



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: April 7, 2026

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To: Honorable Mayor and City Councilmembers
From: Oriana Hart, Public Works Director
 John Jay, Associate Planner
Responsible Department: Planning & Public Works Departments
Subject: Conceptual Discussion – WESCO Sponsored Soccer Field

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RECOMMENDATION(S):

That the City Council receive a presentation from staff regarding a conceptual proposal for a small soccer facility sponsored by WESCO United Soccer Club and provide general direction regarding potential locations and whether staff should continue evaluating feasibility.

EXECUTIVE SUMMARY:

Staff has been approached by representatives of WESCO United Soccer Club regarding the potential installation of a small format soccer facility, commonly referred to as a mini-pitch, within the City of Sebastopol. The proposed facility would provide a compact soccer court designed for smaller sized games, youth training, and informal community recreation.

At this time, staff is bringing the concept to the City Council to obtain initial feedback prior to committing significant staff resources to site feasibility analysis, permitting review, or partnership development. Two potential locations have been identified for preliminary discussion: the gravel and parking area behind the Youth Annex building and a vacant privately owned parcel located across from Sebastopol Main Square/Downtown Plaza.

The purpose of this agenda item is to provide an overview of the concept and allow the City Council to provide direction on whether staff should continue evaluating the proposal and potential sites.

BACKGROUND AND DISCUSSION:

WESCO United Soccer Club is a regional youth soccer organization that provides programming and training opportunities for youth players and families throughout West Sonoma County. Representatives of the organization have expressed interest in partnering with the City to develop a small format soccer facility that could support youth programming while also providing an accessible recreational amenity for the broader community.

Mini-pitch soccer courts are smaller than traditional soccer fields and are designed to accommodate smaller games. These facilities are typically constructed using a durable playing surface with perimeter containment, lighting, and seating areas for spectators. The facilities can support a range of activities including youth training sessions, informal community play, and small tournaments or events.

Preliminary information provided by WESCO indicates that the facility could consist of one or two mini-pitch courts depending on site constraints and layout. The anticipated field dimensions are approximately 85 to 90 feet in length and 40 to 45 feet in width, although the final configuration would depend on site conditions.

The project concept includes a contained field area, perimeter netting or fencing, small spectator seating areas, lighting, and an all-weather playing surface designed to support year-round use. Installation typically involves preparing a level base surface and installing a modular playing system.

WESCO has indicated that funding for the project could potentially be provided through private donors, sponsorships, and organizational contributions. City fees for application and staff time would be required. See details below in the fiscal impact section of this report.

1. Youth Annex Parking Lot Location

The first potential location is the gravel and parking area behind the Youth Annex building. This property is owned by the City and is located adjacent to the Laguna wetlands area. Conceptual layouts provided by WESCO illustrate the potential placement of one or two mini-pitch courts within the existing open gravel area while maintaining circulation and portions of existing parking. The location is centrally located within Sebastopol and is in proximity to youth recreational facilities and community amenities.

Public Works Consideration:

Stock Yard: Public Works has reviewed the conceptual layout of the proposed mini-pitch soccer facility behind the Youth Annex. Public Works has concerns about the potential loss of operational stock yard space currently used for material storage, equipment staging, and other Public Works activities. With several capital improvement projects anticipated in the coming years, including potential flood-related work, maintaining adequate space for materials handling and staging will be important. If the facility is located entirely within the existing gravel parking lot and does not encroach into the operational stock yard area, Public Works would not have concerns with the proposed location.

Conservation Easements: Staff confirmed with the Sonoma County Agricultural Preservation and Open Space District that this parcel is part of Youth Park and is not subject to conservation easements that would prohibit this recreational use.

100-yr Floodplain: The site is located within the mapped floodplain. Because the proposed mini-pitch consists primarily of a playing surface and netting that would not impede floodwaters, Public Works does not anticipate the floodplain location presenting a concern, though the final design would need to comply with applicable floodplain regulations for structures designed in an active floodplain.

Drainage: The Youth Annex site is located adjacent to the Laguna de Santa Rosa. Any drainage generated by the proposed mini-pitch facility must be managed away from the Laguna. Public Works would require that stormwater runoff from the field be directed to an appropriate drainage feature, such as a swale or rain garden, designed to capture and infiltrate runoff onsite. If the project includes surface cleaning using water, any wash water must be directed to the sanitary sewer. Discharges to the sanitary sewer may require advance coordination with the City to determine whether a wastewater discharge permit, applicable fees, or pretreatment are required prior to discharge. Approval must be obtained prior to any discharge, and all activities must comply with City sanitary sewer use requirements. Public Works expects these improvements to be designed and constructed by the project sponsor as part of the project.

Maintenance: If the project moves forward, Public Works requests that the facility remain open to the public and that all construction, grading, installation, and maintenance be the responsibility of the project

sponsor.

The associated Public Works costs for this location would be roughly as follows:

1. Plan Review – City Engineer: \$500
2. Staff Time Agreements: \$750

Planning Considerations:

Environmental & Stormwater

Several potential environmental concerns arise due to the site's proximity to the Laguna de Santa Rosa. The proposed soccer field would require hard compaction fill, which has the potential to disrupt the existing natural groundwater percolation on the site. A change in surface conditions would accelerate stormwater runoff, reducing the land's natural capacity to filter contaminants — such as vehicle oils, sunscreen, and other materials — before they reach the Laguna. If the facility is placed entirely within the existing hard packed parking area, most of this concern would be eliminated. Staff would also be concerned about runoff generated during routine field maintenance and periodic cleanings, as those flows could carry additional pollutants into the adjacent Laguna unless correctly managed.

Lighting & Nocturnal Habitat

The project includes lighting to support nighttime use. Given the site's adjacency to the Laguna, staff is concerned about the potential impact of artificial lighting on nocturnal wildlife habitat in the area. The full extent of this potential impact cannot be known without a biological study to examine nighttime lighting effects.

Parking

The area currently serves as overflow parking for Laguna trail users and converting it to a soccer field would reduce that capacity. The application does not specify the seasons or hours during which the field would be in use, which makes it difficult to fully assess parking demand. However, given that baseball is active at both Community Center fields in the spring and fall, and that the Community Center regularly hosts special events, the addition of a soccer facility could create parking conflicts during periods of overlapping use.

Permitting & Use Agreement

Given the private nature of the WESCO facility and its proposed location within an ESOS Overlay Zone, a use permit would be required. Because the site is on City-owned property, staff recommends that the City and WESCO enter into a formal use agreement addressing liability and related matters, similar to the arrangement currently in place with Little League for the baseball fields at the Community Center (Clahan Fields) and Polley Field at Ives Park.

CEQA

Due to the site's proximity to the Laguna, the ESOS Zoning Overlay, and the inclusion of nighttime lighting, CEQA review should be anticipated as part of the entitlement process.

Cost

The associated costs for this location would be roughly as follows:

3. Use Permit: \$3000 (minimum deposit)
4. CEQA: \$6000 deposit + \$3000 filing fee (additional fees may apply if special studies are required)
5. Partnership Agreement: \$5000 deposit (to cover staff and legal cost to negotiate and draft)

partnership agreement).

Legal Considerations:

Because this proposed use is on City property, an agreement between the City and WESCO would be necessary. The Agreement would require WESCO to obtain insurance as well as to indemnify, defend, and hold the City harmless for any liability arising out of the proposed use. That would significantly limit any liability exposure for the City. The Agreement would also regulate the use of the field in more detail than is typical for private property. For example, the Agreement would require the property to be open to the public for certain periods of time. The Agreement would also make WESCO responsible for maintenance, although if the field is reserved for public use a significant portion of time, WESCO may seek to share maintenance costs with the City. The Agreement would specify how long it remained in effect. All of these terms would be negotiated by the staff, subject to final approval by the City Council.

