



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: December 2, 2025

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To: Honorable Mayor and City Councilmembers
From: Toni Bertolero, Public Works Engineer
Subject: Draft List of Water Capital Improvement Projects for the Water Master Plan Update

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RECOMMENDATIONS:

That the City Council receive a Draft List of water capital improvement projects that are in development as part of the ongoing Water Master Plan Update.

EXECUTIVE SUMMARY:

Council approved the preparation of the Water Master Plan Update earlier this year. The work is currently ongoing and staff is presenting a Draft List of water system capital improvement projects to provide Council an early review of the List before the Final Draft of the List of Project is included in the Water Master Plan Update document, tentatively scheduled to be presented to Council in February 2026. Should Council have questions or need further details on the projects, they may contact Toni Bertolero at tbertolero@cityofsebastopol.gov.

The next steps for staff are to finalize the List of Projects with the Consultant (GHD), develop the master plan update and determine how the capital costs could be accommodated (or not) within the approved 5-year water rate increases approved by Council in June 2024. Staff will be providing this discussion and update with the newly formed Enterprise Oversight Committee and will include an update on the next Enterprise Quarterly report.

BACKGROUND AND DISCUSSION:

On March 4, 2025, Council approved the contract for the preparation of the Water Master Plan Update (CIP #0821-23.09) by GHD Inc. The work consists of updating the 2005 Water Master Plan and to evaluate and assess capital improvements needed to address system deficiencies. A Draft List of Projects (Attachment 1) has been developed and was presented to the Budget Committee at their meeting of November 17, 2025.

STAFF ANALYSIS:

The Draft List of Projects includes new projects not identified in the adopted Fiscal Year 2025-26 Capital Improvement Program (CIP) budget. There is approximately \$1.9 million dollars of draft capital projects on the List. The Fiscal Year 2025-26 CIP (excluding the Well 4 Replacement Project) includes a water replacement project in the amount of \$1.5 million dollars over a 5-year period and was included in the Water Rate Model that developed the 5-year rate water increase.

Staff will be reviewing the List to determine how the new projects on the List could be incorporated in the CIP without causing further increases to water rates beyond what was already approved by Council on June 18, 2024 for fiscal years 2024-25 through 2028-29 (Resolution No. 6599-2024).

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

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

- Goal 3 – Infrastructure. Maintaining high quality infrastructure, facilities and services includes repairing/replacing outdated city facilities, improving streets, stormwater and wastewater infrastructure.



This agenda item represents the City Council General Plan Consistency (if applicable):

- Community Services and Facilities (CSF 1-5). Require development, infrastructure, and long-term planning projects to be consist with all applicable City infrastructure plans, including the Water Master Plan.

FISCAL IMPACT:

There is no fiscal impact pertaining to this Draft List of Projects. In the future, if approved, the cost of the projects would be funded by the Water Capital Fund.

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.

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 receive a Draft List of water capital improvement projects that are in development as part of the ongoing Water Master Plan Update.

CITY COUNCIL OPTION(S):

None. No actions are required.

ATTACHMENTS:

1-Draft List of Projects for the Water Master Plan

APPROVALS:

Department Head Approval: Approval Date: 11/18/25

CEQA Determination (Planning): Approval Date: 11/17/25

The proposed action is Exempt from CEQA pursuant to §15306.

Administrative Services (Financial) Approval Date: N/A

Costs authorized in City Approved Budget: ☐ Yes ☐ No ☒ N/A (see Fiscal Analysis)

Account Code (f applicable) _____

City Attorney Approval: Approval Date: N/A

City Manager Approval: Approval Date: 11/24/25



Project Name:
Client Name:
Project Number:
Project Director:
Project Manager:

City of Sebastopol Water Masterplan Update
City of Sebastopol
12658893
Matt Kennedy
Abhishek Kumar

