



## City of Sebastopol Planning Commission Staff Report

Meeting Date: March 22, 2022  
Agenda Item: 6B  
To: Planning Commission  
From: Kari Svanstrom, Planning Director  
Subject: Parks Capital Improvement Plan budget - Fiscal Year 2022/23  
Recommendation: Receive report, Provide input to staff

### **Introduction:**

The Planning Commission serves as the City's Parks Commission as well. As such, staff is bringing forward the proposed budget for Capital Improvement Plan (CIP) for parks to this body for review prior to the City Council/City Council Budget Subcommittee review.

### **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 Skategarden 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, and the Planning Commission has made a concerted effort over the past few years to work towards implementation of several items in this Plan. These include: ADA upgrades to Ives Pool (completed a couple of years ago); "low hanging fruit" beautification items (generally accomplished through Public Work's

park maintenance budget, as well as some donations to the Park Improvement Fund); the Calder Creek Naturalization Project which includes concept design and community process for the creek naturalization as well as technical hydrology study; the Ives Park Sculpture Garden installed this year (coordinated by the Public Art Committee but funded by park funds); redesign and replacement of the main pathway through Ives Park (a portion of this which will not be impacted by the creek redesign efforts will be done the spring/summer of 2022).

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

- **Park Improvement Fund:** This fund reflects development impact fees and donations. 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 about \$30-40,000 per year, however that has fluctuated with Covid and the impact of wildfire rebuilds elsewhere, which has had impact on building permits. Additionally, one larger project can have a more significant revenue to this account.
- **Sonoma County’s “Measure M: Parks for All”** funding measure which was approved by voters in November 2018 with an initial estimate of generating \$87,000 annually for Sebastopol. This measure is a 10 year sales tax measure is anticipated to generate approximate \$110,000 this fiscal year as well as next for the City of Sebastopol’s parks. This funding may be used for either maintenance or capital improvements. This past year, Brookhaven tennis courts, the city’s only public tennis courts, were resurfaced using this funding. This fund was also utilized to fund a portion of the Calder Creek project and also allocated to the Ives Park Pathway design and construction.
- **Grant funding:** this comes from both state and regional / county-wide funding, and includes both non-competitive and competitive funding. Recently, state-grant funding was utilized for the Libby Park Playground replacement, and will also be used for the Ives Park pathway project.

- 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, and are used to cover park maintenance costs (additional trash, lawn maintenance, etc.).

As noted above, anticipated funding over the next couple of years includes:

- Measure M funding - \$110,000 next fiscal year
- Park Improvement Fund/Impact Fees: \$20-30,000 next fiscal year, not including grant funds

Staff recommends park projects for this coming fiscal year focus on “completing” the currently planned improvements that were begun in past years, as well as furthering the implementation of the Ives Park Master Plan/Calder Creek project to get that project ready for potential grant applications. The attachment contains an update on budgeting for these projects for the Commission’s review/discussion.

**General Plan Consistency:**

Staff will return to the Planning Commission regarding findings of General Plan Consistency for the full Capital Improvement Plan (CIP) prior to Council adoption.

**Public Comment:**

No public comments have been received as of the writing of this staff report.

**Recommendation:**

Receive the report and provide input to staff. Staff will bring this input to the Budget Subcommittee meetings and City Council budget meetings as appropriate.

**Attachments:**

DRAFT budget sheets for Parks projects

# **5-Year Capital Improvement Program**

**City of Sebastopol**

**FY 2022-23 to FY 2026-27 Draft 3-17-22**

# Table of Contents

## City of Sebastopol FY 2022-23 to FY 2026-27

Table Of Contents	1
Global Summary: Total Category Expenditures / Total Funding Sources	3

**1 - Bikes, Pedestrians & Safety** 4

<u>Project #</u>	<u>Project</u>	<u>Page #</u>
0105-4.00	State Route 116 ADA Curb Ramps	5
0113-16.00	Bodega Ave. Bicycle Connection Ragle Rd. to Atascadero Creek	6
0117-74.04	Bodega/Florence Crosswalk & Safety Improvements	7
0119-74.06	Bodega/Robinson Crosswalk & Safety Improvements	8
0125-20.01	Ragle Road West Side Bicycles and Pedestrian Access	9
0128-20.11	S Main St & Burnett St flashing Lights Crosswalk	10
0129-20.12	Gravenstein Hwy S & Fellers Ln Flashing Lights Protected Crosswalk	11