2. Piazza Hotel Lot

The second potential location is a vacant privately owned parcel (Piazza property) located across from Sebastopol Main Square/Downtown Plaza. Development of a mini-pitch facility on private property would require coordination with the property owner as well as review of zoning, permitting requirements, and potential agreements between the City and the property owner.

Public Works Consideration: Public Works has no concerns.

Planning Considerations:

Site Concerns – Downtown Core Location

The proposed Downtown Core site presents several significant challenges that staff believes make it unsuitable for a soccer field or sports park use.

Land Use & Zoning

The Downtown Core zoning district does not permit a soccer field or sports park use, even on a temporary basis. In order to proceed with the WESCO request on this site, the City Council would need to amend the City’s Zoning Code to allow these types of private sports facility uses within the Downtown Core. While environmental impacts at this location may be somewhat less pronounced than at the Community Center site, they remain a consideration.

CEQA

The subject site is constrained by the potential presence of archeological resources, and further evaluation would be required to determine whether the level of site disturbance proposed would negatively impact resources. On-site monitoring would likely be required for any ground-disturbing activities. The proposed lighting for nighttime play would also need to be evaluated to ensure that it does not pose a lighting and glare hazard to oncoming traffic as drivers negotiate the sharp turns here.

Safety

The site is situated within a tight turn on high-traffic corridor (Highway 116) where vehicle speeds can exceed 25 mph. Staff has serious concerns about the safety of both patrons and drivers, particularly given the likelihood of young children participating in field activities. The site does not provide a safe or designated area for drop-off and pick-up, and the proximity to active roadways creates a risk in the event a child enters the sidewalk or street unexpectedly.

Parking

Parking availability at this location is considerably more limited than at the Community Center site. The nearest public parking is a City-owned lot located across the street to the north, offering approximately 40 spaces. While 40 spaces may prove adequate for the proposed facility, it would mean a loss of these spaces available for both retail and public-serving uses within the downtown.

Public Access & Downtown Compatibility

Staff has concerns about the appropriateness of a private, non-public sports facility occupying a prominent site within the Downtown Core. A location of this visibility and centrality would be better suited to a use that is open and accessible to the broader public. If the facility were made publicly accessible in a meaningful way, it could contribute to activating this downtown space; however, as proposed as a private use, it does not align with the City's goals for this area as set forth in the General Plan

Economic Impact

Finally, staff is concerned that allowing this project to move forward on anything, but a very temporary basis would effectively preclude the development of the approved Hotel Sebastopol on this site. That project represents a meaningful opportunity for the City to expand its tax base through Transient Occupancy Tax (TOT) and local sales tax revenues, and its loss would be a significant fiscal consequence that warrants careful consideration.

Cost

The associated costs for this location would be roughly as follows:

1. Rezone/Text amendment: \$5,000 minimum deposit
2. CEQA: \$6000 deposit + \$3000 filing fee (additional fees may apply if special studies are required)
3. Archeological monitoring costs are unknown at this time

Legal Considerations:

As discussed above, an amendment to the Zoning Code would be necessary to establish the proposed use as either permitted or conditionally permitted. If the Zoning Code is amended and the use established, it could likely continue in perpetuity even if the Code change is later reversed. While the current owner of the site indicates it is committed to pursuing the approved Sebastopol Hotel, if that does not occur, the soccer field would have the right to continue permanently. Because this proposed location is private property, the City would not be a partner in the operation of the site and the operator would decide if/when it would be open to the public. Because it is privately owned and operated, there would generally not be any new liability risk for the City.

STAFF ANALYSIS:

The proposed mini-pitch facility could provide an additional recreational amenity within the City and may support youth programming as well as informal community use. These types of facilities are designed to accommodate smaller games and can operate year-round due to the durable playing surface.

At this stage, the project is conceptual and staff has not conducted a detailed analysis of site feasibility, environmental constraints, or operational considerations. If the City Council expresses interest in further evaluating the concept, staff would return with additional information regarding site suitability, permitting requirements, partnership structure, and operational considerations.

CITY COUNCIL GOALS/PRIORTIES/ AND OR GENERAL PLAN CONSISTENCY:

This agenda item supports City Council goals related to community vitality and recreational opportunities within the City of Sebastopol if located on the Youth Annex property. General Plan policies would also generally be supported with a temporary (one year) use of the downtown site if the City Council determines that a change to the allowed uses within the Downtown Core Zone is appropriate. The potential project could provide an additional recreational amenity for youth and families and support opportunities for community gathering and physical activity.

FISCAL IMPACT:

At this time the City has not committed funding for the proposed project. WESCO has indicated that the project may be funded through private sponsorships, donors, and organizational contributions. Should the project move forward, any agreements between the City and WESCO would need to clearly define funding responsibilities, maintenance obligations, and operational responsibilities.

COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date. The City has also used social media to promote and advertise the City Council Meeting Agenda Items.

As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this staff report such comments will be provided to the City Council as supplemental materials before or at the meeting.

RESTATED RECOMMENDATION:

That the City Council receive the staff presentation regarding the conceptual soccer facility proposal and provide direction on whether staff should continue evaluating the feasibility of the project and potential locations. Should the Council direct staff to proceed, further review incorporating the issues and considerations identified in this report would be required, along with a deposit from Wesco Soccer to cover associated staff time and evaluation costs.

CITY COUNCIL OPTIONS:

1. Provide direction to staff to continue evaluating the proposed mini-pitch soccer facility and potential locations.
2. Provide alternative direction to staff regarding the concept or potential sites.
3. Decline to pursue the proposed project.

ATTACHMENT(S):

1. Concept Level Drawing - Youth Annex Parking Lot & Piazza Hotel Lot
2. Piazza Hospitality Support Letter
3. WESCO Presentation

APPROVALS:

Department Head Approval: Approval Date: 3/10/26

CEQA Determination (Planning): Approval Date: 3/25/26

The proposed action is not a project under the California Environmental Quality Act (CEQA)

General Plan Goal (Planning): Approval Date: N/A

Administrative Services (Financial) Approval Date:

