

CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: July 1, 2025

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To: Honorable Mayor and City Councilmembers
From: Mary Gourley, Acting City Manager
Mark Rincon, Public Works Director/City Engineer
Toni Bertolero, P.E., Public Works Engineer
Subject: Capital Improvement Program (CIP) FY 2025-26 to FY 2029-30

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RECOMMENDATIONS:

That the Council adopt a resolution approving the Capital Improvement Plan for Fiscal Year 2025-26, and note changes to the CIP, if any. The CIP Budget can be approved with changes if the changes and account funds are clearly indicated in the motion to approve.

EXECUTIVE SUMMARY:

This item was initially introduced to Council at the June 1, 2025 meeting and continued and was heard on June 17, 2025. At the meeting, Council continued this item to the July 1, 2025 meeting to coincide with the approval of the full Budget approval and to make changes to the CIP Budget, if any. The CIP Budget can be approved with changes if the changes and account funds are clearly indicated in the motion to approve.

The City of Sebastopol Capital Improvement Program (CIP) is a five-year program and the annual Capital Improvement Plan for Fiscal Year 2025-26 is Year 1 of the five-year CIP and outlines public improvements and estimated expenditures to construct improvements.

This item is for the review of the five-year program and adoption of a Resolution approving the Capital Improvement Plan for Fiscal Year 2025-26 as listed in the Final Draft CIP Budget Report (Attachment 4). The Fiscal Year 2025-26 Capital Improvement Plan, showing only those projects in Fiscal Year 2025-26 can be found in Attachment 2.

The public hearing for this item was conducted on June 3, 2025. Public comments were received and the public hearing was then closed. Council continued this item to the June 17, 2025 meeting and asked that staff come back with responses to the questions raised during the June 3 meeting (Attachment 5). The Final Draft CIP report (Attachment 4) is the same as what was presented to Council at the June 3 meeting. Any changes resulting from the June 17 meeting will be incorporated into the Final Adopted CIP report.

Notes and changes from the June 3, 2025 agenda packet pertaining to this continuation item:

- As previously stated, the Final Draft CIP report remains the same as the version presented to Council on June 3 but the following changes are requested to reflect recently received information:
 - Public Works staff received a recent quote from a vendor for the Corporation Yard Fuel Filling Station Upgrade CIP #1001-25.03 (page 58 in the CIP report). The budget proposed is \$60,000 but based on the recent vendor quote, Public Works is requesting that the budget be increased to \$85,000. Funding source is Building/Facilities/Infrastructure Reserve Fund 103. There is sufficient funding for this proposed \$25,000 increase. If Council approves this increase, the change will be made to the Final CIP report.
 - Any new CIP projects that the Council directs to be added will also be included in the Final CIP report.

- The Global Summary Report (Attachment 3) is the same as what was presented on June 3 and does not reflect the \$25,000 requested increase described above for the Corporation Yard Fuel Filling Station project. If the increase is approved by Council, the net result is a \$25,000 increase to the fiscal impact. The fiscal impact, with this proposed requested change, will change the fiscal impact from \$10,105,200 to **\$10,130,200**.
- The Fiscal Year 2025-26 Capital Improvement Plan (Attachment 2) has been revised to correct typographical errors from the version in the June 3rd packet. The changes made do not affect the Final Draft CIP budget.

BACKGROUND AND DISCUSSION:

The City prepares an annual budget for capital projects based on the City's Capital Improvement Program (CIP). These projects include improvements to city streets, bike paths, crosswalks, water, sewer, storm water infrastructure, City facilities including offices and parks, City arts, and City-owned Buildings and Sites. The CIP is a 5-year forecast approved by Council. The projects in the first year, the Capital Improvement Plan, are those proposed to be funded in Fiscal Year 2025-26. The remainder of the projects in the CIP for Fiscal Years 2026-27 through 2029-30 are a tool to project future funding needs and to assist staff in pursuit of grant funding for future projects.

The State of California Government Code Section 65401 requires the City's Planning Commission review the Fiscal Year 2025-26 Capital Improvement Plan for consistency with the City's adopted General Plan prior to final adoption by the City Council. The General Plan consistency review was conducted and approved by the Planning Commission on adopted Resolution 25-02 on May 13, 2025.

The Budget Committee reviewed the CIP on April 28, 29, and May 5. A summary of the committee's comments as well as responses to the comments can be found in the Agenda Report from the June 3, 2025 meeting. The Final Draft CIP (Attachment 4) includes changes recommended by the committee.

The public hearing for this item was conducted on June 3, 2025. Public comments were received and the public comment was then closed. Council continued this item to the June 17, 2025 meeting and asked that staff come back with responses to the questions raised during the June 3 meeting (Attachment 5) before they deliberate and discuss additional projects that may be added and final approval of the CIP and changes, if any. At the June 17 meeting, Council continued this item to the July 1, 2025 meeting to coincide with the approval of the full Budget approval and to make any changes to the CIP Budget, if any.

STAFF ANALYSIS:

The Final Draft Capital Improvement Program (Attachment 4) incorporates recommendations from the Budget Committee. The main changes included in the Fiscal Year 2025-26 Capital Improvement Plan resulting from Budget Committee recommendations are the first two bullet items listed below. The third bullet item is a change resulting from a recent quote from a vendor for an updated cost estimate.

- Added street paving Project #0520-22.09 for *Citywide Pavement Repairs and Repaving Program: Digouts and Repairs* in the amount of \$500,000. Funding sources for this project are:
 - \$200,000 Buildings/Facilities/Infrastructure Reserve Fund 103
 - \$150,000 SB 1 Road Maintenance & Rehab Fund 217
 - \$150,000 Go Sonoma Roads Fund 241
- Added ADA Project # 0425-23.07 Ives Park Pathway Replacement and ADA Upgrade (Segment 2) for replacement of the pathway from the restroom facility to the parking lot at Ives Park in the amount of \$180,000. Funding source for this project is Measure M Parks Fund 202. The discrepancy noted at the June

3 meeting between the CIP budget for this project and the Special Reserves Fund in the budget has since been corrected.

- Public Works staff received a recent quote from a vendor for the Corporation Yard Fuel Filling Station Upgrade CIP #1001-25.03 (page 58 in the CIP report). The budget proposed in the Final Draft CIP (Attachment 4) is \$60,000 but based on the recent vendor quote, staff is requesting that the budget be increased to \$85,000. Funding source is Building/Facilities/Infrastructure Reserve Fund 103. There is sufficient funding for this proposed \$25,000 increase.

CITY COUNCIL GOALS/PRIORITIES/AND ORGENERAL PLAN CONSISTENCY:

This agenda item represents the City Council goals/priorities as follows:

Goal 3 – Infrastructure.

- Priority 2 (potholes/street resurfacing)
- Priority 3 (wastewater pipes/infrastructure/sewer master plan)
- Priority 5 (CUSP grant application for Phae 1)
- Priority 7 (Well 4 updates/funding)
- Priority 10 (ADA walkway in Ives Park)

This agenda item represents the City Council General Plan Consistency:

On May 13, 2025, the Planning Commission adopted Resolution 25-02 finding that the proposed Capital Improvement Plan for Fiscal Year 2025-26 is consistent with the adopted General Plan.

FISCAL IMPACT:

The proposed expenditures for the FY 2025-26 Capital Improvement Projects totals \$10,130,200. The Global Summary Change (Attachment 3) is the same as what was presented on June 3. If Council approves the staff-requested \$25,000 budget increase to the Corporation Yard Fuel Filling Station project CIP #1001-25.03, the net result is a \$25,000 increase to the fiscal impact. If the proposed requested change is approved, the fiscal impact will change from \$10,105,200 to **\$10,130,200**.

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. A legal notice of the June 3, 2025 public hearing was advertised in the Press Democrat on May 23, 2025.

As of the writing of this staff report, the City has not received any public comment on this item. 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. In addition, public comments may be offered during the public comment portion of this item.

RESTATED RECOMMENDATION:

That the City Council adopt a Resolution approving the Fiscal Year 2025-26 Capital Improvement Plan, as recommended by the Budget Committee, and other changes as noted at the budget hearing, including the requested budget increase of \$25,000 to the Corporation Yard Fuel Filling Station project CIP #1001-25.03.

Staff will restate the changes prior to the Motion.

CITY COUNCIL OPTIONS:

1. Approve and adopt the FY 2025-26 CIP resolution, but not the budget increase of \$25,000 to the Fuel Filling Station project CIP #1001-25.03.

2. Do not adopt the FY 2025-26 CIP resolution and provide further direction to staff.

ATTACHMENTS:

- 1-Resolution
- 2-Draft Fiscal Year 2025-26 Capital Improvement Plan
- 3-Global Summary Report (page 4 from Final Draft CIP Budget report)
- 4-Final Draft CIP Report FY 2025-26 to FY 2029-30
- 5-Questions Raised at the June 3, 2025 Meeting (Q&A)

APPROVALS:

Department Head Approval: Approval Date: 6/23/25

CEQA Determination (Community Development): Approval Date: 5/26/25

The adoption of the Resolution and approval of these projects for timing and funding determinations is not an approval of a project under the California Environmental Quality Act (CEQA). The action does not commit the City to a definite course of action with respect to any project listed on the CIP (CEQA Guidelines, Sections 15352 and 15378(b)(4)). The projects in the Capital Improvement Plan are consistent with the General Plan.

Administrative Services (Financial) Approval Date: 6/10/25

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

Account Code (if applicable) _____

City Attorney Approval: Approval Date: 6/10/25

City Manager Approval: Approval Date: 6/24/25

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
APPROVING THE FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PLAN

WHEREAS, the City Council conducted a Public Hearing on June 3, 2025 to consider the five-year Capital Improvement Program (CIP) for Fiscal Years 2025-26 to 2029-30 and Year 1 of the CIP, herein referred to as the Fiscal Year 2025-26 Capital Improvement Plan (Plan); and

WHEREAS, the Fiscal Year 2025-26 Plan is a proposed list of priorities of capital projects; and

WHEREAS, the State of California Government Code Section 65401 requires the City's Planning Commission review the Fiscal Year 2024-25 Plan for consistency with the City's adopted General Plan prior to final adoption by the City Council and said finding was made and approved by the Planning Commission on May 13, 2025.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby approves and adopts the final Capital Improvement Plan for Fiscal Year 2025-2026 (Plan) and appropriates budget for said Plan, subject to the changes made by City Council and recorded by the City Clerk, during the public hearing on June 3, 2025 and continued on June 17, 2025 as specifically noted below:

1. Increase the budget for the Corporation Yard Fuel Filling Station CIP #1001-25.03 from \$60,000.00 to \$85,000.00. The funding source is Building/Facilities/Infrastructure Fund 103.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 1st day of July 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