**2 - Transition Plan ADA Projects** 12

<u>Project #</u>	<u>Project</u>	<u>Page #</u>
0213-20.05	Youth Annex ADA upgrades	13
0214-20.07	City Hall ADA Upgrades	14
0215-22.04	ADA Transition Plan Building Improvements	15

**3 - Housing Projects** 16

<u>Project #</u>	<u>Project</u>	<u>Page #</u>
0300-	NO CURRENT PROJECTS IN THIS CATEGORY	17

**4 - Parks Projects** 18

<u>Project #</u>	<u>Project</u>	<u>Page #</u>
0407-59.00	Remove & Replace Trees in City Parks	19
0409-61.00	Remove and Replace Trees in Streets and Non-Park City Properties (Streets)	20
0411-73.00	AmeriCorps Trail Extension Project	21
0413-78.00	Burbank Farm: Public Restroom Facility	22
0416-95.00	Ives Park: Pathway Replacement and ADA Upgrade	23
0417-96.00	Ives Pool Exterior Shower	24
0420-22.05	Ives Park Master Plan Implementation Phase 2	25
0423-20.10	Trail connection from Tomodachi Park to the west property line	26
0424-22.01	North Main Street Parklet	27

**5 - Paving Projects** 28

<u>Project #</u>	<u>Project</u>	<u>Page #</u>
0513-74.09	Bodega Avenue Bike Lanes and Pavement Rehabilitation Phase 1	29

# Category Summary Report

## City of Sebastopol FY 2022-23 to 2026-27

### 4 - Parks Projects

		FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	TOTALS
<b>PROJECT TITLE</b>								
0407-59.00	Remove & Replace Trees in City Parks	4,000	4,000					4,000
0409-61.00	Remove and Replace Trees in Streets and Non-Park City Properties (Streets)	3,400	4,000					4,000
0411-73.00	AmeriCorps Trail Extension Project	15,000	300,000					300,000
0413-78.00	Burbank Farm: Public Restroom Facility		171,000					171,000
0416-95.00	Ives Park: Pathway Replacement and ADA Upgrade	24,500	215,500					215,500
0417-96.00	Ives Pool Exterior Shower		20,000	75,000				95,000
0420-22.05	Ives Park Master Plan Implementation Phase 2	30,000	62,000					62,000
0423-20.10	Trail connection from Tomodachi Park to the west property line		5,000	50,000				55,000
0424-22.01	North Main Street Parklet		70,000					70,000
		76,900	851,500	125,000				976,500
<b>PROJECT FUNDING SOURCES</b>								
000	Unfunded			125,000				125,000
001	Grant - Unsecured		146,000					146,000
103	Bldg./Fac./Infr. Reserve		20,000					20,000
120	Tree Replacement Fund	3,400	4,000					4,000
202	Measure M Parks	48,500	267,651					267,651
212	Park Improvement Fund	25,000	158,954					158,954
212	Park Improve Fund (Laguna)		28,000					28,000
212	Park Improvement (Sonoma Co.)		126,943					126,943
212	Park Improve Fund (Prop 68)		77,952					77,952
213	Traffic Impact Fee Fund (TIF)		12,000					12,000
511	Sewer Capital Fund		10,000					10,000
		76,900	851,500	125,000				976,500

## Remove & Replace Trees in City Parks

Project No: 0407-59.00

Category: Parks Projects

Project City Parks  
Location:



**DESCRIPTION:** Remove and replace trees in City parks. Future years are not shown to have replacements due to the uncertainty of the ending fund balance.