Costs authorized in City Approved Budget: Yes No N/A

Account Code (if applicable) _____

City Attorney Approval: Approval Date: 3/25/26

City Manager Approval: Approval Date: 3/27/26

WESCO Soccer Field – Location Design Concepts



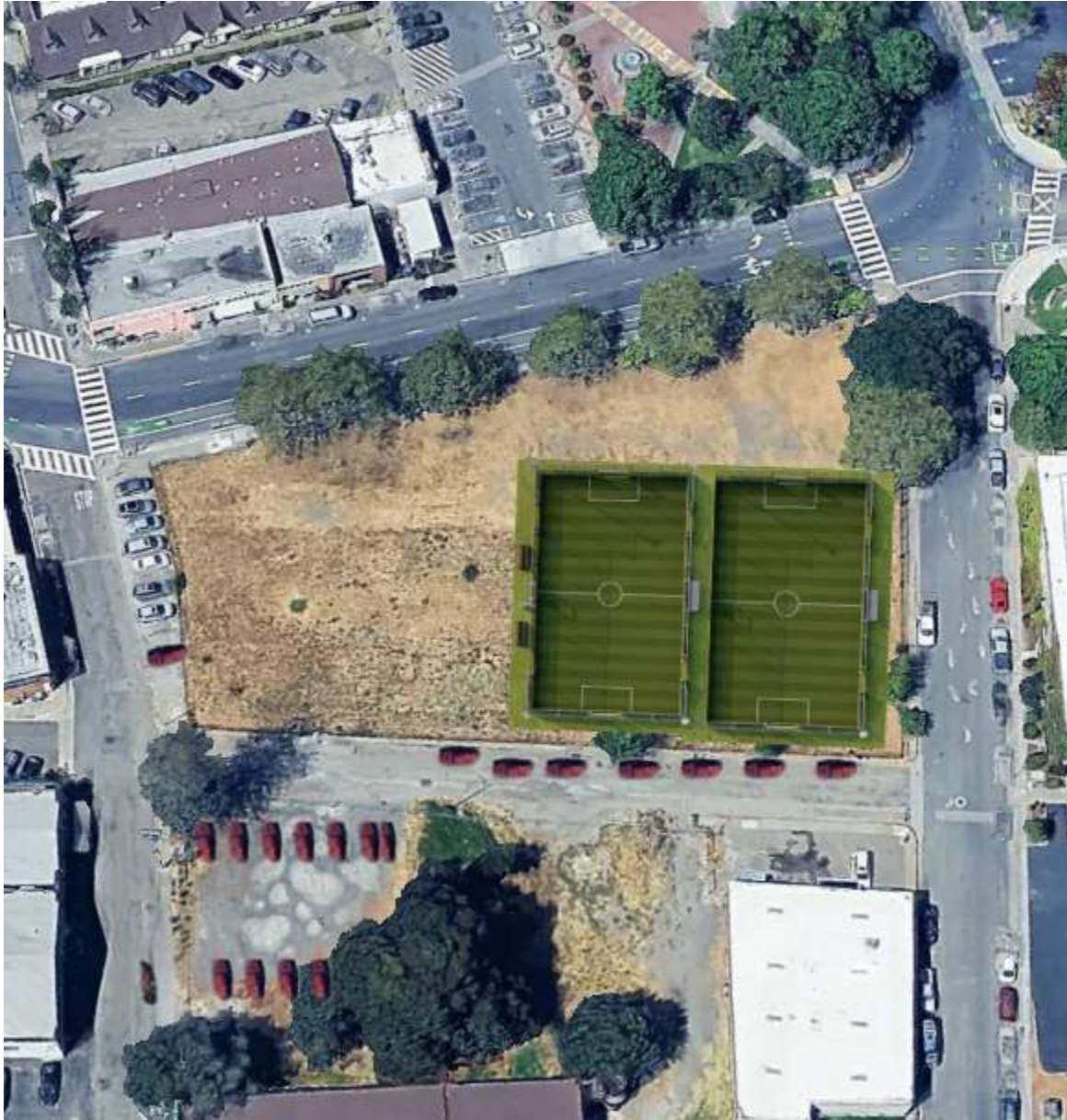
Picture 1 - Youth Annex Conceptual Drawing 1



Picture 2 - Youth Annex Conceptual Drawing 2



Picture 3 – Piazza Hotel Conceptual Drawing 1



Picture 4 – Piazza Hotel Conceptual Drawing 2

PIAZZA

HOSPITALITY

Daniele Petrone
Piazza Hospitality
February 24, 2026

Mary Gourley
City Manager
City of Sebastopol

Re: Temporary Youth Soccer Court at Hotel Sebastopol Lot – Letter of Support

Dear Mary,

I am writing to express my enthusiastic support for WESCO United's proposed temporary soccer courts/fields on our downtown parcel bounded by Petaluma Avenue, McKinley Street, Brown Street, and Depot Street.

As you know, we currently hold a Development Agreement with the City to construct our Hotel Sebastopol project on this site, with entitlements in place through the summer of next year. We recognize that this project has been a long and complex journey, and we are deeply appreciative of the City's continued partnership, patience, and support as we work toward a successful and responsible groundbreaking.

In the interim, we have been committed to ensuring the site contributes positively to the community rather than remaining dormant. Over the past year, we were pleased to host several temporary activations, including the Sebastopol Center for the Arts installation and Bloomfest, both of which demonstrated the value of community-oriented uses that bring energy and visibility to downtown. We've also expanded and formalized the walking pathway along our McKinley Street frontage, pushing back our fence, compacting gravel, and adding string lights for nighttime safety and visibility. These experiences reinforced our belief that temporary activation can serve both immediate community needs and long-term development goals.

Looking ahead, we view WESCO United's proposal as an ideal next step. The temporary soccer courts represent a community-serving use that promotes youth engagement, healthy activity, and inclusive recreation, while also drawing consistent foot traffic into the downtown core. This increased activity would naturally benefit nearby restaurants, bars, retail shops, and other small businesses, supporting the City's broader economic vitality goals.



414 HEALDSBURG AVENUE
HEALDSBURG, CA 95448
PIAZZAHOSPITALITY.COM

Importantly, approval of this temporary use would not diminish the likelihood of the hotel project moving forward. In fact, we believe it strengthens the project's prospects by allowing additional runway as lending conditions continue to improve. As interest rates stabilize and financing becomes more attainable, this flexibility may also reduce the need for more aggressive value-engineering measures, ultimately supporting a higher-quality project that better aligns with the City's expectations and the community's long-term interests.

WESCO's expressed a need for two to three-years use of our site to make it worth the economic investment. As such, it would require a brief extension of our Development Agreement, as I'm sure you're aware. We are committed to working with you and Council on that effort should it be supported.

On a more personal note, as a lifelong soccer player and fan, I am particularly excited by this proposal, especially in light of the upcoming World Cup and the opportunity it presents to celebrate the sport and bring people together in a shared, positive way.

Thank you for your continued collaboration and consideration. Please do not hesitate to reach out if you have any questions, would like additional clarification, or need further information from our team.

Sincerely,

Daniele Petrone

Daniele Petrone
VP of Development
Piazza Hospitality

Soccer Court

Sebastopol City Council

4/7/2026





About WESCO United Soccer Club

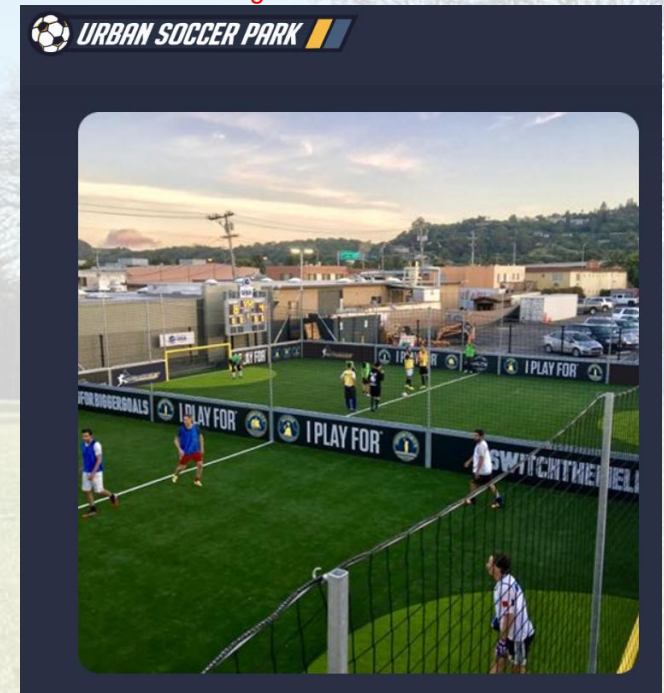
- 51 year legacy in Sebastopol
- 1300 members and growing
- Host 750 games per year (~500 of those with out of area teams)
- Serve over 5000 families (in and out of area)
- Employ over 100 referees
- Currently co-manage 5 school fields and Ragle Ranch fields
- Manage over 300 volunteers annually
- Annual budget of over \$535K

Current Challenges

- School (fields) have growing & competing athletic priorities (new flag football)
- Ragle Ranch rebuild -> multi-million dollar, multi-year initiative
- Sebastopol has no public soccer space. Dedicated space for baseball, swimming, tennis, skateboarding
- **WESCO requires** 17 out of area fields and gyms
 - A Place to Play, El Molino, Piner, Elsie Allen
 - Practices, games and tournaments.

What is a Soccer Court / Mini Pitch?