APPROVED: _____
Mayor Stephen Zollman

ATTEST: _____
Mary Gourley, MMC, Acting City Manager / City Clerk

Approved as to Form: _____
Alex Mog, City Attorney

City of Sebastopol
Annual Capital Improvement Plan FY 2025-26 - DRAFT

1 – Bikes, Pedestrians & Safety			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
0131-23.01	Bodega Ave. Guardrails	New guardrails on northside of Bodega Ave near city limit. HSIP grant project.	\$299,500.
0132-23.02	SR 116 Crossings at Burnett, Keating, Hutchins, Walker	Install pedestrian-activated flashing beacons replacing existing beacons at the four locations. HSIP grant project.	\$290,000.
0134-24.01	Covert Lane/ Zimpher Drive Crossing Improvements	Install pedestrian flashing beacons including minor lane configuration. HSIP grant project.	\$390,000.
0135-24.02	Sunset/Johnson Pedestrian Crossing Enhancements	New crosswalk on west leg of Sunset Drive at Johnson including ADA ramps. Design is complete. HSIP grant will be pursued.	\$300,000.
2 – Transition Plan ADA Projects – No Projects.			
3 – Housing Projects – No Projects.			
4 – Parks Projects			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
0411-73.00	Americorps Trail Extension	Project design is complete and environmental review and permitting is underway and nearly complete. The project scope is revised to address environmental issues and avoiding impacts. Project construction is estimated to commence in summer 2025.	\$400,000.
0413-78.00	Burbank Farm ADA Path and Restroom Facility	CDBG Funding Agreement has been approved. Construction is estimated to commence in fall 2025.	\$480,000.
0420-22.05	Calder Creek Naturalization Plan Phase 1 Implementation	Implementation of part of the 2013 Ives Park Master Plan. There is a non-profit group who is pursuing two grants (\$1.8M each) on behalf of the City for restoration of Calder Creek from Jewell to the weir near the Joe Rodota footbridge.	\$3,600,000.
0425-23.07	Ives Park Replacement and ADA Upgrade (Segment 2)	This project consists of removing and/or replacing the pathway that runs from the restroom facility near Calder Creek to the parking lot.	\$180,000.
5 – Paving Projects			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
0514-22.06	Bodega Ave. Bike Lanes and Pavement Reha Phase 2	Phase 1 from High Street to Robinson is completed. This phase continues west to Pleasant Hill Road. Go Sonoma grant project.	\$2,576,000.
0520-22.09	NEW: Citywide Pavement Repairs and Repaving Program	Annual program to repair and/or repave streets in accordance with the City's Pavement Management Program (PMP). This year will focus on digouts and repairs of severely impacted streets.	\$500,000.
6 – Sewer/Wastewater Projects			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
0604-37.00	Zimpher Creek Sewer Relocation Part 1-Covert Lane Rerouting	The project design was completed several years ago, and this year's work will be to confirm project design and update the construction cost estimate.	\$5,000.
0615-23.04	NEW: Sewer System Master Plan	Update of the Sewer System Master Plan which was last prepared in 2005. The work will include updating the City's GIS for the sewer system, an include maintenance and repair/replacement program and support the 5 to 10 year CIP.	\$157,000.
0617-25.02	NEW: Morris St. Sewer Pump Station Repairs	Due to leaks recently discovered in the walls of the pump station, this project is proposed for the installation of a protective coating to the wet well. Making the repair will extend the life of the wet well to keep it in operation.	\$25,000.

7 – Stormwater and Flood Mitigation Projects			
0711-23.05	Flood Resiliency Master Plan	This master plan document will identify priority CIP projects and will allow the City to pursue grants for funding flood control and flood management improvements that will mitigate flooding along Calder Creek and the Laguna area. Due to staffing shortage and new staffing, this project has been delayed and will resume next year. The RFP will be released this year.	\$169,000.
8 – Water Projects			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
0821-23.09	Water System Master Plan Update	This project is for the update of the master plan which was last prepared in 2005. The work has commenced and will continue into the next year.	\$115,000.
0822-24.06	Well 4 Replacement (Design)	Staff is currently negotiating with the PRPs (Potential Responsible Parties) regarding possible cost sharing for the design work. The design will include development of a construction cost estimate and will be needed as financing and funding for the construction is pursued in the following year.	\$400,000.
9 – Arts Projects – No Projects.			
10 – City-Owned Buildings & Site Projects			
<i>CIP No.</i>	<i>Project Name</i>	<i>Description</i>	<i>Budget</i>
1001-25.03	NEW: Corp Yard Fuel Filling Station Upgrade	Upgrade the existing filling station at the Corporation Yard to meet CARB requirements. Pump replacement, vapor capture, monitoring system, and site lighting.	\$85,000.
1002-25.04	NEW: Police Station Emergency Generator and Electrical Improvements	Replacement and upgrade of existing 40kW generator to a new generator that will support the EOC, dispatch and other essential emergency support services at the Police Station.	\$150,000.

Draft version 6/9/25

Global Summary Report

Funding Sources for CIP Projects Only

Agenda Item Number 6

	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT CATEGORY EXPENDITURES							
1 Bikes, Pedestrians & Safety	210,250	1,273,200	380,000	1,895,000	660,000	2,000,000	6,208,200
2 Transition Plan ADA Projects	96,820						
3 Housing Projects			410,500				410,500
4 Parks Projects	72,000	4,660,000	28,000	65,000			4,753,000
5 Paving Projects	8,000	3,076,000	500,000	500,000	500,000	500,000	5,076,000
6 Sewer/Wastewater Projects	2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
7 Stormwater and Flood Mitigation Projects	91,000	184,000	435,000	2,420,000			3,039,000
8 Water Projects	21,530	515,000	2,900,000	300,000	300,000	600,000	4,615,000
9 Arts Projects	56,000						
10 City-owned Buildings & Site Projects		210,000					210,000
TOTALS	557,630	10,105,200	5,438,500	5,626,775	2,702,495	3,727,014	27,599,984
PROJECT FUNDING SOURCES							
000 Unfunded			943,500	3,045,000	350,000	2,000,000	6,338,500
000 Contributions		400,000					400,000
000 Loans and other Financing			2,600,000				2,600,000
001 Grant - Unsecured		3,900,000		1,275,000	260,000		5,435,000
103 Bldg./Fac./Infr. Reserve	20,820	410,000	200,000	200,000	200,000	200,000	1,210,000
123 Pavement Reserve Fund	8,000						
127 2019 Flood Mitig Earmark	91,000	184,000					184,000
200 Gas Tax		150,000					150,000
201 Measure M Transportation		136,000					136,000
202 Measure M Parks	72,000	283,057					283,057
203 Art-In-Lieu Fund	56,000						
211 Transp Grant - HSIP	12,800	864,880					864,880
211 Transp Grant - District 5 Infra Funding	69,700						
211 Transp Grant - TDA3			40,000				40,000
211 Transp Grant - Go Sonoma (SCTA)		2,240,000			50,000		2,290,000
212 Park in-lieu Fees		511,800					511,800
212 Park Improvement Fund (Ag-Open Space Grant)		126,943					126,943
213 Traffic Impact Fee Fund (TIF)	47,550	108,320	270,000	60,000			438,320
216 Community Dev. Grant (CDBG)	76,000	138,200					138,200
217 SB 1 Road Maintenance & Rehab	80,200	200,000	150,000	150,000	150,000	150,000	800,000
241 Go Sonoma Roads - GSR		150,000	150,000	150,000	150,000	150,000	750,000
501 Water Capital Fund	21,530	115,000	300,000	300,000	300,000	600,000	1,615,000
511 Sewer Capital Fund	2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
TOTALS	557,630	10,105,200	5,438,500	5,626,775	2,702,495	3,727,014	27,599,984

City of Sebastopol
5-Year Capital Improvement Program
FY 2025-26 to FY 2029-30 Final Draft



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0615-21.01	Parquet St Sewer Line Replacemt (combined City project #1000-19.01)	38
0615-23.04	Sewer System Master Plan Update	39
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0617-25.02	NEW: Morris Street Sewer Pump Station Repairs	41

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0711-23.05	Flood Resiliency Master Plan	46
0712-23.06	Community Cultural Center Master Plan	47
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0821-23.09	Water System Master Plan Update	51
0822-24.06	NEW: Well 4 Replacement	52
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Global Summary Report

Funding Sources for CIP Projects Only

Agenda Item Number 6

	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT CATEGORY EXPENDITURES							
1 Bikes, Pedestrians & Safety	210,250	1,273,200	380,000	1,895,000	660,000	2,000,000	6,208,200
2 Transition Plan ADA Projects	96,820						
3 Housing Projects			410,500				410,500
4 Parks Projects	72,000	4,660,000	28,000	65,000			4,753,000
5 Paving Projects	8,000	3,076,000	500,000	500,000	500,000	500,000	5,076,000
6 Sewer/Wastewater Projects	2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
7 Stormwater and Flood Mitigation Projects	91,000	184,000	435,000	2,420,000			3,039,000
8 Water Projects	21,530	515,000	2,900,000	300,000	300,000	600,000	4,615,000
9 Arts Projects	56,000						
10 City-owned Buildings & Site Projects		210,000					210,000
TOTALS	557,630	10,105,200	5,438,500	5,626,775	2,702,495	3,727,014	27,599,984
PROJECT FUNDING SOURCES							
000 Unfunded			943,500	3,045,000	350,000	2,000,000	6,338,500
000 Contributions		400,000					400,000
000 Loans and other Financing			2,600,000				2,600,000
001 Grant - Unsecured		3,900,000		1,275,000	260,000		5,435,000
103 Bldg./Fac./Infr. Reserve	20,820	410,000	200,000	200,000	200,000	200,000	1,210,000
123 Pavement Reserve Fund	8,000						
127 2019 Flood Mitig Earmark	91,000	184,000					184,000
200 Gas Tax		150,000					150,000
201 Measure M Transportation		136,000					136,000
202 Measure M Parks	72,000	283,057					283,057
203 Art-In-Lieu Fund	56,000						
211 Transp Grant - HSIP	12,800	864,880					864,880
211 Transp Grant - District 5 Infra Funding	69,700						
211 Transp Grant - TDA3			40,000				40,000
211 Transp Grant - Go Sonoma (SCTA)		2,240,000			50,000		2,290,000
212 Park in-lieu Fees		511,800					511,800
212 Park Improvement Fund (Ag-Open Space Grant)		126,943					126,943
213 Traffic Impact Fee Fund (TIF)	47,550	108,320	270,000	60,000			438,320
216 Community Dev. Grant (CDBG)	76,000	138,200					138,200
217 SB 1 Road Maintenance & Rehab	80,200	200,000	150,000	150,000	150,000	150,000	800,000
241 Go Sonoma Roads - GSR		150,000	150,000	150,000	150,000	150,000	750,000
501 Water Capital Fund	21,530	115,000	300,000	300,000	300,000	600,000	1,615,000
511 Sewer Capital Fund	2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
TOTALS	557,630	10,105,200	5,438,500	5,626,775	2,702,495	3,727,014	27,599,984