**JUSTIFICATION:** City trees require periodic rejuvenation/replacement.

**GENERAL PLAN Goals and Policies:** Conservation and Open Space COS 6-4: Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection	4,000	4,000					4,000
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design							0
<b>EXPENDITURE TOTALS</b>	<b>4,000</b>	<b>4,000</b>					<b>4,000</b>
FUNDING SOURCES							
120-Tree Replacement Fund							0
202-Measure M Parks	4,000	4,000					4,000
212-Park Improvement Fund							0
<b>FUNDING TOTALS</b>	<b>4,000</b>	<b>4,000</b>					<b>4,000</b>

## Remove and Replace Trees in Streets and Non-Park City Properties (Streets)

**Project No:** 0409-61.00

**Category:** Parks Projects

**Project Location:** Citywide locations



**DESCRIPTION:** Remove and replace trees along City streets and City-owned properties (excluding Parks). The amount of tree replacement that can be performed each year is based on available monies in the Tree Replacement Fund. Future years are not shown to have replacements due to the uncertainty of the ending fund balance.

**JUSTIFICATION:** Numerous trees scattered along City streets and City-owned properties (non-Parks) have become much less attractive in appearance over time, particularly many pear trees. Those trees identified by the staff (with concurrence by the City Arborist) will be replaced.

**GENERAL PLAN Goals and Policies:** Conservation and Open Space COS 6-4: Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.

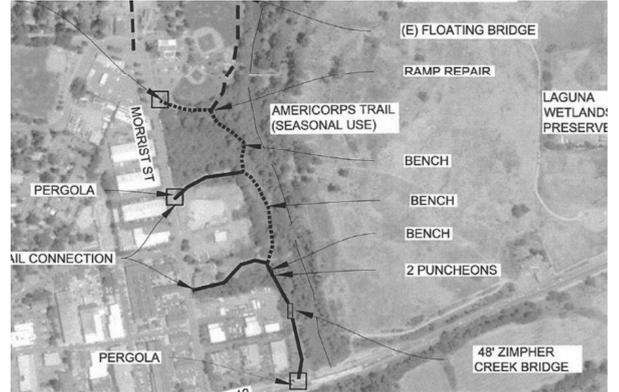
EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection	3,400	4,000					4,000
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design							0
<b>EXPENDITURE TOTALS</b>	3,400	4,000					4,000
FUNDING SOURCES							
120-Tree Replacement Fund	3,400	4,000					4,000
<b>FUNDING TOTALS</b>	3,400	4,000					4,000

# AmeriCorps Trail Extension Project

**Project No:** 0411-73.00

**Category:** Parks Projects

**Project Location:** Laguna Wetlands Preserve



**DESCRIPTION:** This trail extension project located in the Laguna Wetlands Preserve from the Sebastopol Lift Station to Sebastopol Avenue. Design and CEQA review are complete and the construction bid documents are being prepared. The project consists of constructing a trail extension, a pedestrian bridge at Zimpher Creek, improvements to the current trail segments, addition of some benches, addition of trail signs, and a rail entry south of the Community Center parking lot.

**JUSTIFICATION:** The project closes a "critical" missing link in the Laguna Preserve trails system. This project would implement several components of the Laguna Preserve Management Plan. A Grant application from the Sonoma County Open Space District was submitted and awarded in late 2019 for this project, and there is a matching grant from the Laguna Foundation as part of the City's required match. The remaining funding will come from the City's parks budget.

**GENERAL PLAN Goals and Policies:** Circulation CIR 2: Maintain and Expand a Safe and Efficient Pedestrian, Bicycle, and Transit Network that Connects Neighborhoods with Key Destinations to Encourage Travel by Non-Automobile Modes while also Improving Public Health.

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection		300,000					300,000
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design	15,000						0
<b>EXPENDITURE TOTALS</b>	<b>15,000</b>	<b>300,000</b>					<b>300,000</b>
<b>FUNDING SOURCES</b>							
202-Measure M Parks		61,103					61,103
212-Park Improve Fund (Laguna)		28,000					28,000
212-Park Improvement (Sonoma Co.)		126,943					126,943
212-Park Improvement Fund	15,000	83,954					83,954
<b>FUNDING TOTALS</b>	<b>15,000</b>	<b>300,000</b>					<b>300,000</b>

## Burbank Farm: Public Restroom Facility

**Project No:** 0413-78.00  
**Category:** Parks Projects  
**Project Location:** Burbank Farm



**DESCRIPTION:** This project consists of a new ADA-compliant public restroom facility at the Luther Burbank Experiment Farm. The project consists of preparing plans, specifications, and estimates for bidding. The work includes installation of a new sewer, water and electrical services to support the restroom facility. The City applied for a FY 2022-23 CDBG grant for construction of the new restroom and has not yet heard whether it has been awarded the grant, and the amount of the grant award. The project includes updating the Environmental Assessment that has since expired.