- Modular / Moveable design with custom sizes and features
- Ideal for urban areas where space is at a premium
- Suited for organized soccer, pick-up games, and play time
- Year-round all-weather turf
- Lights for evening use
- Multiple vendor options
- Cost effective build
 - \$150-200K per court funded primarily through sponsorship/donations
- Low maintenance
 - \$12-15K per year funded and managed through WESCO





U.S. Soccer Foundation

Washington, D.C. – The U.S. Soccer Foundation today announced that it has completed its 500th mini-pitch toward its goal of creating 1,000 by 2026. When the World Cup comes back to North America.

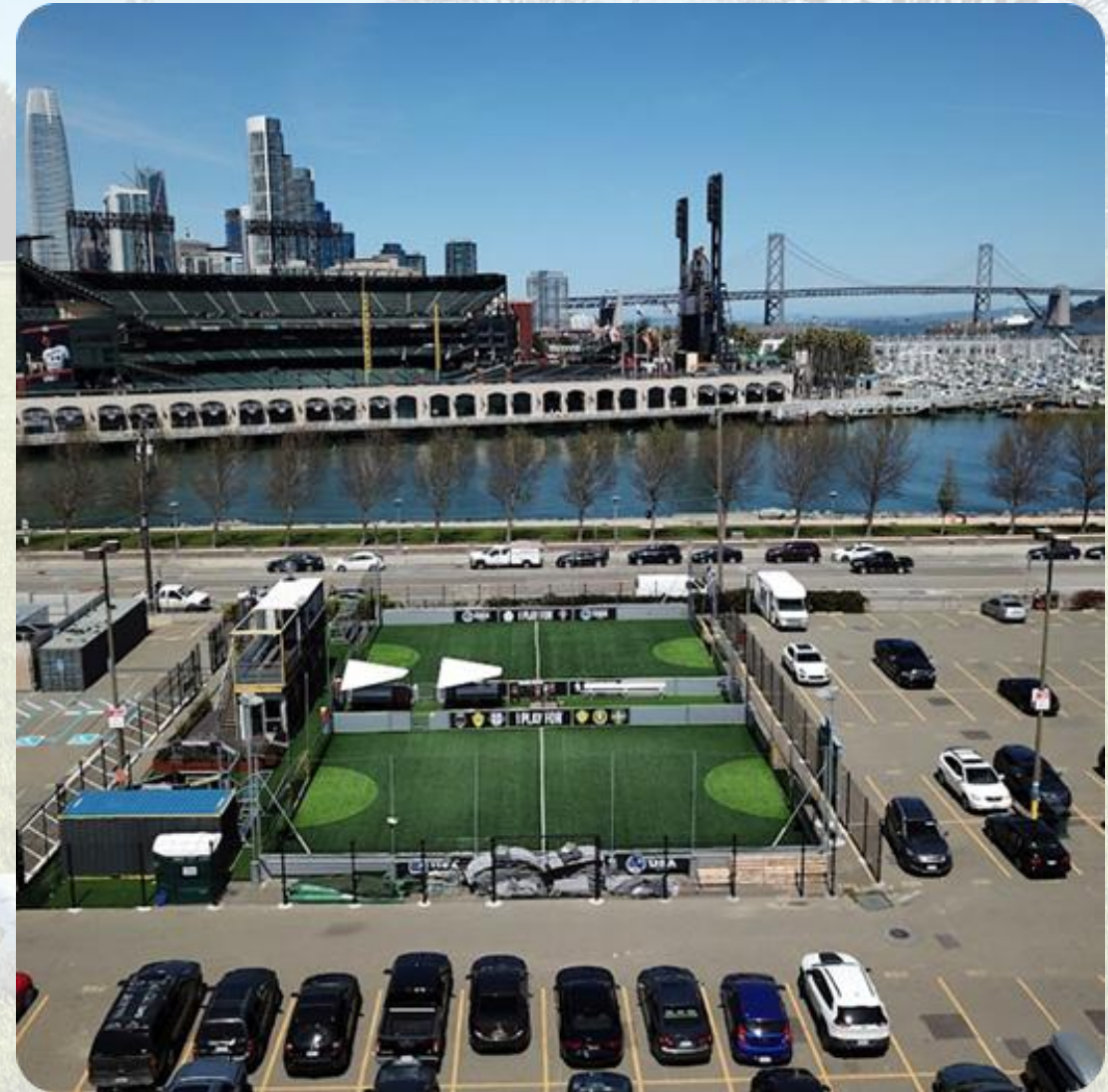
U.S. Soccer Foundation Found that:

- 99% say people in their community are more active after installation of mini-pitch
- 98% say their community feels safer after installation of a mini-pitch
- 96% say their mini-pitch is accessible to all
- 91% say their mini-pitch serves as a new community hub
- 5x more soccer is played at sites after installation of a mini-pitch
- 31% of mini-pitch users are new to soccer



Soccer Court Proposal

- Build a soccer court in city limits/city property
- Create a safe, accessible, walkable space to play
- Transform under utilized space into a thriving soccer hub
- Do something beautiful for our community – the community needs positive right now



A **WESCO Sports Court @ Morris Street** is a free community asset that delivers on what residents ask for and meets the City's goals as outlined in the FY25-25 Adopted Budget

Community Vitality

- New public gathering space for youth, families, and seniors
- Multi-generational, year-round activation of underused city land
- Proven community bridge – Diverse backgrounds coming together, Takeo exchange students, local families, etc..

Infrastructure

- Creating new parks & useable public space
- Permanent physical improvement to city property
- Creates sense of pride in our community

High Performance Organization

- City Council delivers on what residents asked for
- Community-initiated, community run, nonprofit funded
- Responsive to citizen surveys

Improves Public Safety

- Strengthens community presence in under utilized space
- Active spaces increase natural surveillance
- Recreational spaces are known to have reduced crime rates

Financial Sustainability

- 100% funded by WESCO United, Sponsors, and Donations
- No city capital outlay
- No operating budget impact
- No risk

Economic Development

- Activates the McKinley & Morris Street corridors
- Supports family-friendly, small-town character
- Brings business to our city center

Permanent Location

Youth Annex – Morris Street



Temporary Location

Sebastopol Hotel Plaza



Request of the City Council

Seek City Council approval to advance feasibility analysis

- For a permanent Soccer Court at the Youth Annex, and
- Transitional/temporary soccer court at the Hotel Sebastopol site
(2 YEAR anticipated duration)

Thank You



Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:45 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: Ragle Ranch Soccer Fields

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Nate St Amand <[REDACTED]>
Sent: Tuesday, March 31, 2026 9:20 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Ragle Ranch Soccer Fields

Dear City Council Members.

Please support the improvement of the Ragle Ranch soccer fields. The renovation of the top field has proven to be a great success and should serve as an example for the further improvement and a source of pride in our county.

Please note: This is not an esthetics issue, This is a safety issue. Every year, multiple ankles are sprained and broken due to field conditions (gopher holes, broken irrigation, etc.). WESCO can attest to this.

Further, I would like you to dedicate some of my ~\$10,000.00 in annual property tax to the creation of another restroom (not portable toilet) near the playground/picnic/volleyball area.

I think you would be hard pressed to find family friendly citizens who do not support these improvements to our community.

Thank you!
Nate St. Amand
[REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:46 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: Soccer fields

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Thank you
Mary Gourley
Interim City Manager

From: Cynthia whitman-bradley <[REDACTED]>
Sent: Tuesday, March 31, 2026 10:52 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer fields

Good morning, Council members,
I am writing to support whatever our town can do to support and encourage soccer in our community. I am the grandmother of two girls ages 8 and 10 who have played soccer with Wesco since they were toddlers. During prime soccer season in the Fall Ragel is a wonderful site, like a fiesta, of families of children of all ages gathered to celebrate their children and the wonderful game of soccer. There is nothing that I have seen that involves so many families positively. I hope you will do all you can to support in every way the continuance and the expansion of soccer in Sebastopol.