Category Summary Report Agenda Item Number 6

1 - Bikes, Pedestrians & Safety

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0113-16.00	Bodega Ave. Bicycle Connection Ragle Rd. to Atascadero Creek			55,000	375,000			430,000
0125-20.01	Ragle Road West Side Bicycles and Pedestrian Access			15,000		400,000	2,000,000	2,415,000
0131-23.01	Bodega Avenue Guardrails at City Limits	69,500	299,500					299,500
0132-23.02	SR 116 Enhanced Crossings at Burnett, Keating, Hutchins, Walker	25,000	283,700					283,700
0133-23.10	Sunset Ave./Taft St. Pedestrian Crossing Enhancements	69,700						
0134-24.01	Covert Lane/Zimpher Drive Crossing Improvements	10,250	390,000					390,000
0135-24.02	Sunset/Johnson Street Pedestrian Crossing Enhancements	31,000	300,000					300,000
0136-24.03	Johnson, Morris, Eddie Lane Crosswalk and Sidewalk Improvements			70,000	560,000			630,000
0137-24.04	Signal at Ragle Rd and Bodega Ave			200,000	900,000			1,100,000
0138-24.05	Covert Ln & Norlee St Crosswalk ADA Ramps & Pedestr. Crossing Improvements				60,000	260,000		320,000
0139-25.01	NEW: Sebastopol ATP Various Improvements			40,000				40,000
1000-19.01	SR 116 Curb Ramps and Crosswalk Safety Improvements at Bodega/Florence and Bodega/Robinson	4,800						
		210,250	1,273,200	380,000	1,895,000	660,000	2,000,000	6,208,200
PROJECT FUNDING SOURCES								
000	Unfunded			70,000	560,000	350,000	2,000,000	2,980,000
001	Grant - Unsecured		300,000		1,275,000	260,000		1,835,000
211	Transp Grant - District 5 Infra Funding	69,700						
211	Transp Grant - HSIP	12,800	864,880					864,880
211	Transp Grant - TDA3			40,000				40,000
211	Transp Grant - Go Sonoma (SCTA)					50,000		50,000
213	Traffic Impact Fee Fund (TIF)	47,550	108,320	270,000	60,000			438,320
217	SB 1 Road Maintenance & Rehab	80,200						
		210,250	1,273,200	380,000	1,895,000	660,000	2,000,000	6,208,200

Project No: 0113-16.00**Category Bikes, Pedestrians & Safety****Project Location: Bodega Ave. from Ragle to Atascadero Creek****CIP #0113-16.00**
Bodega Ave (Ragle Rd to Atascadero Creek)

DESCRIPTION: Bodega Avenue Class I Multi-Use Trail (from Ragle Road to Valley View Drive on existing City planter strip right-of-way), marked two-way bike/ped crossing at intersection with Valley View Drive, and Class IV striped two-way bike facility on south shoulder of Bodega Avenue with raised separator (between Valley View Drive and existing terminus of County trail). The City will be applying for transportation grant funding in year 1. A concept plan will be prepared and presented to Council for approval before moving forward with grant application and final design. This project is being pushed out one year to better coordinate with the Apple Blossom Trail feasibility study.

JUSTIFICATION: Provides bicycle path connection on Bodega Avenue from Ragle Road to the County bike trail. This bike path is identified in the City's bicycle and pedestrian master plan. Note: Segment between Pleasant Hill Road and Ragle Road will only require new striping and will be done as part of street maintenance striping.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			55,000				55,000
9200 - Construction				375,000			375,000
EXPENDITURE TOTALS			55,000	375,000			430,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
001-Grant - Unsecured				375,000			375,000
213-Traffic Impact Fee Fund (TIF)			55,000				55,000
FUNDING TOTALS			55,000	375,000			430,000

Project No: 0125-20.01**Category Bikes, Pedestrians & Safety****Project Location: Bodega Ave., Ragle Road, Mill Station Rd.****DESCRIPTION:**

Provide bicycle lanes and sidewalks/pedestrian paths on Ragle Rd - from Bodega Ave to Mill Station Rd; Mill Station Rd - from Ragle Rd to SR 116. This is a joint City/County endeavor. City applied for ATP grant in 2018 and again in 2022 but was not awarded. This project is updated to exclude the bike lanes on Bodega Ave since the City has already completed the segment from High Street to Nelson Way and has secured a grant for the section up to Pleasant Hill Rd. This project is mostly on County right of way (approximately 75%) and the County will take the lead on applying for a grant for this project. The first task is to apply for another ATP grant due in Sept. 2026.

JUSTIFICATION: Listed as a regional project with SCTA/Measure M Plan, MTC, and CTC. Sonoma County BPAC has programmed \$50,000 in their FY 2024-25 TDA Article 3 grant funding towards this project.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			15,000		400,000		415,000
9200 - Construction						2,000,000	2,000,000
EXPENDITURE TOTALS			15,000		400,000	2,000,000	2,415,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded					350,000	2,000,000	2,350,000
211-Transp Grant - Go Sonoma (SCTA)					50,000		50,000
213-Traffic Impact Fee Fund (TIF)			15,000				15,000
FUNDING TOTALS			15,000		400,000	2,000,000	2,415,000

Project No: 0131-23.01**Category Bikes, Pedestrians & Safety****Project Location: Bodega Avenue from West End City Limits to Valley View Dr.**

DESCRIPTION: Remove existing bridge guardrail and replace approximately 765 lineal feet of guard rail. Work includes replacing signage and related appurtenances. This project is primarily funded with a Highway Safety Improvement Program (HSIP Cycle 11) grant from the State.

JUSTIFICATION: This segment of guardrail was identified as deficient (e.g. railing too low, outdated guardrail and end treatment systems) and in need of upgrades. This location was identified in the City's Local Road Safety Plan as an area with an increased number of lane departure collisions due to the narrow shoulder. Many vehicles drop off into the creek bed as the existing conditions do not provide adequate conditions for vehicles to recover. There is a significant drop off (around 1 foot) from the pavement to existing grade and unrecoverable side slopes of 2:1.

GENERAL PLAN Goals and Policies: Circulation CIR 1-9: Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users and avoid dead-end streets and cul-de-sacs.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	69,500						0
9200 - Construction		299,500					299,500
EXPENDITURE TOTALS	69,500	299,500					299,500
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
211-Transp Grant - HSIP	12,800	299,500					299,500
217-SB 1 Road Maintenance & Rehab	56,700						0
FUNDING TOTALS	69,500	299,500					299,500

Project No: 0132-23.02**Category Bikes, Pedestrians & Safety****Project Location: S Main/Burnett St; N Main/Keating Ave;
Gravenstein Hwy/Hutchins Ave;
Petaluma Ave/Walker Ave**

DESCRIPTION: Install pedestrian-activated circular LED rapid flashing beacons replacing existing standard flashing beacons; install perimeter lighted pedestrian crossing signs; install pedestrian push buttons; remove existing in-roadway warning lights. This project is primarily funded with a Highway Safety Improvement Program (HSIP Cycle 11) grant from the State.

JUSTIFICATION: SR 116 Traffic Corridor Safety Study shows these intersections meet warrant threshold for RRFBs.

GENERAL PLAN Goals and Policies: Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	25,000						0
9200 - Construction		283,700					283,700
EXPENDITURE TOTALS	25,000	283,700					283,700
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
211-Transp Grant - HSIP		215,820					215,820
213-Traffic Impact Fee Fund (TIF)	6,300	67,880					67,880
217-SB 1 Road Maintenance & Rehab	18,700						0
FUNDING TOTALS	25,000	283,700					283,700

Project No: 0133-23.10**Category Bikes, Pedestrians & Safety****Project Location: Sunset Avenue at Taft Street, Analy High School**

DESCRIPTION: Taft Street/Sunset Avenue – upgrade crosswalk markings including advanced yield markings and install double-sided flashing pedestrian crossing signs with circular LED beacons in similar style to other Sebastopol crossings. Install advanced pedestrian crossing signage. Upgrade curb ramps to comply with current ADA standards. Install edge line striping for traffic calming on Sunset Avenue between Taft Street and Johnson Street.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: The school district requested pedestrian crossing improvements at the two locations to make the crossing safer for students and other pedestrians. The City received infrastructure grant funding from County Supervisor Lynda Hopkins District 5 and the School District made a \$20,000 contribution towards this project.

GENERAL PLAN Goals and Policies: Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)							0
9200 - Construction	69,700						0
EXPENDITURE TOTALS	69,700						0
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
103-B/F/IR - Donations							0
103-Bldg./Fac./Infr. Reserve							0
211-Transp Grant - District 5 Infra Funding	69,700						0
FUNDING TOTALS	69,700						0

Project No: 0134-24.01

Category Bikes, Pedestrians & Safety

Project Covert Lane/Zimpher Drive

Location:



DESCRIPTION: Install Rapid rectangular flashing beacons (RRFB) at this intersection including minor lane configuration. The City applied for an HSIP cycle 12 grant from the State in September 2024 and the application included a concept plan and preliminary estimate. The next step is the design and environmental review with construction following.

JUSTIFICATION: This is needed for pedestrian safety.

GENERAL PLAN Goals and Policies: Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	10,250	60,000					60,000
9200 - Construction		330,000					330,000
EXPENDITURE TOTALS	10,250	390,000					390,000
FUNDING SOURCES							
211-Transp Grant - HSIP		349,560					349,560
213-Traffic Impact Fee Fund (TIF)	10,250	40,440					40,440
FUNDING TOTALS	10,250	390,000					390,000

Project No: 0135-24.02**Category** Bikes, Pedestrians & Safety**Project Location:** Sunset Avenue/Johnson Street

DESCRIPTION: Install a new crosswalk on the west leg of Sunset Drive at the intersection with Johnson Street including ADA curb ramps which may require modification of the sidewalk on the southwest corner due to slope issues. Pedestrian yield markings approaching the crosswalk should also be added.

JUSTIFICATION: This project is needed for pedestrian safety and will make the crossing safer for Analy HS students and other pedestrians. Staff is researching grant opportunities for this project.

GENERAL PLAN Goals and Policies: Circulation CIR: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	31,000						0
9200 - Construction		300,000					300,000
EXPENDITURE TOTALS	31,000	300,000					300,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
001-Grant - Unsecured		300,000					300,000
213-Traffic Impact Fee Fund (TIF)	31,000						0
241-Go Sonoma Roads - GSR							0
FUNDING TOTALS	31,000	300,000					300,000

Project No: 0136-24.03**Category Bikes, Pedestrians & Safety****Project Location: Johnson St/Morris St/Edie Ln**

DESCRIPTION: Install a new crosswalk on the Johnson St leg of intersection, southwest of Eddie Ln including pedestrian crossing signs, ADA curb ramps, and pedestrian yield markings, new curb extension on the western corner for placement of the ramps and for potentially serving as an entry/exit point for cyclists separate from vehicle traffic; new sidewalks on west side of Johnson St between the intersection with Eddie Ln to the southerly point where concrete sidewalk begin near the intersection with Sunset Ave.

JUSTIFICATION: This project is needed for pedestrian safety and to make the intersection safer for students at Analy HS and other pedestrians.

GENERAL PLAN Goals and Policies: Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			70,000				70,000
9200 - Construction				560,000			560,000
EXPENDITURE TOTALS			70,000	560,000			630,000
FUNDING SOURCES							
000-Unfunded			70,000	560,000			630,000
241-Go Sonoma Roads - GSR							0
FUNDING TOTALS			70,000	560,000			630,000

Project No: 0137-24.04**Category Bikes, Pedestrians & Safety****Project Ragle Rd/Bodega Ave**
Location:

DESCRIPTION: New traffic signal at Ragle Road and Bodega Avenue. Staff will be researching HSIP and other grant opportunities to fund this project.

JUSTIFICATION: This intersection meets traffic warrants for a traffic signal.

GENERAL PLAN Goals and Policies: Circulation CIR 1-1: Ensure that the City's circulation network is maintained and improved over time to support buildout of the General Plan in a manner that is consistent with the General Plan Circulation Map

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			200,000				200,000
9200 - Construction				900,000			900,000
EXPENDITURE TOTALS			200,000	900,000			1,100,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
001-Grant - Unsecured				900,000			900,000
213-Traffic Impact Fee Fund (TIF)			200,000				200,000
241-Go Sonoma Roads - GSR							0
FUNDING TOTALS			200,000	900,000			1,100,000

Project No: 0138-24.05

Category Bikes, Pedestrians & Safety

Project Covert Ln/Norlee St

Location:



DESCRIPTION: Install pedestrian crossing signs with Rapid Rectangular Flashing Beacons (RRFB), ADA curb ramps and pedestrian yield markings approaching the crosswalk. Staff will be reasearching grant opportunities for this project.