**JUSTIFICATION:** The existing bathroom in Burbank Farm does not comply with ADA accessibility and needs to be replaced with an ADA-compliant bathroom.

**GENERAL PLAN Goals and Policies:** Community Services and Facilities CSF 6-17: Continue to support the West County Museum and the Luther Burbank Experiment Farm.

Community Services and Facilities CSF 2-21: Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experiment Farm.

EXPENDITURES	FY21-22	2022-23	2023-24	2024-25	2025-26	2026-27	PROJECT
	Estimated						TOTAL
9001 - Construction/Inspection		146,000					146,000
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design		25,000					25,000
<b>EXPENDITURE TOTALS</b>		<b>171,000</b>					<b>171,000</b>
<b>FUNDING SOURCES</b>							
001-Grant - Unsecured		146,000					146,000
202-Measure M Parks		25,000					25,000
<b>FUNDING TOTALS</b>		<b>171,000</b>					<b>171,000</b>

# Ives Park: Pathway Replacement and ADA Upgrade

Project No: 0416-95.00  
 Category: Parks Projects  
 Project Location: Ives Park



**DESCRIPTION:** This project is removing and/or replacing the pathway that runs from the southwest picnic area, along Calder Creek, to the restroom facility in the park. A large section of the replaced pathway will be designed to accommodate Public Works service vehicles to access the existing sewer line in the park. Tree removal and replacement work will occur in FY 2021-22 before the pathway construction occurs.

**JUSTIFICATION:** Several paved sections are in need of replacement due to potholes, unevenness, and lack of appropriate ADA access. The pathway is used for access to picnic areas and along the length of the trail, access for music events, playground access, pedestrian travel throughout the park, and for access near High Street where the new sculpture garden is being installed. This project has been modified from original plans to be consistent with the Ives Park Master Plan (Option B).

**GENERAL PLAN Goals and Policies:** Community Services and Facilities CSF 2-2: Ensure park and trail facilities are accessible to various segments of the population including: specific age groups, persons with special physical requirements, and groups interested in particular activities.

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection	4,500	215,500					215,500
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design	20,000						0
<b>EXPENDITURE TOTALS</b>	<b>24,500</b>	<b>215,500</b>					<b>215,500</b>
FUNDING SOURCES							
000-Unfunded							0
202-Measure M Parks	24,500	127,548					127,548
212-Park Improve Fund (Prop 68)		77,952					77,952
511-Sewer Capital Fund		10,000					10,000
<b>FUNDING TOTALS</b>	<b>24,500</b>	<b>215,500</b>					<b>215,500</b>

# Ives Pool Exterior Shower

**Project No:** 0417-96.00

**Category:** Parks Projects

**Project:** Ives Pool

**Location:**



**DESCRIPTION:** Install a new, permanent exterior shower at Ives Pool. The design of the new shower will be the first phase of work. Funding for the construction in future years is currently unknown, however, staff is exploring grant opportunities for this work, although it is unknown at this time what grant this project would be eligible to receive.

**JUSTIFICATION:** During the recent bath house ADA renovation, and expansion, in order to help with reduced facilities a temporary exterior shower was put in. That version has proved so popular there has been a huge demand for a permanent version.

**GENERAL PLAN Goals and Policies:** Community Services and Facilities CSF 2-21: Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experiment Farm.

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection			75,000				75,000
9002 - Project Management		2,000					2,000
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design		18,000					18,000
<b>EXPENDITURE TOTALS</b>		20,000	75,000				95,000
FUNDING SOURCES							
000-Unfunded			75,000				75,000
103-Bldg./Fac./Infr. Reserve		20,000					20,000
<b>FUNDING TOTALS</b>		20,000	75,000				95,000

## Ives Park Master Plan Implementation Phase 2

**Project No:** 0420-22.05

**Category:** Parks Projects

**Project Location:** Ives Park

**DESCRIPTION:** Phase 2 is the preliminary engineering and cost estimating for the implementation of the Ives Park Master Plan. Preliminary engineering and planning work for the Calder Creek re-naturalization includes channel geometry analysis and creek hydraulic modeling, as well as a desktop environmental constraints analysis. An intersection modification plan will also be prepared by the City's traffic engineering consultant for the modification of the Jewell Ave. and Willow St. This work will provide information to do Phase 3 design work (future) and competitively apply for a grant for the construction.