Thank you, Cynthia Bradley
[REDACTED] Sebastopol, CA 95472

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 12:51 PM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: soccer field opportunities

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Thank you
Mary Gourley
Interim City Manager

From: Caroline Valenzuela <[REDACTED]>
Sent: Wednesday, April 1, 2026 11:17 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: soccer field opportunities

Hello, thank you for your time. I am a local business owner in Sebastopol and mother and aunt to several youth soccer players. Soccer in Sebastopol has become a wonderful and impactful part of our lives, keeping kids engaged in youth sports, healthy and active, and more likely to contribute positively to our town. The soccer community is awesome, we just need more places to play!!

I grew up playing tournaments in Sebastopol in the 80's and have the best memories of this sleepy town being a soccer hub. The Sebastopol teams were always strong because this town values youth soccer. Please help us and the town as a whole by providing more places to play soccer.

Thank you!
Caroline Valenzuela and family

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:50 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Elissa Overton; Torran Korman; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Availability of soccer fields for local youth

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Thank you
Mary Gourley
Interim City Manager

From: J.P. Cosgrove <[REDACTED]>
Sent: Tuesday, March 31, 2026 3:39 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Availability of soccer fields for local youth

Dear City Council.

My son is currently a Freshman at Analy and plays on the soccer team. He grew up in Sebastopol playing on the fields here and I helped to coach some of his teams.

The grass fields in our area are generally in very bad shape. The gopher holes make it dangerous to play on and I have seen and experienced injuries related to the low quality fields.

The club teams all use the school turf fields so the rec teams are really left to deal with the other poor fields. With the upcoming World Cup and the possibility of a professional team in Santa Rosa this is a great time to address this problem. As kids get interested in soccer they should have safe fields to play on.

Best Regards.

J.P. Cosgrove

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:49 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Elissa Overton; Torran Korman; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: Soccer Field Expansion Proposal

Please see email submitted to the City of Sebastopol
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Thank you
Mary Gourley
Interim City Manager

From: Timothy Daw <[REDACTED]>
Sent: Tuesday, March 31, 2026 12:21 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer Field Expansion Proposal

Hello City Council,

My name is Timothy Daw, and I'm a parent of two children who participate in Wesco soccer. I want to express my full support for the planned expansion of soccer fields to accommodate this quickly growing sport that has had a wonderful impact on both my children's lives.

We are lucky enough to play and practice at Brookhaven School on the amazing field there; however, there are frequently ten or more teams trying to practice at one time on one field, leaving little space and to the detriment of their development. There is an obvious difference in their gameplay against teams such as Windsor, who has a facility with close to ten fields to practice on.

I think growing youth soccer in Sebastopol will have great benefits for the kids and the community alike. My kids have now been on the same team for two and three years, and the relationships that they've built with the teammates and that we, the parents, have developed with each other is one of the highlights of living in this area.

Please feel free to contact me with any questions regarding the matter.

Best,

- TIMOTHY DAW
[REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:48 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Soccer Fields In SEB

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Mary Gourley
Interim City Manager

From: Eugenie Pacopac <[REDACTED]>
Sent: Tuesday, March 31, 2026 12:13 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer Fields In SEB

Hello City Council,

I just wanted to express my appreciation for WESCO and the soccer field access that my child has in Sebastopol. He's not a super fan of the sport, but it has been a great way for him to get out, get exercise and meet kids from other schools. We are not originally from the area, and so we appreciate positive ways our family can create connections and community. Thank you for your service to this town.

Take care,
Eugenié

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:44 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Soccer fields

Please see email submitted to the City of Sebastopol BCC:Email BCC to City Council and City Attorney City staff who have also received this email are included into the CC as shown above.

Staff: Please attach to the agenda report if not yet finalized as public comment.

Thank you

Mary Gourley

Interim City Manager

-----Original Message-----

From: Kerri Green <[REDACTED]>
Sent: Monday, March 30, 2026 11:17 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer fields

Hello,

My name is Kerri Green, and I am writing to you as a select soccer parent through Wesco.

My daughter, Paige, has been playing soccer in Sebastopol for years now, and intends to play once she also attends Analy.

Recently I heard there may be some consideration to upgrading the empty lot across from Screamin' Mimi's into a new soccer field for the community, and I was so thrilled at this idea.

As someone who has lived in the community for all of my life, I know that space has been underused forever.

As a parent of a soccer player, I also know how huge soccer is in this community, yet how limited available playing and practice space is.

It is common to show up to practice and only be allotted a sliver of a field to play on.

This affects the kids' ability to truly practice for how a game will be.

What better way to pour into our future as a town than by pouring into our children and their health and activities? That would lead to a ripple-effect of so many positives.

A new field would be worth the expense of creating it nearly immediately, and families coming there would, no doubt, also greatly impact adding revenue to our local restaurants and small businesses.

I am hopeful you will put a lot of thought into this as a possibility. I know we have always been a community that takes great pride in our thoughtfulness.

Thank you for your consideration!

Kerri Green
[REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 12:51 PM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: April 7th Meeting Item - WESCO new soccer fields

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Kent Jenkins <[REDACTED]>
Sent: Wednesday, April 1, 2026 11:07 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: April 7th Meeting Item - WESCO new soccer fields

Dear Council,

I write in support of introducing year-round soccer fields to our downtown.

I am neither a soccer player nor a parent of one, but I do understand the vitality that dedicated recreational spaces can bring to a commercial district.

Soccer is one of the few youth sports that routinely brings out-of-area players, parents, and families for tournaments. Not only are there “after-game ice cream crowds,” but food providers, shops, and lodgings also see increased opportunistic and planned customer traffic.

Major tournaments come to communities that have reliably open and playable fields, AND that have local business support. We have an enticing downtown, now let’s add the necessary draw...the fields.

Thank you for your consideration.

- Kent Jenkins
West County Resident

Informational only, not representing any of these organizations in this particular communication:
Member, City of Sebastopol “Building the Commons” Committee
Member, Sebastopol Area Senior Center
Member, Sebastopol Grange
Member, SW100

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:47 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Elissa Overton; Torran Korman; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Dedicated Soccer Fields

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Tammy Leitz <[REDACTED]>
Sent: Tuesday, March 31, 2026 10:56 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Dedicated Soccer Fields

Dear Sebastopol City Council,

I am writing as a parent and community member to strongly support the development of dedicated soccer fields in Sebastopol.

Last year, my daughter and I moved from Cloverdale to Sebastopol. At the time, she was 12 years old and entering a completely new environment without a single established friendship. As a parent, that transition was incredibly difficult to watch, she felt isolated, disconnected, and unsure of where she belonged.

Soccer changed everything.

Through access to local soccer opportunities, she was able to meet other kids, build friendships, and begin to feel a sense of belonging in this community. What started as a sport quickly became her bridge into connection, confidence, and stability during a major life transition.

Without access to consistent, dedicated soccer fields, those opportunities would not exist in the same way. Organized sports, especially soccer are not just extracurricular

activities. They are essential community-building tools that support children's mental health, social development, and overall well-being.

For families like ours, soccer fields are not a luxury, they are a lifeline.

Sebastopol is a community that values connection, wellness, and supporting families. Investing in dedicated soccer fields is a direct investment in our children and in the strength of our community as a whole.

I urge you to consider the real, human impact this decision has. My daughter's ability to feel at home here was made possible through soccer. Every child deserves that same opportunity.

Thank you for your time and for your commitment to supporting the youth and families of Sebastopol.

Sincerely,

Tammy Leitz

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 10:45 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Elissa Overton; Torran Korman; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: soccer!!!