Recommended Capital Improvement Projects					
Project No	Project Name	CIP Description	Project Rationale	Total	Ranking of importance
1	Pleasant Hill Loop	Pleasant Hill Road water system connection loop from Pleasant Hill Tanks at Lynch Road to intersection at Pleasant Hill road at Mitchell Cr	This stretch of watermain represents a critical component of the water distribution network, as it connects the two main storage tanks that supply the broader distribution system. Due to its length and strategic location, any failure or disruption along this section poses a significant risk to the overall water security of the service area. A break, leak, or shutdown could compromise the continuity of supply, reduce system pressure, and potentially impact a large number of consumers.	\$910,670	High
2	Covert Lane CI Watermain Replacement	Replace approximately 360 feet 6 inch cast iron water line on Covert Lane between Norlee Street and Zimpher Drive	This is 40 year Old CI pipe and hence would have severe corrosion resulting in reduced flow. Replacing the Old CI pipe with HDPE will result in enhanced hydraulic efficiency and system performance.	\$218,530	Medium
3	Ellis Court CI Watermain Replacement	Replace approximately 195 feet 6 inch diameter old cast iron pipe between Ellis Court and High School Road	This is an Old CI pipe and hence would have severe corrosion resulting in reduced flow. Replacing the Old CI pipe with HDPE will result in enhanced hydraulic efficiency and system performance.	\$127,230	Medium
4	Valley View Drive Watermain Replacement	Replace approximately 3296 feet, 50 year old asbestos from Valley View Drive from the intersection of Ragel Avenue.	This location has had many lateral breaks due to corrosive soils and city has performed multiple repair services in the past. Replacing this section with HDPE pipe will help reduce the issues with the corrosive soil.	\$2,337,590	Low
5	Well 4 Replacement	Included in the Adopted CIP Fiscal Year 2025-26.	Included in the Adopted CIP Fiscal Year 2025-26.	\$3.0 million in CIP	High
6	Gwendolyn Place Watermain Replacement	Replace approximately 287 feet, 6 inch watermain along Gwendolyn place from the intersection of Litchfield Avenue	According to City operation staff this location has had multiple repairs (couple replacements) in past. Replacing this with new pipe will provide enhanced hydraulic efficiency and system performance and also prevents any leakage losses that may have happend during maintenance works.	\$170,310	High
7	500 South Main Street Watermain Replacement	Replace approximately 215 feet, 8 inch watermain along 500 South Main Street from the intersection of Gravenstein Highway South south of Walker Avenue	This replacement is suggested by the city's operation staff due to past maintenance works. Replacing this with new pipe will provide enhanced hydraulic efficiency and system performance and also prevents any leakage losses that may have happend during maintenance works.	\$131,450	High
8	Maintenance of Existing Pressure Reducing Valves	Fixing/ replacing of the existing pressure reducing valves at Healdsburg Avenue, fircrest Avenue and at Dutton and Huntley Avenue	Currently the pressure reducing valves present in the network system is not working. Site visit shows that the existing PRV's do not have set pressure. By fixing or replacing the PRV, the water system can be divided to pressure zones and will be able to maintain steady downstream pressure which will prevent overpressurised sections leading to leaks or even pipe bursts.	\$196,970	Low
9	Painting and Relining of Existing Water Tanks	Painting and relining of First Street Tank and Pleasant Hill Tanks	Repainting and relining of the steel storage tanks are essential to prevent corrosion, maintain structural integrity, and ensure water quality compliance. The protective coating system prevents metal deterioration, extends the service life of the assets, and reduces long-term maintenance costs. Previous inspection was conducted in the year 2012 and hence it is recommended to perform an inspection followed by painting and relining of the tanks.	\$249,760	Low
10	Structural Assessment of Existing Water Tanks	Study of structural assessment of First Street Tank and Pleasant Hill Tanks	Based on site visit it was found that the tanks do not have anchorage to the soundation which is not as per the standards. The operation level of the tank is lower than the design liquid level suggested in the plate for respective tanks hence it is needed to determine the actual structural condition of the tank beyond visual inspection. Required now because previous reports (2022) were only visual and do not meet U.S. standards for structural diagnosis. Benefits: ensures safety, compliance, and informs seismic retrofit design.	\$88,440	High
11	Seismic Retrofit Study for Existing Water Tanks	Design for seismic retrofit and construction project for First Street Tank and Pleasant Hill Tanks	Required to upgrade the tank to meet current seismic codes and ensure resilience during earthquakes. Benefits: compliance with ASCE 41 and AISC 342-22, reduced risk of failure, extended service life.	\$166,600	High
12	Installation of Isolation Valves	Installation of isolation valves at different location for system isolation during repair works at Parquet St and Litchfield Avenue	Isolation valves enables pressure zoning and sectional operations. This allows sections of the water system to be shut off while keeping the rest in operation. Avoids complete system shutdown and minimizes downtime and water loss.	\$113,570	Low
13	Installation of Automated Flow Meter	Installation of automated flow meter for Yard tower at Johnson Street- to supply potable water to local customers	The installation of automatic flow meters at the yard tower is essential to accurately measure, monitor, and manage water supplied for construction activities and customer use during the dry season. Currently, the absence of flow measurement limits the ability to track water distribution, assess consumption, and accountable usage. Automatic flow meters will enable real-time monitoring, improve operational control, and support data-driven decision-making for resource allocation	\$63,180	High
14	Valley View Drive Watermain Replacement	Replace approximately 100 service connections using approximately 20 feet .3/4 inch diameter HDPE pipe along Valley View Drive .	This location has had many lateral breaks due to corrosive soils and city has performed multiple repair services in the past. Replacing this section with HDPE pipe will help reduce the issues with the corrosive soil.	\$329,270	High
15	Gwendolyn Place Service Connections	Replace approximately 15 existing service connection with 3/4 inch diameter HDPE along Gwendolyn Place from the intersection of Litchfield Avenue	According to City operation staff this location has had multiple repairs (couple replacements) in past. Replacing this with new pipe will provide enhanced hydraulic efficiency and system performance and also prevents any leakage losses that may have happend during maintenance works.	\$54,980	High