



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: July 21, 2026

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To: Honorable Mayor and City Councilmembers
From: Oriana Hart, Public Works Director
Department: Public Works
Subject: Burbank Farm Restroom Addition and Access Path Project (CIP # 0413-78.00) – Notice of Completion

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RECOMMENDATION(S):

The item is to request Council adopt a Minute Order accepting improvements for public use and authorizing staff to file a Notice of Completion for the Burbank Farm Restroom Addition and Access Path Project (CIP # 0413-78.00).

PROCESS OF AGENDA ITEM:

If the item remains on the Consent Calendar, no presentation is required, and the item will be approved as part of the Consent Calendar. If the item is removed from the Consent Calendar, it will be heard as a regular agenda item and will proceed as follows:

- Presentation of agenda item by staff and
- Council questions and discussion
- Public comment
- Council deliberation and action

EXECUTIVE SUMMARY:

The Project consisted of construction of a new ADA-accessible two-room public restroom facility and accessible pathway improvements at Luther Burbank Experiment Farm. The Project included utility improvements, accessible path construction, associated site work, and construction of a restroom building designed to reflect the historic character of the site.

The Project was constructed by Cestarollo Construction, LLC, and is now complete. Staff is requesting authorization to file a Notice of Completion with the Sonoma County Recorder.

BACKGROUND:

The Project is included in the adopted Capital Improvement Program and was developed to improve accessibility and public facilities at the Luther Burbank Experiment Farm. The work included construction of a new ADA-accessible restroom facility and revisions to the existing path from the nearby parking area to the new restroom building.

The Project included construction of a new two-room accessible public restroom building, ADA-accessible path improvements, site grading and utility improvements, water, sewer, and electrical service connections, and associated site accessibility upgrades. The restroom facility was designed in a style reflective of the historic period and intended to be compatible with the character of the Luther Burbank Experiment Farm property.

DISCUSSION:

On December 16, 2025, the City awarded the construction contract to Cestarollo Construction, LLC in the amount of \$230,530 for the base bid construction work. A Notice to Proceed was issued on December 18, 2025, with a construction start date of January 5, 2026, and the project was substantially complete as of May 13, 2026.

Construction work has now been completed and inspected by City staff. After accounting for contract adjustments and final quantities, the work has been completed in accordance with the approved plans and specifications. Staff recommends acceptance of the completed improvements and authorization to file the Notice of Completion.



STAFF ANALYSIS:

The Burbank Farm Restroom Addition and Access Path Project improves accessibility and public amenities at one of Sebastopol's most historically significant public facilities. The project provides ADA-accessible restroom facilities and an improved accessible route from parking areas to the restroom building, improving access for visitors of all abilities.

The Project also supports ongoing public use of the Luther Burbank Experiment Farm and enhances the functionality of the site for educational programming, community events, and daily public visitation. With the completion of the work and fulfillment of contract requirements, the Project is ready for Council acceptance. Following acceptance and filing of the Notice of Completion, the City may release retained funds in accordance with applicable Public Contract Code requirements and applicable lien periods.

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.

PUBLIC COMMENT:

As of the preparation of this staff report, no public comments have been received on this item. Any comments received after distribution of the report will be provided to the City Council as supplemental materials. Public comment will also be accepted during 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.

FISCAL IMPACT:

The Project was funded through the approved Capital Improvement Program budget utilizing a combination of grant and City funding sources. Final construction costs are within the approved project budget. There is no additional fiscal impact associated with acceptance of improvements and authorization to file the Notice of Completion.

Original Contract Price: \$230,530.03

Final Contract Price: \$267,901.45

RESTATED RECOMMENDATION(S):

The item is to request Council adopt a Minute Order accepting improvements for public use and authorizing staff to file a Notice of Completion for the Burbank Farm Restroom Addition and Access Path Project (CIP # 0413-78.00).

CITY COUNCIL OPTION(S):

No reasonable alternatives have been identified, given that the final Project cost has been determined to be within the approved budget, and there is no fiscal impact resulting from the action requested of Council.

ATTACHMENTS:

Notice of Completion

APPROVALS:

Department Head Approval:

Approval Date: 5/13/2026

CEQA Determination (Planning):

Approval Date: N/A

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



City of Sebastopol

Administrative Services (Financial)

Approval Date: 7/13/2026

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

Account Code (f applicable) _____

City Attorney Approval:

Approval Date: 7/13/2026

City Manager Approval:

Approval Date: 7/14/2026

When Recorded Return to:

City of Sebastopol
P. O. Box 1776
Sebastopol, CA 95473

Recorded for the benefit of the City of Sebastopol
and exempt from recording fees pursuant to
Government Code Section 27383.

(Space Above this Line is for Recorder's Use Only)

NOTICE OF COMPLETION
Contract 2025-01

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate below in the property hereinafter described.
2. The full name of the undersigned is the City of Sebastopol, a Municipal Corporation.
3. The address of the undersigned is P. O. Box 1776, Sebastopol, CA 95473
4. The nature of the title of the undersigned is owner in fee.
5. All work of improvement on the property hereinafter described was completed as of July 14, 2026.
6. The name of the original contractor for the work of improvement Cestarollo Construction LLC, of San Rafael, California.
7. The work of improvement is described as follows:

Contract No. 2025-01
Burbank Farm Restroom Addition and Access Path

Original Contract Price: \$230,530.03

Final Contract Price: \$267,901.45

I am the City Engineer for the City of Sebastopol, a Municipal Corporation, the owner of the indicated interest or estate in the property described above. I make this verification on behalf of the City of Sebastopol. I have read the Notice and know its contents. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

CITY OF SEBASTOPOL
A Municipal Corporation



Dated: 7/14/2026

Oriana Hart, Public Works Director