JUSTIFICATION: This is a pedestrian safety project.

GENERAL PLAN Goals and Policies: Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)				60,000			60,000
9200 - Construction					260,000		260,000
EXPENDITURE TOTALS				60,000	260,000		320,000
FUNDING SOURCES							
001-Grant - Unsecured					260,000		260,000
213-Traffic Impact Fee Fund (TIF)				60,000			60,000
FUNDING TOTALS				60,000	260,000		320,000

Project No: 0139-25.01**Category Bikes, Pedestrians & Safety****Project Various locations**
Location:

DESCRIPTION: Bicycle and pedestrian improvements identified in the Sebastopol Active Transportation Plan (ATP) adopted in 2025. Improvements will be identified after collaboration with the Bicycle and Pedestrian Advisory Committee (BPAC).

JUSTIFICATION: This project is the implementation of the recently adopted ATP.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			5,000				5,000
9200 - Construction			35,000				35,000
EXPENDITURE TOTALS			40,000				40,000
FUNDING SOURCES							
211-Transp Grant - TDA3			40,000				40,000
FUNDING TOTALS			40,000				40,000

Project No: 1000-19.01

Category Bikes, Pedestrians & Safety

Project Location: SR 116, Bodega/Florence,
Bodega/Robinson



DESCRIPTION: This project was previously listed as 3 separate projects in prior years but has been combined into one project. The work is for ADA-compliant ramps at seven (7) intersections along SR 116 (old CIP#0105-4.00), crosswalk and safety improvements at Bodega Ave/Florence Ave (old CIP#0117-74.04), and at Bodega Ave/Robinson Rd (old CIP#0119-74.06). Crosswalk and safety improvements include pedestrian-activated beacons, signage, markings and modifications to the crosswalks.

THE PROJECT IS COMPLETE.

JUSTIFICATION: Provide ADA ramps along SR 1116 in accordance with Americans with Disabilities Act (ADA) guidelines. As part of the "Pedestrian Crossing Safety Study for Bodega Avenue" completed in 2017, pedestrian safety improvements were recommended at the intersections on Bodega Avenue at Florence Ave and Robinson Rd.

GENERAL PLAN Goals and Policies: Circulation CIR 2-7: Create an accessible circulation network that is consistent with guidelines established by ADA, allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel with and beyond the city.

Circulation CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9001 - Construction/Inspection	4,800						0
EXPENDITURE TOTALS	4,800						0
FUNDING SOURCES							
201-Measure M Transportation							0
211-Transp Grant - Quick Strike (MTC)							0
211-Transp Grant - TDA3							0
213-Traffic Impact Fee Fund (TIF)							0
217-SB 1 Road Maintenance & Rehab	4,800						0
FUNDING TOTALS	4,800						0

Category Summary Report Agenda Item Number 6

2 - Transition Plan ADA Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0213-20.05	Youth Annex ADA Upgrades	75,000						
0214-20.07	City Hall ADA Upgrades	16,000						
0215-22.04	ADA Transition Plan Building Improvemts Environmental Assessmt	5,820						
		96,820						
PROJECT FUNDING SOURCES								
103	Bldg./Fac./Infr. Reserve	20,820						
216	Community Dev. Grant (CDBG)	76,000						
		96,820						

Project No: 0213-20.05**Category Transition Plan ADA Projects****Project Youth Annex ADA Upgrades**
Location:

DESCRIPTION: ADA upgrades to the Youth Annex Building. The original work was to include signing, striping, interior door modifications, public fountain upgrade, and bathroom upgrades. Due to the high cost of the project, the work was down scoped to match available funding and the priority of work that will be completed are the exterior ADA site work, signing, striping, and accessibility to the front door.

THE PROJECT IS COMPLETE.

JUSTIFICATION: Continue to construct improvements in accordance with the City's ADA Transition Plan. The City was awarded a CDBG grant in FY 2020-21. The NEPA review has been completed by the Sonoma County CDC and design and construction will occur in FY 2022-23.

GENERAL PLAN Goals and Policies: Circulation CIR 2-7: Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the City.

Community Services and Facilities CSF 6-19: Recognize and appreciate the value that teens and the local youth provide to the character and vibrancy of the community, and strive to improve services, facilities, and activities available to serve teens and local youth.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9001 - Construction/Inspection	75,000						0
EXPENDITURE TOTALS	75,000						0
FUNDING SOURCES							
103-Bldg./Fac./Infr. Reserve	15,000						0
216-Community Dev. Grant (CDBG)	60,000						0
FUNDING TOTALS	75,000						0

Project No: 0214-20.07

Category Transition Plan ADA Projects

Project City Hall

Location:



DESCRIPTION: ADA Upgrades to interior of City Hall. Exterior ADA site improvements have been completed by Public Works and this project will include additional signage. To save costs, Public Works staff will perform the accessibility improvements to the interior of City Hall which includes replacing existing doors, hardware, information board; remove/replace and/or relocate existing wall-hung information stand, existing electrical switches and receptacles, bathroom plumbing modifications, and post access and path of travel signs. This project is estimated to be completed in FY 2024-25.

JUSTIFICATION: Continue to construct improvements in accordance with the City's ADA transition plan.

GENERAL PLAN Goals and Policies: Circulation CIR 2-7: Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the city.

Community Services and Facilities CSF 1: Provide High Quality Community Services, Facilities, and Infrastructure to All Residents, Businesses, and Visitors in Sebastopol.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)							0
9200 - Construction	16,000						0
EXPENDITURE TOTALS	16,000						0
FUNDING SOURCES							
103-Bldg./Fac./Infr. Reserve							0
216-Community Dev. Grant (CDBG)	16,000						0
FUNDING TOTALS	16,000						0

Project No: 0215-22.04

Category Transition Plan ADA Projects

Project Location: Various City Facilities



DESCRIPTION: Implementation of the balance of the 2014 ADA Transition Plan. This Environmental Assessment (EA) has since expired and is in need of an update. This first order of work is needed before future CDBG funding agreement is executed for ADA improvements to City Hall and Burbank Farm Restroom Facility. The environmental work is nearly complete awaiting approval from SHPO which will extend this project completion to August/September 2024.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: Continued implementation of the 2014 ADA Transition Plan.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1: Provide high quality community services, facilities, and infrastructure to all residents, businesses, and visitors in Sebastopol.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	5,820						0
EXPENDITURE TOTALS	5,820						0
FUNDING SOURCES							
103-Bldg./Fac./Infr. Reserve	5,820						0
FUNDING TOTALS	5,820						0

Category Summary Report Agenda Item Number 6

3 - Housing Projects

PROJECT TITLE

0300-22.07 Purchase of Market Rate Units

FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
		410,500				410,500
		410,500				410,500

PROJECT FUNDING SOURCES

000 Unfunded

		410,500				410,500
		410,500				410,500

Project No: 0300-22.07**Category Housing Projects****Project Location: Various locations in the city**

DESCRIPTION: This program is a joint venture with the Sonoma County Housing Land Trust (HLT) to buy market rate units for sale on open market, deed restricting them through the HLT model to ensure affordability at a certain income level in perpetuity, and reselling to a qualifying household. The program would be funded through a Community Development Block Grant program application for a grant award.

JUSTIFICATION: This will support the City's Sixth Cycle Housing Element as well as the current Element's policy of preserving existing housing stock.

GENERAL PLAN Goals and Policies: Housing Element Goal B-2 Preserve Housing Resources -Sebastopol will strive to maintain and preserve existing housing resources, including both affordable and market rate units.

HE Goal B-3 Expand Affordability Housing Opportunities Through the Use of Existing Housing– Sebastopol will consider the feasibility of converting market rate housing units to affordable housing.

HE Policy B-5 Work with nonprofits to determine whether there are opportunities to expand the affordable housing supply by using formerly market rate properties.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9002 - Project Management			10,500				10,500
9004 - Property Purchases			400,000				400,000
EXPENDITURE TOTALS			410,500				410,500
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded			410,500				410,500
001-Grant - Unsecured							0
204-Housing Linkage Fee							0
FUNDING TOTALS			410,500				410,500

Category Summary Report Agenda Item Number 6

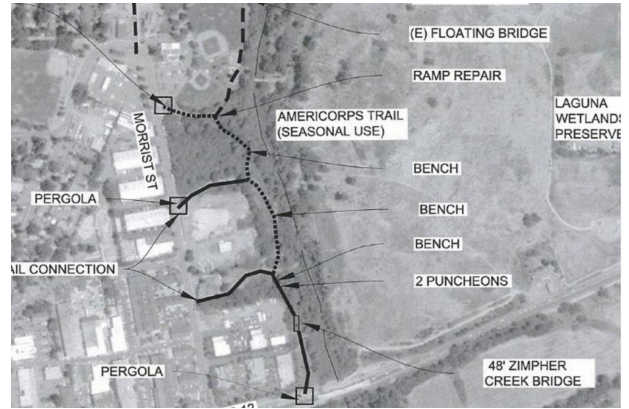
4 - Parks Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0411-73.00	AmeriCorps Trail Extension Project	67,000	400,000					400,000
0413-78.00	Burbank Farm: ADA path and Public Restroom Facility	5,000	480,000					480,000
0420-22.05	NEW: Calder Creek Naturalization Plan Phase 1 Implementation		3,600,000					3,600,000
0423-20.10	Trail connection from Tomodachi Park to the west property line			28,000	65,000			93,000
0425-23.07	NEW: Ives Park Pathway Replacement and ADA Upgrade (Segment 2)		180,000					180,000
		72,000	4,660,000	28,000	65,000			4,753,000
PROJECT FUNDING SOURCES								
000	Unfunded			28,000	65,000			93,000
001	Grant - Unsecured		3,600,000					3,600,000
202	Measure M Parks	72,000	283,057					283,057
212	Park in-lieu Fees		511,800					511,800
212	Park Improvement Fund (Ag-Open Space Grant)		126,943					126,943
216	Community Dev. Grant (CDBG)		138,200					138,200
		72,000	4,660,000	28,000	65,000			4,753,000

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. The work must be completed by November 2025 as required by the Open Space grant.

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. Note that if Park in-lieu funds do not materialize, funds Fund 103 (Bldgs/Facilities/Infra) may be used.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9000 - Estimated Actual	67,000						0
9200 - Construction		400,000					400,000
EXPENDITURE TOTALS	67,000	400,000					400,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
202-Measure M Parks	67,000	73,057					73,057
212-Park Improvement Fund (Ag-Open Space Grant)		126,943					126,943
212-Park in-lieu Fees		200,000					200,000
FUNDING TOTALS	67,000	400,000					400,000

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

DESCRIPTION: This project consists of a new ADA-compliant public restroom facility at the Luther Burbank Experiment Farm and ADA path to the restroom facility from the existing parking lot. The work includes installation of a new sewer, water and electrical services to support the restroom facility. The City was awarded a FY 2022-23 CDBG grant for construction of the new restroom but is not sufficient to cover all the construction costs. Staff applied for a T-mobile community grant for \$50k and was not awarded.

