



CITY OF SEBASTOPOL CITY COUNCIL
AGENDA ITEM REPORT FOR MEETING OF: April 21, 2026

=====

To: Honorable Mayor and City Councilmembers

From: Oriana Hart, Public Works Director
Mario Landeros, Interim City Engineer

Subject: Citywide Pavement Improvement Project (CIP #0521-25.05) – Site Selection FY25/26

=====

RECOMMENDATIONS:

That the City Council receive the report, provide direction on proceeding with the design and construction the pavement improvement project for Palm Avenue and Strout Street, and provide any comments or direction on future street reconstruction priorities.

EXECUTIVE SUMMARY:

Palm Avenue and Strout Street have been identified through the City’s pavement management program, field evaluations, and public input as streets requiring structural reconstruction rather than localized repairs or surface treatments.

The City’s street network is currently in overall “fair” condition, which represents a critical transition point where pavement deterioration begins to accelerate and maintenance costs increase significantly if not addressed. At this stage, streets that have not received timely preventative maintenance often require more intensive rehabilitation or reconstruction. This project focuses on addressing streets that have reached that point of structural failure. Advancing reconstruction on Palm Avenue and Strout Street represents a targeted investment in stabilizing the network while the City continues to implement a broader, phased pavement management strategy.

BACKGROUND AND DISCUSSION:

The City maintains a roadway network of approximately 23.8 centerline miles, representing roughly 47 lane miles of pavement infrastructure. This system is a significant public asset and requires ongoing, strategic investment to maintain serviceability and manage long term costs.

Currently, the City’s pavement network is in overall fair condition, with a substantial portion of streets already in poor or failed condition. Approximately 40 percent of the network is in good condition, while the remaining 60 percent ranges from fair to very poor. Of that, roughly 40 percent of the system has deteriorated into poor or very poor condition, representing an estimated 18 to 19 lane miles of roadway requiring significant rehabilitation or reconstruction. Streets in poor and very poor condition are typically beyond the point where cost effective surface treatments can be applied. These segments often exhibit structural failure, including extensive cracking, deformation, and subgrade issues, and require more intensive and costly reconstruction treatments.

State and Federal pavement funding programs are designed to support cost effective preventative maintenance such as slurry seals and thin overlays because treating streets in good to fair condition extends pavement life at a much lower cost. As a result, projects often focused on early intervention are more competitive for funding, while streets that have deteriorated to the point of needing reconstruction are often less competitive or ineligible, as they reflect deferred maintenance. For this reason, agencies typically focus on preventative maintenance; however, the City is in a unique position with Measure U to both maintain this proactive approach and use local funds to address streets that now require reconstruction.



Palm Avenue and Strout Street fall into this category of failed or near failed streets. With the City Council's focus on infrastructure investment and the availability of local funding through Measure U, this project represents an opportunity to address streets that have reached the end of their service life, likely due in part to limited past investment in pavement preservation. At the direction of Council and the Budget Committee, staff has prepared preliminary cost estimates and evaluated these streets under the Citywide Pavement Improvements CIP (0521-25.05).

Going forward, the City will need to balance its ability to deliver reconstruction projects for streets that have already failed with implementation of industry standard pavement management practices that prioritize preventative maintenance. Maintaining this balance ensures the City is both addressing existing failed streets and preserving the remainder of the network in serviceable condition. This approach supports more effective use of limited funding, allows the City to make progress on streets requiring reconstruction, and helps prevent additional streets from deteriorating into conditions that require reconstruction.

DISCUSSION:

Palm Avenue and Strout Street fall into this category of failed or near failed streets. With the City Council's focus on infrastructure investment and the availability of local funding through Measure U, this project represents an opportunity to address streets that have reached the end of their service life, likely due in part to limited past investment in pavement preservation. At the direction of Council and the Budget Committee, staff has prepared preliminary cost estimates and evaluated these streets under the Citywide Pavement Improvements CIP (0521-25.05).