Please see email submitted to the City of Sebastopol
 BCC:Email BCC to City Council and City Attorney
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 Staff: Please attach to the agenda report if not yet finalized as public comment.
 Thank you
 Mary Gourley
 Interim City Manager

From: Shannon Cloninger <[REDACTED]>
Sent: Wednesday, April 1, 2026 10:07 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: soccer!!!

Hi there folks of the city council. My name is Shannon Cloninger. I have been part of the WESCO community since 2015 when my twins started playing soccer at just 4 yrs old. I coached rec through 2022 before making the change to WESCO select where I now coach the 2011 Select Boys team. I think that the opportunity to offer the community another field would be truly game changing for our teams and for our town.

I have had the pleasure to coach many of the kids in our community and meet their families. I cannot express how wonderful soccer has been in our lives. Playing and coaching soccer has allowed friendships to be built, community to be built, child confidence to be grow, work ethic to be instilled and SO MUCH fun to be had! Keeping kids busy with sports keeps them from being bored and keeps them out of trouble. Soccer is an integral part of life for many of the kids in our community, and it keeps growing!! We need space to accommodate that growth.

One of the major challenges we face as soccer teams in West County is field space shortage. El Molino has been rented out to Santa Rosa teams, Ragle fields are mostly too small and not of great condition for high level competition, leaving us with only Brookhaven and Analy High School fields for the most part. These fields are great, but we typically have 3-4 teams practicing at the same time and struggle to fit in all of the home games we have scheduled. Another field downtown would allow us to practice more real game situations and be more competitive in our leagues and will bring more people into our community to support local businesses when families bring their kids to play.

I imagine the downtown area filled with cheers and the excitement of the games that we see every time we play. Have you been to a WESCO game? It's energy, and happiness and cheering and life lessons all in one. It's EXCITING in the best ways possible as grandparents' and parents' eyes shine when their team does something amazing. Soccer families tend to be truly great people who want to see community build and want to see the kids thrive. Having more families downtown to support local business can only

be a good thing. Investing in our youth and putting more focus on offering kids some opportunity to play IS multigenerational community building. Please consider building a soccer pitch downtown.

Sincerely,

Shannon Cloninger

Analy Veterinary Hospital

A very community invested soccer mom/coach ;)

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:44 AM
To: Mary Gourley
Cc: Oriana Hart; Building; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Playing fields

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Morgan <[REDACTED]>
Sent: Monday, March 30, 2026 9:45 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Playing fields

Hello,
In any way possible, please support adding good playing fields in Sebastopol. We need fields where our kids can play soccer. The exiting ones are famously gopher-holed and uneven — ripe for injury.
Thank you!

 Morgan

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:42 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins; Elissa Overton; Torran Korman
Subject: FW: Support for Developing a Soccer Field

Please see public comment as it relates to an agenda item on the upcoming city council meeting.

BCC: Email BCC to City Council, City Attorney

City staff that received this email are listed in the CC distribution line as noted above.

Staff: Please attach to staff report if not yet finalized as public comment.

Thank you

Mary Gourley

Interim City Manager

From: Natalie Zahradnik <[REDACTED]>
Sent: Monday, March 30, 2026 8:43 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Cc: phil.carter@gmail.com; Amber Napoleon <[REDACTED]>; Michael Zahradnik <[REDACTED]>
Subject: Support for Developing a Soccer Field

Dear Sebastopol City Council,

I understand that there will be a discussion on April 7th regarding potentially developing a soccer field in our community (the empty field across from Screaming Mimi's and the Rialto Theater). I would like to express my strong support for this project.

I have been a property owner (485 Salmon Creek Road, Bodega) for nearly 25 years and have two kids, one attending Twin Hills Middle School and the other Analy High School. Both have played soccer for the last five years through the wonderful programs Westco provides, and my daughter is currently on the JV soccer team at Analy.

In this time, I have seen Sebastopol's high level of interest in soccer and the way that soccer brings together families and the community. Soccer also helps keep kids outside, active and engaged with real friends, in real life, providing a healthier alternative to the digital distractions offered in today's "screen-focused" environment.

Unfortunately, however, the space that is currently available (primarily Ragel Park and school fields such as Brookhaven and Analy) cannot accommodate all kids that are interested in playing.

It would be wonderful to add an additional field and what a better location than right in the center of town!

I sincerely hope that this project moves forward.

Best Regards,
Natalie

Natalie Zahradnik, PhD
NJZ Consulting, LLC

[REDACTED]
cell: [REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:45 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: WESCO support

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: N O <[REDACTED]>
Sent: Tuesday, March 31, 2026 9:13 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: WESCO support

Hello,
I am writing to share my support of WESCO and their dedication to bringing soccer to families in West County. We have been a part of the WESCO community for 5 years and have much appreciated all that they offer our 3 kids. I have coached the last 2 years and the field at Brookhaven and field 1 at Ragle have been such a joy to play on. We have however had multiple bee stings and twisted ankles at other fields that are not maintained as well as they could be. We hope that further support from the city and other resources will help make those other fields more playable and accessible. Sports are a huge part of our lives and the lives of hundreds of other Sebastopol kids, what helps them gain self confidence and support a healthy body. Offering safe fields in Sebastopol is an integral part of sports continuing in this area and thus the well being of our community's kids. We hope that the city can be a contributor to upgrading and maintaining these fields now and for years to come.
Nicole Oertel

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:43 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Dedicated soccer fields in Sebastopol

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
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Thank you
Mary Gourley
Interim City Manager

From: Caitlin O'Neill <[REDACTED]>
Sent: Monday, March 30, 2026 9:37 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Dedicated soccer fields in Sebastopol

Dear members of the Sebastopol City Council,

I am writing to you as a local resident to request that the Council consider the development of more public soccer fields within our community.

My son has benefited immensely from participating in soccer. It has been an invaluable way for him to stay active and away from screens, while providing him with the opportunity to play with friends and develop important new skills.

Unfortunately, there are currently very few available fields in town. The existing grass fields are in particularly poor condition and are often ridden with gopher holes, which poses a safety risk to the children playing on them.

I hope you will take the need for expanded and improved recreational spaces into account during your future planning and budget discussions.

Thank you for your time and for your service to our city.

Best regards,

Caitlin O'Neill

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 10:28 PM
To: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Sebastopol Soccer field

Please see public comment as it relates to an agenda item on the upcoming city council meeting.

BCC: Email BCC to City Council, City Attorney

City staff that received this email are listed in the CC distribution line as noted above.

City Staff: Please post to City Web site.

Thank you

Mary Gourley

Interim City Manager

From: Fernando Valenzuela <[REDACTED]>
Sent: Wednesday, April 1, 2026 2:20 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Sebastopol Soccer field

To the City Council of Sebastopol City,

Our family supports the idea of an all season soccer field/court on the said lot in Sebastopol. I have 3 kids playing right now and Ragle gets filled up. We ask the council to support the use of the property for such a use.

Thank you,

--



REAL ESTATE

Fernando Valenzuela

GM, Valhaus, LP

C [REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 10:28 PM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Support for Soccer Sports Court in Sebastopol

Please see public comment as it relates to an agenda item on the upcoming city council meeting.

BCC: Email BCC to City Council, City Attorney

City staff that received this email are listed in the CC distribution line as noted above.

City Staff: Please post to city Web site.

Thank you

Mary Gourley

Interim City Manager

From: Jennifer Emmons Koelemeijer <[REDACTED]>
Sent: Wednesday, April 1, 2026 4:31 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Support for Soccer Sports Court in Sebastopol

Dear Sebastopol City Council Members,

We are writing to express our strong support for WESCO United’s proposal to build a dedicated soccer sports court at the Youth Annex on Morris Street.

This project represents an important investment in our entire community. A permanent, free, and accessible space for soccer would benefit youth of all backgrounds—providing a safe place to play, build friendships, and stay active.