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							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	5,000						0
9200 - Construction		480,000					480,000
EXPENDITURE TOTALS	5,000	480,000					480,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
103-Bldg./Fac./Infr. Reserve							0
202-Measure M Parks	5,000	30,000					30,000
212-Park in-lieu Fees		311,800					311,800
216-Community Dev. Grant (CDBG)		138,200					138,200
FUNDING TOTALS	5,000	480,000					480,000

Project No: 0420-22.05**Category Parks Projects****Project Ives Park****Location:**

DESCRIPTION: This project (also known as "Bringing Back Calder Creek") is an implementation of parts of the 2013 Ives Park Master Plan. In 2022, Council approved the Calder Creek Vision Plan which included a. This project is the implementation of the plan which will restore the creek from the 6-inch concrete storm drain at the upstream end of the park nearest Jewell Avenue to the weir below the Joe Rodota Trail footbridge. The City is applying for two grants (\$1.8M each): one from the Sonoma County Ag and Open Space District and one from the Department of Water Resources.

JUSTIFICATION: A hydrologic study of the Calder Creek Streambed Re-naturalization at Ives Park was previously conducted (CIP #0420-20.08) and completed in FY 2021-22. Concept plan options were completed and Council selected Ives Park Plan (Option B) and included realignment of Calder Creek. CDD staff is working on the acquisition of a water and streams grant with a non-profit group.

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							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)							0
9200 - Construction		3,600,000					3,600,000
EXPENDITURE TOTALS		3,600,000					3,600,000
FUNDING SOURCES							
001-Grant - Unsecured		3,600,000					3,600,000
FUNDING TOTALS		3,600,000					3,600,000

Project No: 0423-20.10**Category Parks Projects****Project Tomodachi Park next to Park Village**
Location:**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 has been constructed by the Barlow Townhomes developer that runs 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. This trail is identified in the Sebastopol ATP and the MTC Regional ATP.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			28,000				28,000
9200 - Construction				65,000			65,000
EXPENDITURE TOTALS			28,000	65,000			93,000
FUNDING SOURCES							
000-Unfunded			28,000	65,000			93,000
FUNDING TOTALS			28,000	65,000			93,000

Project No: 0425-23.07**Category** Parks Projects**Project** Ives Park
Location:

DESCRIPTION: This project consists of removing and/or replacing the pathway that runs from the restroom facility along Calder Creek to the parking lot. Staff will be researching grant opportunities to implement this project. The path will follow the identified new path that will run along the re-aligned Calder Creek identified in the Ives Park master plan.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: This work will continue the pathway replacement that was completed under the Segment 1 work which runs from the southwest picnic area to the restroom facility.

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
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		5,000					5,000
9200 - Construction		175,000					175,000
EXPENDITURE TOTALS		180,000					180,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
202-Measure M Parks		180,000					180,000
FUNDING TOTALS		180,000					180,000

Category Summary Report Agenda Item Number 6

5 - Paving Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0513-74.09	Bodega Avenue Bike Lanes and Pavement Rehabilitation Phase 1	5,500						
0514-22.06	Bodega Avenue Bike Lanes and Pavement Rehabilitation Phase 2	2,500	2,576,000					2,576,000
0520-22.09	NEW: Citywide Pavement Repairs and Repaving Program: Digouts and Repairs		500,000	500,000	500,000	500,000	500,000	2,500,000
		8,000	3,076,000	500,000	500,000	500,000	500,000	5,076,000
PROJECT FUNDING SOURCES								
103	Bldg./Fac./Infr. Reserve		200,000	200,000	200,000	200,000	200,000	1,000,000
123	Pavement Reserve Fund	8,000						
200	Gas Tax		150,000					150,000
201	Measure M Transportation		136,000					136,000
211	Transp Grant - Go Sonoma (SCTA)		2,240,000					2,240,000
217	SB 1 Road Maintenance & Rehab		200,000	150,000	150,000	150,000	150,000	800,000
241	Go Sonoma Roads - GSR		150,000	150,000	150,000	150,000	150,000	750,000
		8,000	3,076,000	500,000	500,000	500,000	500,000	5,076,000

Project No: 0513-74.09**Category** Paving Projects**Project Location:** Bodega Avenue from High Street to Robinson Rd/Nelson Way

DESCRIPTION: Phase1 is for adding bicycle lanes and repaving Bodega Avenue from High Street to Robinson Road/Nelson Way. Due to funding constraints, this project was split into two phases (High Street to Nelson; Nelson Way to Pleasant Hill). This Phase 1 project includes the installation of bike lanes and pavement resurfacing.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: Bodega Avenue paving is deteriorated and needs resurfacing. The City was awarded an OBAG2 grant of up to \$1,195,000 for construction with a 11.47% match.

GENERAL PLAN Goals and Policies: Circulation CIR 1-11: Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9001 - Construction/Inspection	5,500						0
EXPENDITURE TOTALS	5,500						0
FUNDING SOURCES							
123-Pavement Reserve Fund	5,500						0
201-Measure M Transportation							0
211-Transp Grant - OBAG2							0
FUNDING TOTALS	5,500						0

Project No: 0514-22.06**Category** Paving Projects**Project Location:** Bodega Ave. Nelson/Robinson Rd. to Pleasant Hill Rd.

DESCRIPTION: Phase 2 is for installing bike lanes and repaving Bodega Avenue from Robinson Rd./Nelson Way to Pleasant Hill Road. Due to funding constraints, this project was split into two phases with Phase 1 being High Street to Robinson/Nelson and Phase 2 continuing on to Pleasant Hill Road. Due to the extremely poor condition of the road in this Phase 2 section, the roadbed will need to be reconstructed rather than overlaid.

JUSTIFICATION: Bodega Avenue paving is deteriorated and needs resurfacing. The work also includes addition of bicycle lanes along Bodega Avenue. Due to environmental constraints, there may be a short section in front of Burbank Experimental Farm where bicycle sharrows will be painted in lieu of a bike lane. City applied for and awarded a Go Sonoma transportation grant for a maximum amount of \$2.24 million for the construction and inspection. The City's minimum local match is 15% of the grant.

GENERAL PLAN Goals and Policies: Circulation CIR 1-11: Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	2,500						0
9200 - Construction		2,576,000					2,576,000
EXPENDITURE TOTALS	2,500	2,576,000					2,576,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded							0
123-Pavement Reserve Fund	2,500						0
201-Measure M Transportation		136,000					136,000
211-Transp Grant - Go Sonoma (SCTA)		2,240,000					2,240,000
213-Traffic Impact Fee Fund (TIF)							0
217-SB 1 Road Maintenance & Rehab		200,000					200,000
FUNDING TOTALS	2,500	2,576,000					2,576,000

Project No: 0520-22.09

Category Paving Projects

Project Various city streets

Location:



DESCRIPTION: This is an annual street repair and repaving program in accordance with the City's current Pavement Management Program (PMP) budget options report. The FY 2025-26 project will focus on digouts and repairs of severely impacted streets identified in the PMP report.

JUSTIFICATION: The streets in this program will be based on the City's 2025 Pavement Management Program and focuses on streets with a very low pavement condition index. The goal of the PMP budget option is to maintain the City's PCI at the existing level of 55. For Year 1, the focus will be on digouts and repairs rather than slurry seals and overlays due to the severity of disrepair of many streets. Also in Year 1, the City will be constructing Bodega Ave. Phase 2 and with these two projects, the City can stay on its target budget of \$5M of paving improvements over 5 years if Years 2-5 have a set aside of \$500k/year (in 2025 dollars).

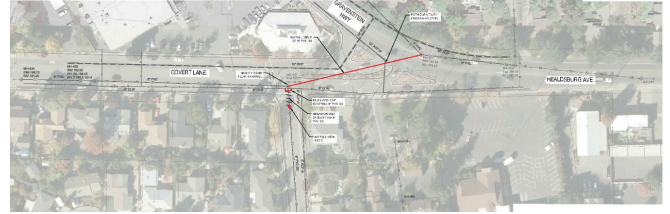
GENERAL PLAN Goals and Policies: Circulation CIR 1-11: Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		50,000	50,000	50,000	50,000	50,000	250,000
9200 - Construction		450,000	450,000	450,000	450,000	450,000	2,250,000
EXPENDITURE TOTALS		500,000	500,000	500,000	500,000	500,000	2,500,000
FUNDING SOURCES							
103-Bldg./Fac./Infr. Reserve		200,000	200,000	200,000	200,000	200,000	1,000,000
200-Gas Tax		150,000					150,000
217-SB 1 Road Maintenance & Rehab			150,000	150,000	150,000	150,000	600,000
241-Go Sonoma Roads - GSR		150,000	150,000	150,000	150,000	150,000	750,000
FUNDING TOTALS		500,000	500,000	500,000	500,000	500,000	2,500,000

Category Summary Report Agenda Item Number 6

6 - Sewer/Wastewater Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0604-37.00	Zimpher Creek Sewer Relocation Part 1 - Covert Lane Rerouting	500	5,000	235,000				240,000
0610-70.00	Zimpher Creek Sewer Relocation Part 2 - West End				146,775	857,495		1,004,270
0611-80.00	Zimpher Creek Sewer Relocation Part 3 - Repairs at East End					85,000	627,014	712,014
0615-21.01	Parquet St Sewer Line Replacemt (combined City project #1000-19.01)	1,530						
0615-23.04	Sewer System Master Plan Update		157,000					157,000
0616-24.08	Wastewater System Replacement Program			300,000	300,000	300,000		900,000
0617-25.02	NEW: Morris Street Sewer Pump Station Repairs		25,000	250,000				275,000
		2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
PROJECT FUNDING SOURCES								
511	Sewer Capital Fund	2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284
		2,030	187,000	785,000	446,775	1,242,495	627,014	3,288,284

Project No: 0604-37.00**Category** Sewer/Wastewater Projects**Project Location:** Zimpher Creek Sewer Line, Covert Lane to Healdsburg Ave

DESCRIPTION: Reduce flows to the Zimpher Creek sewer main by rerouting the flows from Covert Lane to Healdsburg Avenue. The project consists of a new 8-inch sewer, approximately 250 LF, which allows for gravity flow. The next step is to update the cost estimate for the following year's construction.

JUSTIFICATION: The Zimpher Creek sewer line is due for replacement and should be relocated away from the Creek bed. The rerouting to Covert Lane sewer utility will allow for reduced flows to the Zimpher Creek sewer main.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	500	5,000					5,000
9200 - Construction			235,000				235,000
EXPENDITURE TOTALS	500	5,000	235,000				240,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
511-Sewer Capital Fund	500	5,000	235,000				240,000
FUNDING TOTALS	500	5,000	235,000				240,000

Project No: 0610-70.00**Category Sewer/Wastewater Projects****Project Zimpher Creek from Zimpher Road to
Location: Murphy Avenue**

DESCRIPTION: This project consists of the Zimpher Creek sewer main relocation and/or replacement. Year 1 is to finalize the pre-design and select a project alternative such as cast-in-place (CIPP) or open-cut trenching. Year 1 budget also includes CCTV reconnaissance. Once an alternative is selected, the design can be performed, with construction commencing in Year 2 and continuing in Year 3. For purposes of this estimate, it is assumed that the CIPP alternative is selected.

