turf to open up area for informal use.

20. Remove and thin out planting at the "onion patch."

21. Remove and thin out planting between the baseball field and residential lots. Coordinate with home owners.

22. Install edible gardens.

23. Install bio-basin / stormwater filter.

24. Remove concrete stage at west end of pool.

25. Convert turning lane to parkland and interpretive garden.

Off-site improvements
26. Look for opportunities to provide direct pedestrian access to South Main Street.
27. Improve pedestrian safety by adding bulb outs and crosswalks at major crossings.

General
•Update irrigation system and incorporate water savings strategies.
•Install educational signage about park history and ecology.
•Replace park lighting with improved security lights.
•New site furnishings (lighting, benches, trash receptacles, recycling, drinking fountains).
•New park planting to be native.
•Asphalt & concrete flatwork to be replaced; install root barriers.