At the same time, I want to highlight the particular importance of expanding opportunities for young female athletes. While this court would serve everyone, additional resources for sports like soccer—where girls’ participation continues to grow—help address the longstanding imbalance in facilities and investment that has historically favored male-dominated sports like baseball and football. Creating more equitable access to quality spaces sends a powerful message to girls that their participation, development, and achievements are equally valued.

A dedicated court would give all youth—and especially girls—a consistent place to build skills, confidence, and leadership. These spaces matter. They foster not just athletic growth, but resilience, teamwork, and a sense of belonging.

Beyond sports, this court would strengthen community connection. Soccer uniquely brings together families from diverse backgrounds, and a shared public space like this becomes a hub for inclusion, health, and positive youth engagement.

Importantly, this proposal comes at no cost to the city, making it an exceptional opportunity to expand public resources without financial burden.

Sebastopol has a chance to do something truly positive for its youth—creating a space where all kids can thrive, and where we take a meaningful step toward more equitable support across youth sports.

We respectfully urge you to support this proposal.

Thank you for your time and consideration. And thank you for your service.

Best regards,

Jean-Luc and Jennifer Koelemeijer

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 10:28 PM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Soccer field downtown please

Please see public comment as it relates to an agenda item on the upcoming city council meeting.

BCC: Email BCC to City Council, City Attorney

City staff that received this email are listed in the CC distribution line as noted above.

City Staff: For posting to city web site.

Thank you

Mary Gourley

Interim City Manager

From: malbatron <[REDACTED]>
Sent: Wednesday, April 1, 2026 8:52 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer field downtown please

Hello City Council,

I hear there's a chance we can have a soccer field to fill the downtown lot across from the movie theater and the Square. I'm writing to let you know I'm in total support of that.

My 12-year-old son is in his fifth year playing soccer, and it's the one sport he plans on sticking with as he gets older. He's had excellent experiences playing Wesco soccer, met coaches he's revered, and made new friends with players, he even won a championship one season. The possibility of having a soccer field downtown is exciting to me, as it can give him easy access to a good place to play and would be a wonderful addition to the spirit of Sebastopol and what the town represents.

Can you make this happen?

And just throwing this out there... it'd also be nice to have a public basketball court in town. I'm surprised there isn't one.

Thanks for all you do!

Luis Malbas
[REDACTED]

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 1:20 PM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Soccer Courts facility in Sebastopol - Exciting Potential !!!!!

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
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Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Simon James Ireland <[REDACTED]>
Sent: Wednesday, April 1, 2026 12:56 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer Courts facility in Sebastopol - Exciting Potential !!!!!

4/1/2026

For the attention of the Sebastopol City Council members and Administrators.

**My name is Simon Ireland. ([REDACTED])
We live just west of town [REDACTED].
My kids (daughter & son) play(ed) on WESCO teams and have done for 5+ years.
I have played and coached professionally across the US and in several countries.**

Hello City Council members and City Executives.

**For the past 3 years, I have been talking locally about and suggesting a public/private partnership that could / would utilize space in Central or very near Downtown Sebastopol. The idea being to create several 'soccer courts'.
These are highly popular mini arenas that are 'caged' or 'contained' with boards and netting and have highly targeted LED lighting - not flood lights.
Soccer Courts are extremely efficient small space training and match play venues, that can facilitate and turn over a lot of players/teams, much more efficiently than a typical soccer field. Roughly the size of tennis courts and surfaced most often now with an artificial turf, some concrete (like tennis & pickle), or as is the case in many European Mediterranean countries also using an 'ash' surface - much like a baseball infield.**

I originally sent a version of this letter below in 2024 after observing and talking with community stakeholders since Fall of 2023. Nobody appeared to be thinking several years out. I started to engage briefly with people like high school head, Chuck Wade at Analy HS and City Council member Stephan Zollman and others, in an attempt to find possible shared space

and help bring about the realization that community sports programs were/are running short on space.

I believe that if a community has a vibrant sports culture which needs more space, it is actually a good problem, if we want more healthy kids (and adults) off screens.

Eventually, in my many conversations, it was Brian Heacock (WESCO Director of Coaching) who listened and shared the same concern and vision.

WESCO Soccer is very fortunate to have a very experienced, passionate and knowledgeable life long West County resident and soccer legend.

Brian grew up playing soccer locally, when culturally, it was a 'second' sport to many people at best. Yet he flourished and eventually played the highest levels of youth soccer, College and then Semi Pro, then as a soccer dad, as well as working in the youth coaching world as both a volunteer and professionally. He has also coached Analy HS.

Brian then brought into this conversation, Phil Carter, a WESCO board member who was also quick to see the virtues (community, youth, sport, health, commercial) of the soccer courts idea. Since our initial meeting/discussion, Mr Carter has been genuinely pursuing the potential and his energy and determination are highly commendable. He wants to get ahead of a very real looming issue by being creative.

The 'homeless' status of the playing facilities of the Sebastopol Youth Soccer Community, including the 'primary' organization in town representing the children of West County soccer (WESCO) and their families - the fact is, that the kids and families of Sebastopol and West County soccer, despite being the largest sporting organization in the West County, does not have a 'Home'. I believe it is time to address this.

Soccer evolution:

Why, because soccer has changed significantly in the last 10 years.

I have been in Sebastopol for over 20 years, and in this time alone, the game has exploded culturally to the national stage. It is part of the fabric of family life in the US. It is no longer a sporting backwater. The younger generations of families coming into the sport do now expect more from their soccer clubs and their Parks and Rec departments.

Consequently, we have to be more creative and explore options to partner with spaces.

The new 'soccer parent' generation have themselves come through the game during their youth and young adult lives and now have kids of their own. They are more educated/knowledgeable about the game itself and are looking for quality opportunities and experiences / options for their own kids in ways perhaps that the local game has not kept up with. There are more and more families looking for more Competitive playing opportunities and that number will grow. As this happens, there could even be other soccer clubs moving into the Sebastopol area in the next few years.

The proposed 'Soccer Courts' are a very exciting start and a compelling concept for this next generation of West County community, players and parents.

Facts:

Currently, both Tennis & Pickle Ball have numerous courts (with lighting), Baseball has plenty of fields (some with lighting), Basketball has both indoor and outdoor facilities, Skateboarding has a dedicated space, but soccer does not.

Soccer has a somewhat gypsy presence locally and squeezes into and in between the after school sport schedules, for the most part, of Analy & Brookhaven. And with additional sports continually being added to these school schedules, the 'space crunch' is worsening rapidly

for all users. I want to acknowledge that it is highly commendable that schools are offering more after school activities. Not to forget the continuous conflict with residents who live adjacent to Brookhaven school.

Benefits beyond Soccer:

If said soccer courts were to become a feature in Sebastopol, it would / could potentially bring much more retail business to town, seven days a week. From existing local patrons using the courts for practice throughout the week, for matchplay on weekends and also from potential weekend tournaments year round - bringing in players, teams, families from regional visiting competitive youth clubs. Not forgetting the rather large Adult and CoEd soccer population that would love to participate in both weekday & weekend matchplay.

This concept could / would be funded by the soccer community itself. We just need the space to develop and utilize. No City funds would be required or necessary.

The closer to Sebastopol town center, the better. Ideally, space at or adjacent to the Community center would be optimal and probably the most pragmatic.

Please consider the project as a HUGE benefit to the local community and once established, the retail vibrance of Sebastopol.

We could make such a facility the centerpiece and showpiece of downtown -

'Sebastopol - A Sport Town' - Envy of the North Bay !!!!!

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:49 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; Victoria Henkel; Zulema Higgins; John Jay; Jane Riley
Subject: FW: Public & Club Access to Community Soccer Fields

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Erin Ringstad <[REDACTED]>
Sent: Tuesday, March 31, 2026 1:38 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Public & Club Access to Community Soccer Fields

Dear Members of the Sebastopol City Council,

I am writing as a local parent and community member to share my perspective on youth soccer field access and conditions in Sebastopol, an issue that I believe deserves thoughtful attention and meaningful action for the benefit of our community as a whole.