JUSTIFICATION: The Zimpher Creek sewer line is due for replacement and should be relocated away from the Creek bed.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)				146,775			146,775
9200 - Construction					857,495		857,495
EXPENDITURE TOTALS				146,775	857,495		1,004,270
FUNDING SOURCES							
511-Sewer Capital Fund				146,775	857,495		1,004,270
FUNDING TOTALS				146,775	857,495		1,004,270

Project No: 0611-80.00**Category** Sewer/Wastewater Projects**Project Location:** Zimpher Creek Sewer from Murphy Avenue to Huntly Street

DESCRIPTION: This project consists of repairs to the sewer system along Zimpher Creek east of Murphy Avenue. Repairs include waterproofing of manholes and sewer mains, and replacement of sewer sections of pipe. The first phase is for the pre-design to determine level of repairs and develop preliminary cost estimate.

JUSTIFICATION: The Zimpher Creek sewer line is due for replacement and should be relocated away from the Creek bed.

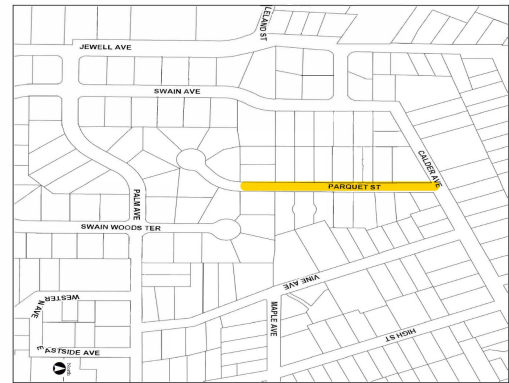
GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)					85,000	627,014	712,014
9200 - Construction							0
EXPENDITURE TOTALS					85,000	627,014	712,014
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
511-Sewer Capital Fund					85,000	627,014	712,014
FUNDING TOTALS					85,000	627,014	712,014

Project No: 0615-21.01

Category Sewer/Wastewater Projects

Project Location: Parquet Street



DESCRIPTION: Replacement of approximately 850 lineal feet of 6-inch sewer main on Parquet Street. This work includes slurry seal of Parquet Street that is affected by the sewer line replacement work. The work was constructed with the Parquet Street Water Main Replacement project #0818-20.09.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: Replacement of leaking and aged sewer line.

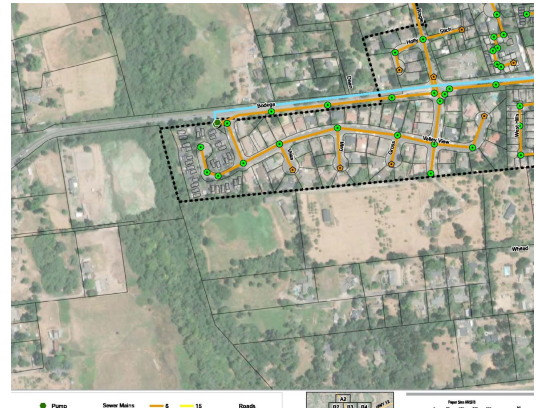
GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9000 - Estimated Actual	1,530						0
EXPENDITURE TOTALS	1,530						0
FUNDING SOURCES							
511-Sewer Capital Fund	1,530						0
FUNDING TOTALS	1,530						0

Project No: 0615-23.04

Category Sewer/Wastewater Projects

Project Citywide
Location:



DESCRIPTION: This project will update the 2005 Sewer System Master Plan. The plan will include system capacity analysis and identify deficiencies in sewer system that could result in sewer overflows. The master plan will identify a Capital Improvement Program to upgrade system deficiencies and will include maintenance repair and replacement projects identified in Public Works' ongoing CCTV investigations. The study will largely use on the City's GIS system and the CCTV data to develop the City's 5 and 10 year Capital Improvement Program.

JUSTIFICATION: Master plans should be updated every 5 years and the sewer master plan was last updated in 2005.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sabitary Sewer System Utility Master Plan, Stormwater Management Plan and the Capital Improvement Program.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		157,000					157,000
EXPENDITURE TOTALS		157,000					157,000
FUNDING SOURCES							
511-Sewer Capital Fund		157,000					157,000
FUNDING TOTALS		157,000					157,000

Project No: 0616-24.08**Category Sewer/Wastewater Projects****Project Citywide**
Location:**DESCRIPTION:** This program is the ongoing replacement of sewer lines and related appurtenances.**JUSTIFICATION:** The City's wastewater system is severely aged and needs to be systematically replaced in order to minimize leaks, ruptures and emergency repairs of failing lines.**GENERAL PLAN Goals and Policies:** Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, Stormwater Management Plan, and the Capital Improvement Program.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			45,000	45,000	45,000		135,000
9200 - Construction			255,000	255,000	255,000		765,000
EXPENDITURE TOTALS			300,000	300,000	300,000		900,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
511-Sewer Capital Fund			300,000	300,000	300,000		900,000
FUNDING TOTALS			300,000	300,000	300,000		900,000

Project No: 0617-25.02**Category** Sewer/Wastewater Projects**Project Location:** 275 Morris Street

DESCRIPTION: Install a liner or protective coating to the wet well. An initial assessment of the wet well concluded that the epoxy filler in the wet well is failing and is leaking. Making the repair will extend the lifespan of the wet well to keep it in operation.

JUSTIFICATION: The Morris Street Sewer Pump Station conveys all of Sebastopol's raw wastewater to the Llano trunk sewer main where it flows by gravity to the Llano Road Wastewater Treatment Plant, which is operated by the City of Santa Rosa. Public Works staff have observed cracks and leaks forming in a wall of the wet well at the Pump Station and a preliminary assessment of the damage showed visible cracks and leakage through the wet well walls. These repairs are needed to keep the station in operation.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 4-8: Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		25,000					25,000
9200 - Construction			250,000				250,000
EXPENDITURE TOTALS		25,000	250,000				275,000
FUNDING SOURCES							
511-Sewer Capital Fund		25,000	250,000				275,000
FUNDING TOTALS		25,000	250,000				275,000

Category Summary Report Agenda Item Number 6

7 - Stormwater and Flood Mitigation Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0701-34.00	Calder Creek Storm Drain and Outfall Maintenance			260,000	2,000,000			2,260,000
0702-51.00	Zimpher Creek Storm Drain and Outfall Maintenance			80,000	420,000			500,000
0710-64.00	Morris Street Outfall Maintenance			95,000				95,000
0711-23.05	Flood Resiliency Master Plan	1,000	169,000					169,000
0712-23.06	Community Cultural Center Master Plan	15,000	15,000					15,000
0713-24.09	Fire-related Building Improvements at Community Cultural Center	75,000						
		91,000	184,000	435,000	2,420,000			3,039,000
PROJECT FUNDING SOURCES								
000	Unfunded			435,000	2,420,000			2,855,000
127	2019 Flood Mitig Earmark	91,000	184,000					184,000
		91,000	184,000	435,000	2,420,000			3,039,000

Project No: 0701-34.00**Category** Stormwater and Flood Mitigation Projects**Project Location:** Calder Creek Storm Drain - Ives Park to Joe Rodota trail

DESCRIPTION: This project is a multi-year effort including a Maintenance Study to identify the maintenance activities for the storm drain and outfall, priorities, and estimated costs. This segment of Calder Creek pipeline is filled with silt and debris and needs to be "dredged" out to maintain hydraulic capacity.

JUSTIFICATION: The City maintains a storm drain system on Calder Creek between Ives Memorial Park and a storm drain outfall just past Petaluma Avenue near the Joe Rodota Trail. The Calder Creek drainage system conveys stormwater to the Laguna and is nearly silted up. Multiple permits are required in order to do any work in the waterway. The City has stormwater outfalls and Calder Creek is the highest priority for maintenance.

GENERAL PLAN Goals and Policies: Safety SA 2-6: Maintain unobstructed water flow in the storm drainage system.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			260,000				260,000
9200 - Construction				2,000,000			2,000,000
EXPENDITURE TOTALS			260,000	2,000,000			2,260,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded			260,000	2,000,000			2,260,000
100-General Fund							0
127-2019 Flood Mitig Earmark							0
FUNDING TOTALS			260,000	2,000,000			2,260,000

Project No: 0702-51.00**Category** Stormwater and Flood Mitigation Projects**Project Location:** Brookhaven and Zimpher Creek

DESCRIPTION: This project is a multi-year effort including a Maintenance Study to identify the maintenance activities for the storm drain and outfall, priorities, and estimated costs. A "desktop" environmental analysis is being conducted in FY 22/23 to help inform the environmental constraints. FY 23/24 is the commencement of the CEQA documentation. The preparation of the cost estimate that will be needed to research grant funding will be conducted in FY 24/25. The permitting and construction will be started in FY 25/26, assuming the grant funding is secured.

JUSTIFICATION: Zimpher Creek outfall is silted in and needs maintenance. Upstream of the outfall is the Valentine Avenue storm drain and that section of pipe is also silted in and some sections may need repair or replacement.

GENERAL PLAN Goals and Policies: Safety SA 2-6: Maintain unobstructed water flow in the storm drainage system.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			80,000	80,000			160,000
9200 - Construction				340,000			340,000
EXPENDITURE TOTALS			80,000	420,000			500,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded			80,000	420,000			500,000
100-General Fund							0
127-2019 Flood Mitig Earmark							0
FUNDING TOTALS			80,000	420,000			500,000

Project No: 0710-64.00**Category** Stormwater and Flood Mitigation Projects**Project Location:** Morris Street near the Laguna

DESCRIPTION: This project is a multi-year effort starting with a Maintenance Study to identify the maintenance for the storm drain and outfall, priorities, and estimated costs. Future permit and maintenance costs will be identified when the Maintenance Study is completed.

JUSTIFICATION: The Morris Street outfall is obstructed by silt and vegetation which require cleaning and possible rehabilitation.

GENERAL PLAN Goals and Policies: Safety SA 2-6: Maintain unobstructed water flow in the storm drainage system.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			95,000				95,000
9200 - Construction							0
EXPENDITURE TOTALS			95,000				95,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Unfunded			95,000				95,000
100-General Fund							0
127-2019 Flood Mitig Earmark							0
FUNDING TOTALS			95,000				95,000

Project No: 0711-23.05

Category Stormwater and Flood Mitigation Projects

Project Location: Citywide



DESCRIPTION: This master plan document is a flood control management plan that will identify flood areas and develop a Capital Improvement Program (CIP) for managing and mitigating flooding that occurs in the Calder Creek and the Laguna area. This plan would expand the 2D hydraulic and hydrology model developed for Calder Creek to other parts of the City using the existing storm drain mapping. The plan would need to apply the new Sonoma Water Hydrology standards.

JUSTIFICATION: Various areas routinely flood, particularly along Calder Creek and the Laguna area. This work will help support future grant funding applications for flood control and mitigation projects.

GENERAL PLAN Goals and Policies: Safety SA-2: Reduce risks to human life, property and public services associated with flood hazards.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	1,000	169,000					169,000
EXPENDITURE TOTALS	1,000	169,000					169,000
FUNDING SOURCES							
127-2019 Flood Mitig Earmark	1,000	169,000					169,000
FUNDING TOTALS	1,000	169,000					169,000

Project No: 0712-23.06

Category Stormwater and Flood Mitigation Projects

Project Location: 390 Morris St.