Going forward, the City will need to balance its ability to deliver reconstruction projects for streets that have already failed with implementation of industry standard pavement management practices that prioritize preventative maintenance. Maintaining this balance ensures the City is both addressing existing failed streets and preserving the remainder of the network in serviceable condition. This approach supports more effective use of limited funding, allows the City to make progress on streets requiring reconstruction, and helps prevent additional streets from deteriorating into conditions that require reconstruction.

STAFF ANALYSIS:

The proposed project consists of street reconstruction, including removal of failed pavement sections, subgrade preparation and repair, installation of aggregate base, placement of a new asphalt structural section, adjustment of utilities and surface features, and final striping and traffic control improvements.

Advancing Palm Avenue and Strout Street as part of a single project improves construction efficiency, reduces mobilization costs, and allows the City to make measurable progress in addressing the portion of the network that is currently in very poor condition. Preliminary cost estimates for the proposed improvements are summarized in Table 1 below. These estimates include construction, contingency, and construction management, but do not include engineering design.



Table 1 – Funding Sources for FY 25/26 Repaving Project

Project Cost	Cost	
Palm Ave	\$225,000.00	
Strout Street	\$170,000.00	
Total project cost	\$395,000.00	
Funding Source		Amount
100-General Fund Measure U		\$350,000.00
200-Gas Tax		\$150,000.00
Total all funds		\$500,000.00

FUTURE STREET RECONSTRUCTION CONSIDERATIONS (FY 2026/27 CIP)

The City has a number of streets currently in poor and very poor condition that will require reconstruction rather than continued patching or surface treatments. These conditions reflect streets that have reached the end of their service life and will need to be addressed over multiple years as funding allows.

While reconstruction projects are necessary to address these existing failures, they must be delivered alongside continued investment in preventative maintenance to preserve streets that remain in serviceable condition. This approach ensures the City is both addressing failed streets and protecting the broader network from further deterioration.

Staff are prioritizing streets based on condition, maintenance history, resident concerns, and overall system needs. The following streets have been identified as likely candidates for future reconstruction and are under consideration as part of the FY 2026–27 Capital Improvement Program (CIP). Given the scale of need and available funding, not all of these streets can be addressed in a single fiscal year; rather, this list represents the group of streets currently under evaluation as staff continues to refine project priorities. Staff will return to the City Council over the summer with a finalized list of streets for inclusion in the FY 2026–27 Citywide Pavement Improvement Project (CIP-0522-26.02) and welcomes any comments or direction at this time.

Table 2 – Candidate Streets for Future Reconstruction

Street	Pavement Condition Index
Eastside Ave	6
Fannen Ave	4
Live Oak Ave	3
Lyding Lane	10
South Street	8

* Note: PCI is measured on a scale of 0 to 100.

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

This agenda item 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):

- Circulation CIR 1-11: Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalk, and paths.

FISCAL IMPACT:

The funding sources, as approved in the FY 2025-26 CIP Budget for the Pavement Repaving project CIP #0520-22.05 is summarized in Table 1 above.

PUBLIC COMMENT:

As of the writing of this staff report, the City has received 11 public comments requesting pavement improvements on Eastside Avenue and South Street, which are included in Attachment 3. Should staff receive additional public comment following the publication and distribution of this report, such comments will be provided to the City Council as supplemental materials before or after the meeting.

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 the report, provide direction on proceeding with design for Palm Avenue and Strout Street reconstruction, and provide comments or direction on streets under consideration for future reconstruction as part of the FY 2026–27 CIP.