**JUSTIFICATION:** Phase 1 work was a study of the Calder Creek Streambed Re-naturalization at Ives Park (CIP project #0420-20.08) and completed in FY 2021-22. Phase 1 included a hydrology study. Concept plan options were completed and Council selected Ives Park Master Plan (Option B) and included realignment of Calder Creek.

**GENERAL PLAN Goals and Policies:** Conservation and Open Space COS 3-3: Support rehabilitation of any culverted or open existing channelized waterways, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.

EXPENDITURES	FY21-22	2022-23	2023-24	2024-25	2025-26	2026-27	PROJECT
	Estimated						TOTAL
9001 - Construction/Inspection							0
9002 - Project Management		2,000					2,000
9003 - Professional Services		10,000					10,000
9004 - Property Purchases							0
9005 - Predesign/Design	30,000	50,000					50,000
<b>EXPENDITURE TOTALS</b>	<b>30,000</b>	<b>62,000</b>					<b>62,000</b>
<b>FUNDING SOURCES</b>							
100-General Fund							0
202-Measure M Parks	20,000	50,000					50,000
212-Park Improvement Fund	10,000						0
213-Traffic Impact Fee Fund (TIF)		12,000					12,000
<b>FUNDING TOTALS</b>	<b>30,000</b>	<b>62,000</b>					<b>62,000</b>

## Trail connection from Tomodachi Park to the west property line

Project No: 0423-20.10

Category: Parks Projects

Project Location: Tomodachi Park next to Park Village



### DESCRIPTION:

Provide a trail connecting Tomodachi Park and the Laguna Preserve to the Rodota Trail extension and downtown areas. This first phase is to prepare a concept design to seek future funding for this project. A new sidewalk is being constructed that will run from the connector trail across the new 6736 Sebastopol Ave townhome development to the western edge of Park Village. This extension would continue from that point northeast to Tomadachi Park.

**JUSTIFICATION:** This trail connection will provide an pedestrian and bicycle access alternative to the sidewalk along Highway 12 from downtown to Tomodachi Park and Park Village.

**GENERAL PLAN Goals and Policies:** Circulation CIR 1-2: Ensure that the City's circulation network is a well-connected system of streets, roads, sidewalks, multi-use trails, routes, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection			42,000				42,000
9002 - Project Management							0
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design		5,000	8,000				13,000
<b>EXPENDITURE TOTALS</b>		5,000	50,000				55,000
FUNDING SOURCES							PROJECT TOTAL
000-Unfunded			50,000				
202-Measure M Parks							0
212-Park Improve Fund (Prop 68)							0
212-Park Improvement Fund		5,000					5,000
<b>FUNDING TOTALS</b>		5,000	50,000				55,000

## North Main Street Parklet

**Project No:** 0424-22.01

**Category:** Parks Projects

**Project Location:** SR 116 (North Main St.) near Burnett Ave.

**DESCRIPTION:** Install a permanent parklet on the west side of #130 North Main Street, just north of Burnett Avenue.

**JUSTIFICATION:** The City had installed a temporary parklet at this location and based on public meetings, a permanent parklet will be installed in its place. The parklet will require a Caltrans encroachment permit and maintenance agreement.

**GENERAL PLAN Goals and Policies:** Need to Identify

EXPENDITURES							PROJECT TOTAL
	FY21-22 Estimated	2022-23	2023-24	2024-25	2025-26	2026-27	
9001 - Construction/Inspection		50,000					50,000
9002 - Project Management		5,000					5,000
9003 - Professional Services							0
9004 - Property Purchases							0
9005 - Predesign/Design		15,000					15,000
<b>EXPENDITURE TOTALS</b>		70,000					70,000
<b>FUNDING SOURCES</b>							
212-Park Improvement Fund		70,000					70,000
<b>FUNDING TOTALS</b>		70,000					70,000