DESCRIPTION: The master plan will consider flood mitigation and flood proofing alternatives and costs for long range flood mitigation projects. The plan will also include a list of short term flood repairs from previous flood damages to continue to keep the existing building operational. This project has been down-scoped to be a master plan memo with recommendations.

JUSTIFICATION: The Sebastopol Community Cultural Center Master Plan (SCCC) is located in a floodplain and routinely floods. The plan will serve as a long range master plan to determine alternatives such as long term flood mitigation improvements or relocating to a different location not in a floodplain.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 6-16: Support improvements to, expansion of, or replacement of the Sebastopol Community Cultural Center to address flood issues, and to improve services and facilities available to the community in order to enhance the quality of life for all City residents through the provision of quality community services and facilities.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	15,000	15,000					15,000
EXPENDITURE TOTALS	15,000	15,000					15,000
FUNDING SOURCES							
127-2019 Flood Mitig Earmark	15,000	15,000					15,000
FUNDING TOTALS	15,000	15,000					15,000

Project No: 0713-24.09

Category Stormwater and Flood Mitigation Projects

Project 390 Morris Street

Location:



DESCRIPTION: Replacement of flood-damaged dry walls and acoustical ceiling panels, insulation, thermal and moisture protection, and related work. This project is estimated to be complete by the end of Fiscal Year 2024-25.

JUSTIFICATION: The walls and ceiling panels were damaged during the 2019 Flood event and are no longer fire-rated. The walls and ceiling panels will need to be repaired/replaced in order to continue operational use of the building.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 6-16: Support improvements to, expansion of, or replacement of the Sebastopol Community Cultural Center to address flood issues, and to improve services and facilities available to the community in order to enhance the quality of life for all City residents through the provision of quality community services and facilities.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9200 - Construction	75,000						0
EXPENDITURE TOTALS	75,000						0
FUNDING SOURCES							
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
127-2019 Flood Mitig Earmark	75,000						0
FUNDING TOTALS	75,000						0

Category Summary Report Agenda Item Number 6

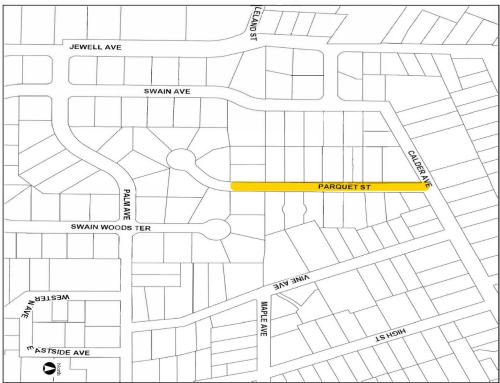
8 - Water Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
0819-21.01	Parquet Street Water Line Replacement (combined City project #1000-21.01)	1,530						
0821-23.09	Water System Master Plan Update	20,000	115,000					115,000
0822-24.06	NEW: Well 4 Replacement		400,000	2,600,000				3,000,000
0823-24.07	Water System Replacement Program			300,000	300,000	300,000	600,000	1,500,000
		21,530	515,000	2,900,000	300,000	300,000	600,000	4,615,000
PROJECT FUNDING SOURCES								
000	Contributions		400,000					400,000
000	Loans and other Financing			2,600,000				2,600,000
501	Water Capital Fund	21,530	115,000	300,000	300,000	300,000	600,000	1,615,000
		21,530	515,000	2,900,000	300,000	300,000	600,000	4,615,000

Project No: 0819-21.01

Category Water Projects

Project Location: Parquet Street



DESCRIPTION: Replace approximately 800 lineal feet of 6-inch water line on Parquet Street. This work includes slurry seal of Parquet Street that is affected by the water line replacement work. The work was constructed with the Parquet Street Sewer Line Replacement project #0615-21.01.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: Replace leaking water lines and lead services.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, Stormwater Management Plan, and the Capital Improvement Program.

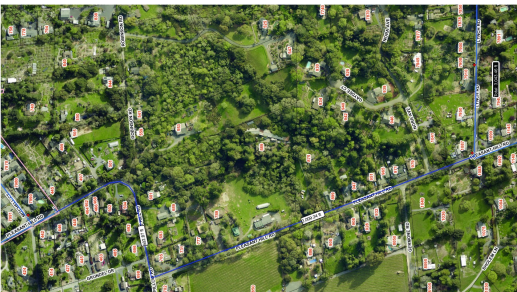
EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9000 - Estimated Actual	1,530						0
EXPENDITURE TOTALS	1,530						0
FUNDING SOURCES							
501-Water Capital Fund	1,530						0
FUNDING TOTALS	1,530						0

Project No: 0821-23.09

Category Water Projects

Project Citywide

Location:



DESCRIPTION: This project includes using the City's water system GIS and the data it contains to identify aging infrastructure, noting type of pipe material and age. The project will also use fire flow test data to identify deficiencies in the system for fire protection purposes. The master plan report will develop a 5 to 10 year Capital Improvement Program. A hydraulic model and calibration will be included in year 2, budget depending.

JUSTIFICATION: Master plans should be updated every 5 years and the water master plan was last conducted in 2005.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, Stormwater Management Plan and the Capital Improvement Program.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)	20,000	115,000					115,000
EXPENDITURE TOTALS	20,000	115,000					115,000
FUNDING SOURCES							
501-Water Capital Fund	20,000	115,000					115,000
FUNDING TOTALS	20,000	115,000					115,000

Project No: 0822-24.06**Category Water Projects****Project Location: Petaluma Avenue at Palm Avenue**

DESCRIPTION: Replacement of the City's municipal Well #4 that has groundwater that has been contaminated and is required to be replaced. The City will be looking for outside financing (such as a revenue bond) for this project.

JUSTIFICATION: The well is currently being treated using a carbon filter system but this is only a temporary solution and the well will need to be replaced. The well currently provide drinking water to approximately half the city's population.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, and the Capital Improvement Program.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		400,000					400,000
9200 - Construction			2,600,000				2,600,000
EXPENDITURE TOTALS		400,000	2,600,000				3,000,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
000-Contributions		400,000					400,000
000-Loans and other Financing			2,600,000				2,600,000
501-Water Capital Fund							0
FUNDING TOTALS		400,000	2,600,000				3,000,000

Project No: 0823-24.07

Category Water Projects

Project Citywide

Location:

DESCRIPTION: This program is the ongoing replacement of water lines and related appurtenances.

JUSTIFICATION: The City's water system is severely aged and needs to be systematically replaced in order to minimize leaks, ruptures and emergency repairs of failing lines.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 1-5: Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer System Utility Master Plan, Stormwater Management Plan, and the Capital Improvement Program.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)			40,000	40,000	40,000	90,000	210,000
9200 - Construction			260,000	260,000	260,000	510,000	1,290,000
EXPENDITURE TOTALS			300,000	300,000	300,000	600,000	1,500,000
FUNDING SOURCES							
501-Water Capital Fund			300,000	300,000	300,000	600,000	1,500,000
FUNDING TOTALS			300,000	300,000	300,000	600,000	1,500,000

Category Summary Report

Agenda Item Number 6

9 - Arts Projects

PROJECT TITLE

0901- Ned Kahn: "Sebastopol Spire"

0903- City Sponsorship of New Art
 Project (Koan Art Piece)

FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
28,000						
28,000						
56,000						

PROJECT FUNDING SOURCES

203 Art-In-Lieu Fund

56,000						
56,000						

Project No: 0901-

Category Arts Projects

Project Laguna Preserve

Location:



DESCRIPTION: The Ned Kahn artwork "Sebastopol Spire" is located along the Americorp Trail extension north of Sebastopol Avenue at the eastern entry to the City.

THIS PROJECT IS COMPLETE.

JUSTIFICATION: The funding for this project comes from the City's dedicated Art In-Lieu Fund, his public art piece will be paid for through dedicated Art In-Lieu Fund, and implements the City's Art in the community program.

GENERAL PLAN Goals and Policies: Community Design CD 4-6: Increase the presence of art in public spaces throughout the city.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9200 - Construction	28,000						0
EXPENDITURE TOTALS	28,000						0
FUNDING SOURCES							
203-Art-In-Lieu Fund	28,000						0
FUNDING TOTALS	28,000						0

Project No: 0903-

Category Arts Projects

Project Joe Rodota Trailhead at Petaluma

Location: Avenue



DESCRIPTION: The project completed in late 2024 is the Koan art piece located at the south entrance to the City near Highway 12 and the Laguna Preserve. The Arts Projects program envisions an art piece located at each entry point (N, S, E, W) of the city. The Koan art piece was completed in early 2024. Future call for projects will be based on available funds in the Art-in-Lieu development fees fund for the north entrance near Healdsburg Ave/Covert Lane, and the east entrance near the Library.

THE KOAN ART PIECE PROJECT IS COMPLETE.

JUSTIFICATION: The funding for this project comes from the City's dedicated Art In-Lieu Fund and public art pieces will be paid for through dedicated Art In-Lieu Fund, and implements the City's Art in the community program.

GENERAL PLAN Goals and Policies: Community Design CD 4-6: Increase the presence of art in public spaces throughout the city.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9200 - Construction	28,000						0
EXPENDITURE TOTALS	28,000						0
FUNDING SOURCES							
000-Unfunded							0
203-Art-In-Lieu Fund	28,000						0
FUNDING TOTALS	28,000						0

Category Summary Report Agenda Item Number 6

10 - City-owned Buildings & Site Projects

		FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE								
1001-25.03	NEW: Corporation Yard Fuel Filling Station Upgrade		60,000					60,000
1002-25.04	NEW: Police Station Emergency Generator and Electrical Improvements		150,000					150,000
			210,000					210,000
PROJECT FUNDING SOURCES								
103	Bldg./Fac./Infr. Reserve		210,000					210,000
			210,000					210,000

Project No: 1001-25.03

CategoryCity-owned Buildings & Site Projects

Project Location:Corporation Yard, 714 Johnson Street



DESCRIPTION: Upgrade the filling station to meet new Air Resources Board (CARB) requirements. The project includes replacement of pumps with vapor capture system, monitoring system, and site lighting.

JUSTIFICATION: The existing pumps are past their useful life with parts and labor to repair becoming non-existent. The filling station is out of compliance with CARB requirements.

GENERAL PLAN Goals and Policies: City is out of compliance with State CARB regulations for fuel filling stations.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		60,000					60,000
EXPENDITURE TOTALS		60,000					60,000
FUNDING SOURCES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
103-Bldg./Fac./Infr. Reserve		60,000					60,000
FUNDING TOTALS		60,000					60,000

Project No: 1002-25.04**Category** City-owned Buildings & Site Projects**Project Location:** 6850 Laguna Parkway

DESCRIPTION: Replacement and upgrade of existing 40kW emergency generator to a new generator that will support the EOC, dispatch room, and other essential emergency support services at the Police Station.

JUSTIFICATION: The existing 40kW generator has been operating since the building was first constructed over 25 years ago and is in need of replacement. Also, the existing generator is sized to only power the dispatch office and is not sufficient in size to support the EOC (which will be stationed in the conference room), or any of the other offices that are deemed essential during an emergency outage.

GENERAL PLAN Goals and Policies: Community Services and Facilities CSF 5-6: Ensure that the PD has adequate staffing and equipment to accommodate existing and future population growth; and

Safety SA 3-4: Identify critical facilities and ensure that they will function in the event of a disaster.