OPTIONS:

1. Do not approve the proposed pavement improvement project locations and provide direction to staff.

ATTACHMENTS:

- 1-Map of Streets
- 2-Public Comments

APPROVALS:

Department Head Approval: Approval Date: 4/8/26

CEQA Determination (Planning): Approval Date: N/A

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

Administrative Services (Financial) Approval Date: N/A

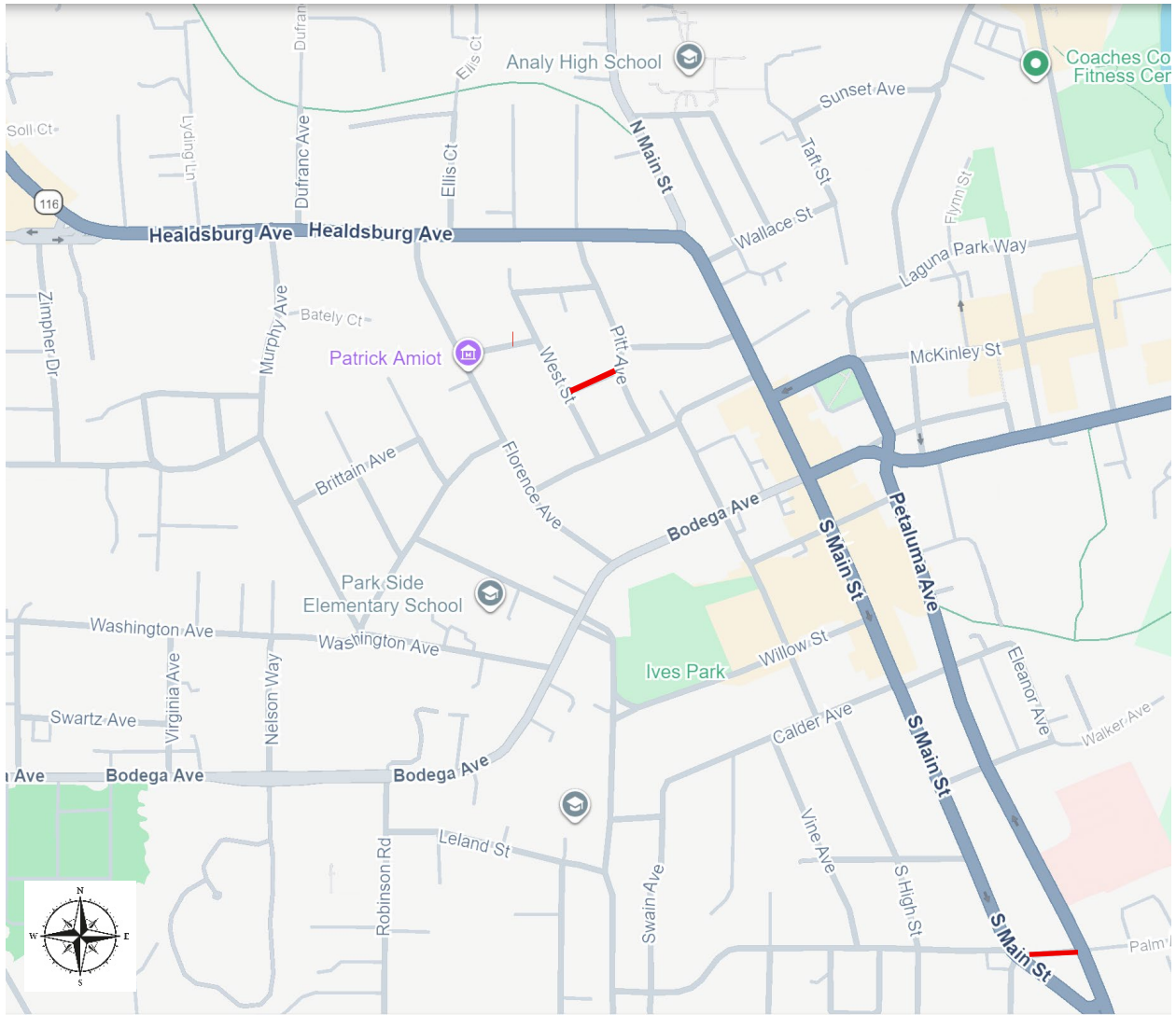
Costs authorized in City Approved Budget: Yes No N/A