Soccer plays a powerful and multifaceted role in our community. It supports children’s physical health, fosters teamwork and resilience, provides a positive social outlet, and creates a strong sense of belonging for families across diverse backgrounds. For many kids, it is not just a sport; it is a cornerstone of their development and connection to the broader community.

However, the current state of field access and conditions presents significant challenges.

One of the most pressing issues is limited access to playable fields, particularly at local schools, where children, coaches and families are regularly harassed by neighboring residents. I'm sure this is no surprise, given the very loud and selfishly entitled behavior of one particular resident behind Brook Haven Middle School. Due to time constraints and limited fields, it is not uncommon to see seven or even eight teams sharing a single field at the same time. This level of overcrowding diminishes the quality of play and development, increases the risk of collisions, and makes it difficult for coaches to run effective practices. It also reflects a clear mismatch between the demand for youth sports and the infrastructure available to support it.

Equally concerning is the condition of many of our grass fields. Several are in dangerously poor shape, riddled with large holes, uneven ground, and gopher mounds. While these hazards are understandably difficult to avoid, they are not minor inconveniences; they pose a real and ongoing risk of injury. Knee and

ankle injuries are not uncommon under these conditions, and as a parent, it is deeply concerning to watch children play on surfaces that feel unsafe. These conditions, primarily observed at Ragle Ranch Park, make the need for expanded access to turf fields even more essential.

This is not simply a matter of convenience, but a matter of safety, equity, and community wellbeing. Families in Sebastopol should be able to rely on safe, accessible recreational spaces for their children. Youth sports organizations should not have to navigate such significant limitations in order to serve our community.

I respectfully ask the City Council to consider:


- Expanding access to existing turf fields through improved scheduling partnerships with schools and community organizations
- Investing in field maintenance and repair to address safety hazards, specifically at Ragle Ranch Park
- Exploring opportunities for additional field development or shared-use agreements
- Engaging with local soccer clubs and families to better understand current needs and future demand

Sebastopol has a strong tradition of valuing community, health, and youth development. Addressing these field challenges would be a meaningful step toward upholding those values and ensuring that all children have the opportunity to play safely and thrive.

Thank you for your time, consideration, and service to our community.

Sincerely,

Erin Ringstad


WESCO Soccer Parent

Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:47 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Request for Investment in a Safe, Well-Maintained Community Soccer Field

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Caitlin Ryan (Carter) <[REDACTED]>
Sent: Tuesday, March 31, 2026 11:33 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Request for Investment in a Safe, Well-Maintained Community Soccer Field

Dear Members of the City Council,

I am writing to urge you to prioritize investment in a new, well-maintained soccer field at Ragle—one that is safe, playable, and able to meet the needs of our community’s growing number of young athletes.

As a mother of two children, ages 11 and 13, I have seen firsthand the value of youth soccer. My children have worked hard, including participating in fundraisers, to be part of the growing WESCO soccer community. Through their involvement, they have built strong friendships, developed skills, and learned the importance of teamwork. Just as importantly, our family has felt a deeper sense of connection by being part of something larger and positive in our town.

Unfortunately, the limited additional fields at Ragle currently available are not adequate or safe. Many are riddled with gopher holes, overgrown with weeds, and uneven to the point that it is difficult to play the game properly. Beyond affecting the quality of play, these conditions present a real risk of injury—something as simple as a misstep could easily lead to a twisted ankle or worse. Our children deserve a safe environment where they can focus on learning and enjoying the game, not worrying about hazards underfoot. Furthermore, access to school fields is limited and/or restricted to the point of inability to deliver on the level of interest by the families and community.

A properly maintained soccer field would provide a reliable, safe space for recreation while also supporting the broader needs of families in our community. With relatively few organized, family-friendly outdoor activities available locally, a quality field would serve as a central gathering place—bringing people together, encouraging active lifestyles, and offering a constructive outlet for young people.

Investing in this kind of infrastructure is not just about sports; it is about supporting community well-being, youth development, and public safety. I respectfully ask that you consider the importance of providing a field that reflects these priorities.

Thank you for your time and consideration.

Sincerely,

Caitlin Ryan



Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:46 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Torran Korman; Elissa Overton; John Jay; Jane Riley; Victoria Henkel; Zulema Higgins
Subject: FW: Support for Safe, Well-Maintained Soccer Fields in Sebastopol

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Tim Wolcott <[REDACTED]>
Sent: Tuesday, March 31, 2026 9:59 AM
To: City Council <citycouncil@cityofsebastopol.gov>; WESCO Office <office@wescosoccer.org>; wescooffice@sonic.net
Subject: Support for Safe, Well-Maintained Soccer Fields in Sebastopol

Dear Sebastopol City Council Members,

I am writing to urge you to invest in building safe, well-maintained soccer fields in Sebastopol. As a parent of two youth soccer players, I have seen firsthand how urgently this is needed.

Currently, our community relies on a limited number of school fields and the fields at Ragle Ranch Park. These options are simply not adequate or safe. The park fields, in particular, are uneven and hazardous. My own family has experienced this directly: one of my sons broke his foot after stepping in a gopher hole and was out of play for nearly a year, and my other son suffered a severe toe sprain from a divot that kept him sidelined for months. Unfortunately, these are not isolated incidents—they reflect the general condition of the fields many of our children are expected to play on.

The majority of players in West County United Soccer Club (WESCO United) participate at the recreational level, and these players are often assigned to the poorest-quality fields. Meanwhile, more competitive teams must scramble to secure access to school fields, often relying on the goodwill of local schools rather than consistent community resources. This creates inequity and limits opportunities for all players.

Neighboring communities have made investments in safe, well-maintained athletic facilities, and the results are clear. Cities like Windsor, Napa, and Petaluma offer fields that are widely used, well cared for, and support both recreational and competitive play. Sebastopol’s youth deserve the same.

Investing in safe soccer fields is an investment in the health, safety, and well-being of our community’s children. It supports physical activity, teamwork, and a strong sense of community. Most importantly, it ensures that our children can play the sports they love without unnecessary risk of injury.

I strongly encourage the Council to prioritize the development of new, safe soccer fields for Sebastopol. Our community has outgrown the current facilities, and it is time to provide the infrastructure our families need.

Thank you for your time and consideration.

Tim Wolcott



Torran Korman

From: City Council
Sent: Wednesday, April 1, 2026 8:48 AM
To: Mary Gourley
Cc: Oriana Hart; Erik Billing; Elissa Overton; Torran Korman; Victoria Henkel; John Jay; Jane Riley; Zulema Higgins
Subject: FW: Soccer Field Availability

Please see email submitted to the City of Sebastopol
BCC:Email BCC to City Council and City Attorney
City staff who have also received this email are included into the CC as shown above.
Staff: Please attach to the agenda report if not yet finalized as public comment.
Thank you
Mary Gourley
Interim City Manager

From: Guin Zabinsky <[REDACTED]>
Sent: Tuesday, March 31, 2026 12:02 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Soccer Field Availability

Hello!

I hear there is discussion about new/additional soccer fields in Sebastopol. Our family lives in Forestville but we have one son at Willowside and one at Analy who have both played for Wesco for over 7+ years. In that time and currently access to high quality soccer fields in Sebastopol other than Analy are not available. While many games have been played at Ragel those fields are often in poor condition or some fields completely unavailable.

Bringing high quality soccer fields to Sebastopol would be great for the kids! And can be a selling point for home buyers that are looking for quality sports fields and programs in a town to raise their families.

New soccer fields would be a valuable investment in Sebastopol and for our youth soccer players.

Thank you for your consideration and have a nice day.

Sincerely,
Guin Zabinsky