EXPENDITURES							PROJECT TOTAL
	FY24-25 Estimated	2025-26	2026-27	2027-28	2028-29	2029-30	
9100 - Pre-construction (design, ROW, Environ)		25,000					25,000
9200 - Construction		125,000					125,000
EXPENDITURE TOTALS		150,000					150,000
FUNDING SOURCES							
103-Bldg./Fac./Infr. Reserve		150,000					150,000
FUNDING TOTALS		150,000					150,000

Questions Raised at June 3, 2025

Public Hearing

Agenda item #15 – Capital Improvement Program Budget

1. Ives Park fence removal and/or replacement. Provide more information regarding the fence, CIRA's comments if fence is removed, and if the CUSP grant would impact the fence that would be replaced. Information should include photos of the fence area that needs replacement.

Response: Public Works staff was asked by the Budget Committee to look into the cost of replacing the fence between the two bridges at Ives Park. They were also asked to reach out to the City's insurance provider (CIRA) if the fence was removed altogether, how would that affect the City's risk. See below for responses:

- (a) According to CIRA, there is nothing in the City's coverage plan that would exclude coverage if the fence were removed. However, if the City moves forward with the fence removal, CIRA advises the City to have an engineer develop a plan that demonstrates the reasonableness for the removal of the fencing and then have the plan reviewed and approved by City Council. These steps will establish a design immunity defense if a claim ever arises at this location.*
 - (b) Because it would take an Engineer to provide this plan, the City would need to find an engineering firm willing to take on the liability of designing such a plan of removal of the fence without any mitigations such as flattening out the embankments, ensuring that flows coming from the creek are not at such a high velocity flow to support removal of the fencing. In speaking with the City's on-call engineering firm, they are not willing to take on the liability of preparing such a plan. In speaking with CUSP, they did state that their Phase 1 grant application would look at mitigations in their design such that the fence could be removed. The timing for their design and implementation assumes that the two grants would be awarded by July 2026. With environmental, design, bid, build process, the construction of the Phase 1 grant could be completed by July 2028.*
 - (c) As a "temporary measure" If the fence were to be removed and replaced between the two bridges, Public Works staff received a quote of \$50,000 to remove and replace the fence with a similar height, black heavy duty steel fencing. If the City wants a different type of fence, staff could work with the contractor to see what types of fencing and associated costs would be and present fence options to Council at a future date.*
 - (d) Photos of the fencing to be removed are attached to the end of this Q&A document. Photos of example fencing of the type that Public Works received a quote for are also attached to the end of this Q&A.*
2. How much of the Ives Park segment 2 pathway replacement would be affected by the CUSP grant? Why did staff say that the segment 2 pathway would complete the path? Also, provide photos of the grant area phases.

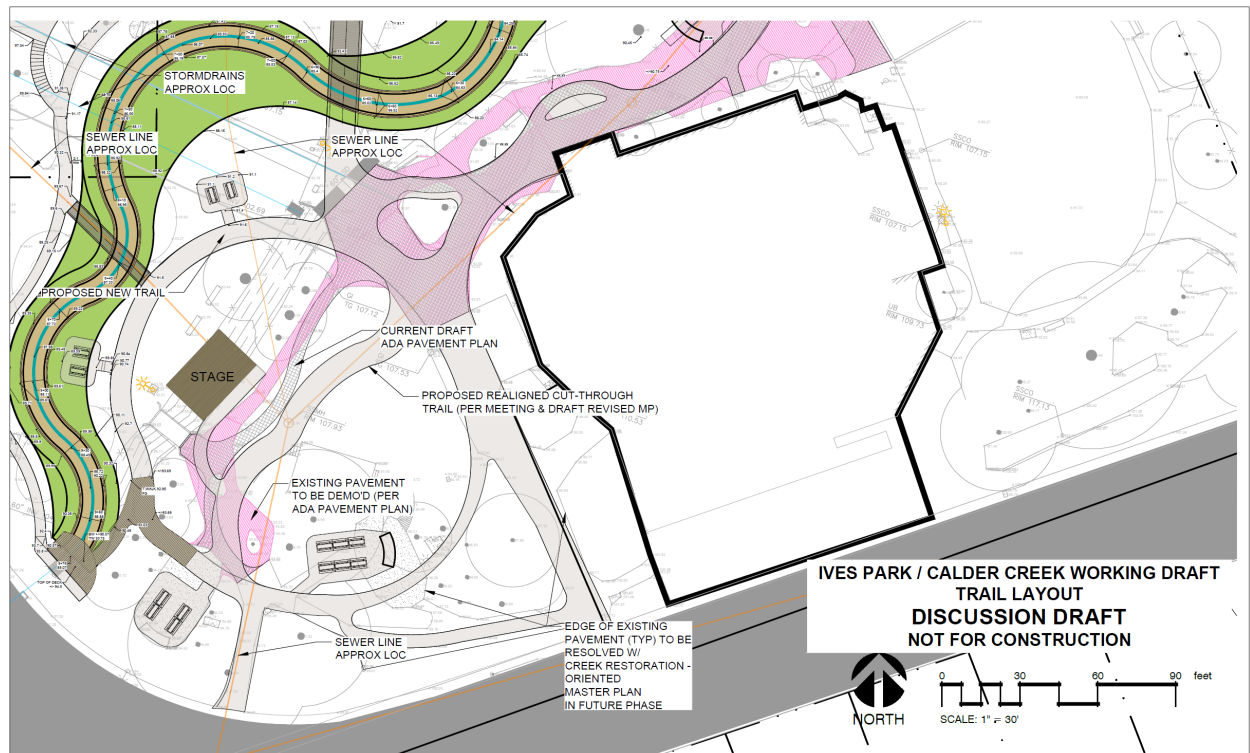
Response: See responses below.

- (a) *The CUSP grant Phase 1 preliminary design is currently being developed. In speaking with CUSP designer, it appears that Segment 2 path replacement may be affected, particularly at the end of the Segment 2 path in the area near the northwest corner of the parking lot.*
- (b) *The Ives Park pathway replacement was originally anticipated to include two segments: the portion between Jewell Avenue and the restroom facility; and the segment that would complete the path between the restroom facility and High Street. However, after the CUSP grant, it was determined that the pathway should be divided into three segments to avoid full replacement of the path that is located between the parking lot and High Street since a large portion of the path is next to the creek on the east end of the park:*
- *Segment 1 was completed in February 2024 and is the segment between Jewell Avenue and the restroom facility. The project cost was \$131,000.*
 - *The “new” Segment 2 is the segment between the restroom facility and the northwest of the parking lot. This segment is proposed in the Draft CIP with a project budget of \$180,000.*
 - *Segment 3 is the rest of the pathway from the parking lot to High Street. Based on the current concept plan for the CUSP grant, the pathway in this segment would be realigned as part of the creek realignment in this segment. For this reason, It is not recommended for replacement until the timing of the CUSP grant award and implementation is known. The estimated cost of Segment 3, if replaced in its existing location is \$150,000.*
- (c) *An exhibit of the Phase 1 Calder Creek Naturalization plan is shown below. The dark green section on this map represents Phase 1 and the area included in the CUSP grant. A future phase 2 plan for the western portion of Ives Park is being developed and the current plan is shown below the Phase 1 exhibit.*

Phase 1 Calder Creek Naturalization Plan



Future Phase 2 Calder Creek Naturalization Plan



3. Pavement Digouts and Repair Project. Can you provide a list of the streets in an excel spreadsheet that would be included in the repair project? Can you also provide a map showing the locations?

Response: After the CIP budget is approved, staff will be developing a Preliminary list of streets to be included in the Pavement Digouts and Repair Project. The Preliminary list of streets will be presented to Council for approval, on an Excel spreadsheet as well as a map showing the locations.

4. For the existing portable generator, was it paid with flood mitigation monies?

Response: The portable generator was a Model 60xr but is 48kW size (not 60kW as previously stated). The portable generator was purchased and received in 2020 and was paid for out of the Water Fund because it was originally intended to run the City's groundwater supply Well 4. The purchase was approved by the previous Public Works Superintendent and a previous City Manager. The City relied on a contractor to specify the size of the generator and did not acquire the services of an electrical engineering professional to properly identify the size of the generator needed to run the City's well. Public Works has plans to use the generator (if needed) for the Cooling/heating center at the Community Center, as an interim measure at the Police Station to operate in tandem with the existing 40kW generator to run the EOC, and to run the booster pumps at Well 8.

5. What is GHD's role in preparing the CIP?

Response: GHD had no role in preparing the Draft Fiscal Year 2025-26 CIP. Toni Bertolero is a licensed civil engineer and currently works for the City as a Part Time employee.

6. Why are the water and wastewater projects mixed in with General Fund projects in the CIP? Can they be shown separately?

Response: The CIP report separates out the Water and Wastewater Projects. Water is Category 8 and shown on the Draft CIP report as “8 – Water Projects” and Wastewater is Category 6 and shown as “6 – Sewer/Wastewater Projects.” See Table of Contents, page 2 of the Draft CIP report. Water and Wastewater funding are also separated out on the Draft CIP report.

Water project expenditures are shown for the 5-year period on the row that reads “8 Water Projects” and the project funding sources on the row that reads “501 Water Capital Fund.” Wastewater project expenditures are shown on the row that reads “6 Sewer/ Wastewater Projects” and project funding sources on the row that reads “511 Sewer Capital Fund.” See Global Summary Report, page 4 of the Draft CIP report.

Note that all other CIP projects are not “General Fund” projects but are projects paid from Special Reserve Funds. Special Reserve Funds are those funds that can only be used for specific purposes, such as impact fees, transportation grants, federal block grants, and special reserves (such as flood mitigation monies, pavement reserve, infrastructure reserve).

7. For the \$10.5 million CIP in the FY 2025-26 budget, do we have staff to manage the CIP?

Response: We do not have sufficient in-house staff to manage the CIP but will use outside consultants, contract personnel, or part-time staff to provide as-needed, supplemental project management support. The cost of the project management support will be paid from project funds.

8. For the California Urban Streams Partnership (CUSP) grant, will administration staff time be included?

Response: The grant applications are currently being developed. In speaking with the CUSP grant writer, administration and project management costs would be included in the grant application.

9. \$500k will only resurface 1/2 miles of roadway. Why not do a lot more?

Response: The \$500k project proposed for Fiscal Year 2025-26 is for Pavement digouts and repair work. Digouts and repairs are a more permanent fix of potholes. Typically pothole repairs last only one or two seasons.

10. For the Sebastopol ATP (Active Transportation Plan), can you provide ballpark costs and include in CIP?

Response: There is a proposed ATP project in Fiscal Year 2026-27. Cost estimating for that CIP project will occur during the CIP budget process which will begin in February 2026. The City has an on-call traffic engineering consultant who will prepare the cost estimates for transportation-related CIP projects during the budget process.

11. For the two willow trees in Ives Park that the City plans to remove, can you get a second opinion on the health of the trees so they don't have to be cut down right away?

Response: Public Works obtained a second, independent opinion for the health of the willow trees. According to the second report, the trees could be mitigated from branch and tree falling by performing a "size reduction pruning" on both trees. Given the limited viability of the trees, they will need to be inspected again in two years to determine if the tree(s) should be removed or if other action is recommended.

Photos of existing fencing at Ives Park:



Example photos of replacement fencing between the two bridges:

4-ft H x 8-ft W Black Galvanized Steel Security and Yard Fence Panel
(Aluminum options also available.)