Account Code (if applicable) _____

City Attorney Approval: Approval Date: N/A

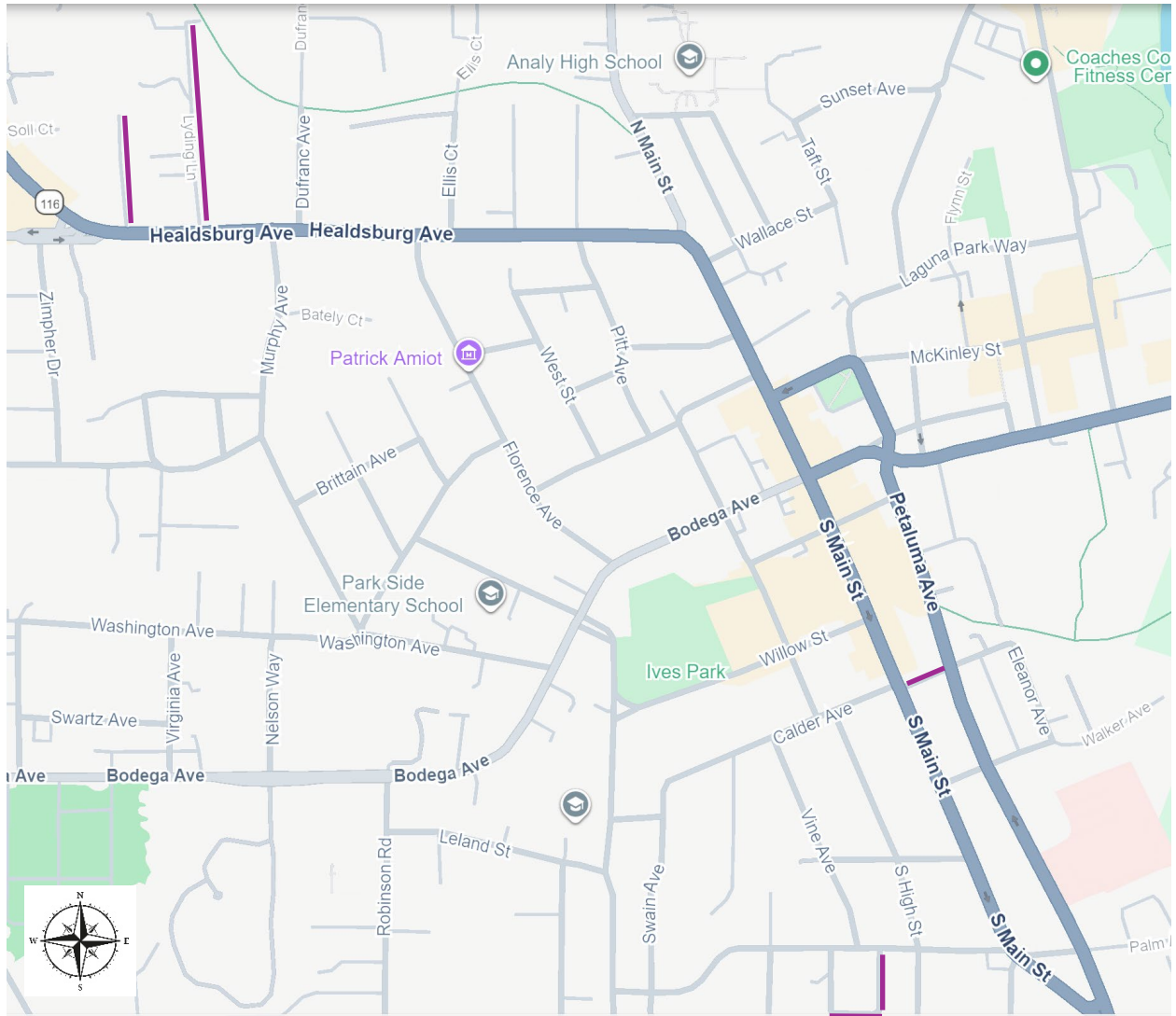
City Manager Approval: Approval Date: 4/8/26

Location Map – Proposed Streets



■ Proposed Streets

Location Map - Tier 1 Candidate Streets



■ Tier 1 Candidate Streets

From: [Paul Hoge](#)
To: [Elissa Overton](#)
Subject: Dangerous roads
Date: Wednesday, April 01, 2026 9:05:57 AM

Hi Erica,

My husband (Alan Porter) and I own [REDACTED] Palm Ave on the corner of Eastside and Palm. You need to know that South and Eastside are traveled almost as much as Palm Avenue throughout the day. Everyone uses these streets as a shortcut to Palm. They are in disgusting condition. We park on Eastside and it's an obstacle to get in and out of our car. There is so much loose gravel. Very dangerous. Alan has sent the city numerous photos in past few months to no avail. Please repave these streets.

Paul Hoge
Alan Porter
Sent from my iPad

Elissa Overton

From: Cathy Wild [REDACTED]
Sent: Monday, March 30, 2026 2:19 PM
To: Elissa Overton <eoverton@cityofsebastopol.gov>
Subject: Badly needed street repaving

Hi Elissa

I'm sending photos of deteriorated conditions on Eastside and South Ave just outside my home. As I reported to you earlier today the surfaces are beyond repair and urgently need to be repaved. Driving on these surfaces is intolerable.

Thank you for following up.

Cathy Wild
[REDACTED]







From: [Elissa Overton](#)
To: [Toni Bertolero](#)
Cc: [Erik Billing](#); [Mario Landeros](#)
Subject: FW: Eastside and South Ave. Repaving
Date: Monday, March 30, 2026 1:52:00 PM

Elissa Overton | Engineering Technician II
City of Sebastopol Public Works Department
707.823-5331 (O) | 707.823.2151 (D)
Office Hours: Monday thru Thursday, 7:00 am – 5:30 pm. Closed Fridays.
Upcoming Holiday(s): March 31, 2026

From: Lee Von Sternberg [REDACTED]
Sent: Monday, March 30, 2026 1:43 PM
To: Elissa Overton <eoverton@cityofsebastopol.gov>
Subject: Eastside and South Ave. Repaving

Dear Elissa,

As a long time resident of the area, I'm writing to complain about extremely deteriorated condition of Eastside and South Avenue contiguous to my home. Over the years they have patched the holes multiple times which quickly break down. resulting in a potholed gravel laden Swiss cheese driving surface which is total unacceptable for a town of this quality.

I'm requesting that Eastside and South streets be repaved, not patched, as soon as possible. Our neighborhood has endured these unsafe road conditions long enough.

Thank you in advance for your attention to this matter.

Lee von Sternberg
[REDACTED] High Street
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

From: [info](#)
To: [Oriana Hart](#); [Erik Billing](#); [Torran Korman](#); [Elissa Overton](#)
Cc: [Ana Kwong](#)
Subject: FW: Problem Report: Potholes
Date: Wednesday, April 01, 2026 6:41:41 PM

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

From: Yvonne [REDACTED]
Sent: Wednesday, April 1, 2026 3:54 PM
To: Sebastopol Public Works <citypw@cityofsebastopol.gov>
Cc: info <info@cityofsebastopol.gov>
Subject: Problem Report: Potholes

East side Ave, a very short street has so many pot holes.
It is impossible to avoid them. When the street cleaner drives on the street the gravel is thrown into the parked cars.
Your attention would be appreciated.
Yvonne Béthune

Sent from my iPad

Subject: FW: Streets in disrepair

From: Nick Kishmirian [REDACTED]
Sent: Monday, March 30, 2026 1:36 PM
To: Elissa Overton <evertont@cityofsebastopol.gov>
Subject: Streets in disrepair

Hi Elisa

I have lived at [REDACTED] South Ave Sebastopol for the past 15 years and have to say that the streets there South Avenue and Eastside in particular are in dire need of work. The pot holes have been patched numerous times but the time has come when resurfacing/repaving might be necessary. Your attention to this would be greatly appreciated





I have enclosed a few pictures

Best regards

Nick Kishmirian

From: [Rebecca Evert](#)
To: [Elissa Overton](#)
Subject: Fwd: - re: ankle twisting, bike riding death trap pot holes on Eastside in Sebastopol -
Date: Wednesday, April 01, 2026 12:57:32 PM
Attachments: [IMG_9338.jpeg](#)

Hello Elissa,

I am forwarding an earlier e-mail I sent about the unsafe road conditions on Eastside.

These pictures are almost a year old and the potholes have only grown bigger, deeper and more dangerous.

Now the tires on our vehicles are wearing unevenly with tire alignment and suspension issues and overall damage because of the potholes.

I had a friend who experienced a sprained ankle getting out of her car and her foot landing in one of these dangerous potholes.

The road needs to be repaved in total and not just patch repaired which so quickly deteriorates and become even more dangerous because of the loose asphalt pebbles.

Me and my neighbors will appreciate immediate attention to this repair before someone is seriously injured or there is a need for reimbursement for car/tire repair because of these dangerous potholes.

Many thanks
Rebecca Evert

Begin forwarded message:

From: Rebecca Evert [REDACTED]
Subject: - re: ankle twisting, bike riding death trap pot holes on Eastside in Sebastopol -
Date: May 27, 2025 at 4:03:24 PM PDT
To: mrincon@cityofsebastopol.gov

As you can see from the picture below the road surface on lower Eastside is getting more dangerous -

Requesting some attention and repair asap.

Many thanks -



From: [REDACTED]
To: [Elissa Overton](#)
Subject: Poor condition of E. Side Ave., Sebastopol
Date: Wednesday, April 01, 2026 9:38:41 AM

Greetings Elissa,

I understand that you are a good contact person in the Sebastopol Public Works department. The condition of E. Side Ave., a short strip of road about one block long, has seriously degraded over the past couple of years. There are at least a dozen potholes, some of which are getting deep, that need patching. I would guess that it wouldn't take more than one afternoon for city maintenance to repair them.

Thank you for your consideration of this matter.

Best wishes,

Joe Persinger
[REDACTED] Eastside Ave.
Sebastopol California
95472 – 4312
[REDACTED]

Subject: FW: Eastside

From: Alan Porter [REDACTED]
Sent: Monday, February 9, 2026 4:06 PM
To: Sebastopol Public Works <citypw@cityofsebastopol.gov>
Subject: Eastside

I am sending pictures of Eastside, a one block street from Palm Ave to South Street. There are numerous large potholes, that just keep getting worse.
Can it be re-paved or at minimum the potholes repaired.
Alan Porter
[REDACTED]





From: [Elissa Overton](#)
To: [Toni Bertolero](#)
Cc: [Erik Billing](#); [Mario Landeros](#); [Oriana Hart](#)
Subject: South Ave and Eastside Ave
Date: Monday, March 30, 2026 2:02:00 PM
Attachments: [image001.png](#)
[image002.png](#)

I stepped out of the Ives Park meeting today to address a resident by the name of Cathy Wild who came through the door. She was very upset and on the verge of tears because no one had reached out to her despite her calls regarding the condition of her street, South Ave. She stated that her street and surrounding streets (Eastern, Western, Palm, and some of Pinecrest) are in complete disrepair. She has lived at this location for many years. Asphalt is placed in some of the potholes to only get torn up by the street sweeper, which causes a bigger mess resulting in asphalt pieces getting washed away. She would like to have a phone discussion about what can be done and when. I can go take some photos this week. Her contact info is as follows:

Cathy Wild



Elissa Overton | Engineering Technician II
City of Sebastopol Public Works Department
714 Johnson Street, Sebastopol, CA 95472
Phone: 707.823-5331 (O) | 707.823.2151 (D)
Email: eoverton@cityofsebastopol.gov
Website: www.cityofsebastopol.gov

Office Hours: Monday thru Thursday, 7:00 am – 5:30 pm. Closed Fridays.

Upcoming Holiday(s): March 31, 2026

Confidentiality Notice: *This email message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and/or privileged information protected by law. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by replying to this email or calling (707) 824-2151 and destroy all copies of the original message and any attachments. Please note that email correspondence with the City of Sebastopol, along with any attachments, may be subject to the California Public Records Act, and, therefore, may be subject to disclosure unless otherwise exempt. Thank you for your cooperation.*

From: [Ellen Bottorff](#)
To: [Elissa Overton](#)
Subject: Street Repair
Date: Tuesday, March 31, 2026 5:41:14 PM

Dear Elissa Overton,

I'm writing to add my name and experience to a list of neighbors who are informing you of our hazardous road conditions in need of immediate attention.

My landlady and I share a garage & driveway which opens to Eastside and South Avenues. The condition of both of these streets is horrible. The potholes are deep and impossible to dodge. Patching them has not solved the problem.

Every Wednesday the

street sweeper makes his rounds and stirs up the loose gravel and asphalt, causing it to fly onto cars and into yards.

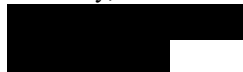
What a mess!

I walk daily on Hayden, Jewell and Mcfarlane Avenues. Those streets are safe and well maintained.

Please repave Eastside and South Avenues so we can walk and drive safely outside our doors.

Thank you.

Sincerely, Ellen Bottorff



From: [ed fishman](#)
To: [Elissa Overton](#)
Cc: [Lil Fishman](#)
Subject: Street Re-paving request.
Date: Saturday, April 04, 2026 11:52:46 AM

Dear Ms. Overton:

My name is Edward Fishman and my wife and I live at [REDACTED] Western "Avenue". My house is situated on the corner lot facing both Western "Avenue" and South "Avenue". I use the word "Avenue" in quotes as it is the legal/formal name for the street, but I do not believe it meets the definition of such given its dilapidated and somewhat dangerous condition in which the City of Sebastopol maintains it.

On South Ave., the hill starts at the Western Ave. intersection and proceeds downhill where it meets Eastside Ave. South Ave. is a patchwork of broken asphalt, and broken promises. No matter how many times the city puts a patch of asphalt on top of the myriad of other patches, in due time it breaks apart, and becomes almost a dirt road. Cars attempting to go up the hill will at times spin tires from the loose rocks and debris. I have asked the street cleaners to avoid the area as the circulating brushes spin the rocks in a multitude of directions causing damage and dust storms.

Over the nearly two decades of my life living on what feels like a third world "street" while paying first world taxes, I have endeavored to have many conversation with city officials. It's always the same response: "no funding". However, during election season, when various city council hopefuls ring my door bell asking for my vote, they have always been willing to look at the street and the response is always: "This is terrible. It needs to be fixed". Promises are made, but sadly never kept.

Recently the situation has grown worse. The continually deteriorating condition of South Ave. has now spread to Eastside Avenue with potholes at least 6 inches deep. When driving there, it is a zig zag approach to meander through the dangerous depressions, trying to find areas of road while not falling victim to the neglect.

I have observed some of the streets in Sebastopol which have received re-paving, and I note the previous conditions of those roads being in a far better condition than those surrounding my property. I do not understand why that is the case.

In conclusion, both South Avenue and East side require repaving, not repair.

Thank you for your time and attention to this matter.

Ed Fishman