



CITY OF SEBASTOPOL CITY COUNCIL
AGENDA ITEM REPORT FOR MEETING OF: March 17, 2026

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To: Honorable Mayor and City Councilmembers
From: Oriana Hart, Public Works Director
Toni Bertolero, Public Works Engineer
Subject: Grant Deed from Memorial Lawn Cemetery for Bodega Avenue

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RECOMMENDATION:

That the City Council adopt a resolution approving and accepting the Grant Deed from Memorial Lawn Cemetery for property on Bodega Avenue fronting the cemetery and authorize the Interim City Manager to do all things proper and necessary to finalize and record the Grant Deed.

EXECUTIVE SUMMARY:

City Council awarded a contract to Team Ghilotti for the construction of Bodega Avenue Bike Lanes and Rehabilitation Project and the construction is currently ongoing. During the course of work and pre-construction site walk, it was discovered that additional property or right of way on Bodega Avenue in front of the Memorial Lawn Cemetery is needed to accommodate the new bike lanes that will be constructed on the south side of Bodega Avenue. A 2-foot sliver of right of way is needed beyond the existing south edge of Bodega Avenue at the cemetery location (see Attachment 1).

The CEO of the Memorial Lawn Cemetery, Steve Lang, has agreed to granting a deed for the property to the City.

BACKGROUND AND DISCUSSION:

On November 18, 2025, Council awarded the contract for the construction of Bodega Avenue Bike Lanes and Rehabilitation Project CIP #0514-22.06 to Team Ghilotti. The construction work is currently ongoing. During the course of the work, it was discovered that additional property or right-of-way dedication in front of the Memorial Lawn Cemetery is needed to accommodate the new 5-foot bike lane on the south side of Bodega Avenue in front of the cemetery. An additional 2-foot sliver along the cemetery frontage is needed and is depicted in the attached Exhibit (Attachment 3).

Staff has been in discussions with the CEO of the cemetery, Steve Lang, and Mr. Lang has been cooperative and understanding of the City’s needs for the additional property. To ensure that no delays to the contractor would occur because of this need, Mr. Lang signed a Permission to Enter as well as a temporary construction easement for the work to continue.

STAFF ANALYSIS:

Mr. Lang has agreed to the nominal fee of \$10.00 for the grant of the property. As part of the Bodega Avenue project design, the existing wood retaining wall fronting the cemetery will be replaced to accommodate the street project and a fence at the top of the retaining wall is required under engineering design requirements as a railing. The fence and retaining wall will designate the edge of the City right of way in this area and will be owned and maintained by the City. Staff has been in discussions with Mr. Lang and a hogwire type fence, similar to what the City has in other City parks, will be constructed. Final design and construction of the fence will be mutually agreed to with Mr. Lang.



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:

There is no fiscal impact with this approval. The \$10 charge will come from approved project funds. The fence is also part of the project and will come from approved project funds.

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. The City has also used social media to promote and advertise the City Council Meeting Agenda Items.

As of the writing of this agenda item report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this agenda item report, such comments will be provided to the City Council as supplemental materials before or at the meeting.

RESTATED RECOMMENDATION:

That the City Council adopt a resolution approving and accepting the Grant Deed from Memorial Lawn Cemetery for property on Bodega Avenue fronting the cemetery and authorize the Interim City Manager to do all things proper and necessary to finalize and record the Grant Deed.

CITY COUNCIL OPTION(S):

There is no feasible option because the City has a need for the Grant Deed to accommodate the Bodega Avenue Bike Lanes and Rehabilitation Project.

ATTACHMENTS:

- 1-Resolution
- 2-Grant Deed
- 3-Exhibit/Location Map

APPROVALS:

Department Head Responsible for Agenda Item: Approval Date: 3/5/26

CEQA Determination (Planning): Approval Date: 6/21/22

This project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (c). The NOE was filed with the Bodega Ave Bike Lanes Phase 1 Project on 6/21/22 and posted on 6/27/22.

Administrative Services (Financial): Approval Date: N/A

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

City Attorney Approval Approval Date: 3/5/26

City Manager Approval Approval Date: 3/11/26

RESOLUTION NO. ####-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
APPROVING AND ACCEPTING THE GRANT DEED FOR RIGHT OF WAY ON BODEGA AVENUE AT THE SEBASTOPOL
MEMORIAL LAWN CEMETERY AT 7951 BODEGA AVENUE

WHEREAS, the City Council has awarded a construction contract for the Bodega Avenue Bike Lanes and Rehabilitation Project CIP #0514-22.06 (Project); and

WHEREAS, during the course of the construction work, it was discovered that additional right of way on the south side of Bodega Avenue in front of the Sebastopol Memorial Lawn Cemetery is needed to accommodate the new bike lanes that is part of the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol does hereby:

1. Finds and determines that the above recitals are true and correct and incorporated herein by reference.
2. Finds that executing the Grant Deed to the additional right of way on Bodega Avenue at the Sebastopol Memorial Lawn Cemetery at 7951 Bodega Avenue conforms with the City’s adopted General Plan.
3. Approves and Accepts the Grant Deed for 7951 Bodega Avenue, attached as Exhibit A; and
4. Authorizes the Interim City Manager to do all that is necessary and proper to execute Grant Deed, subject to approval as to form by the City Attorney and subject to minor revisions and clarifications of the City Attorney that do not otherwise modify the City’s obligations; and
5. Authorizes the Interim City Manager to take any other related actions consistent with the intent of the resolution on behalf of the City.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 17th day of March 2026.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____
Mayor Jill McLewis

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

APPROVED AS TO FORM: _____
Alex Mog, City Attorney

Attachment: Grant Deed

Recording Requested by:
CITY OF SEBASTOPOL

And When Recorded Mail to:
CITY OF SEBASTOPOL
ATTN: CITY CLERK
P. O. BOX 1720
SEBASTOPOL, CA 95473

(Space Above This Line for Recorder's Use Only)

Exempt from recording fees pursuant to GC 27383

APN: 004-370-017

GRANT DEED

Exempt from Documentary Transfer Tax
Per Rev. & Tax. Code § 11922
Governmental Agency acquiring title

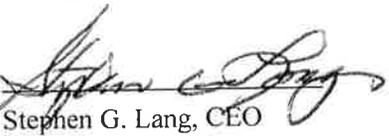
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SEBASTOPOL MEMORIAL LAWN INC, a California corporation,

Hereby grant(s) to The City of Sebastopol, a municipal corporation, the following real property located
in the City of Sebastopol, County of Sonoma State of California;

Legal Description EXHIBIT "A", attached hereto and made a part hereof.

[GRANTOR]

Sebastopol Memorial Lawn, Inc,
a California corporation

By: 
Stephen G. Lang, CEO

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council
of the City of Sebastopol by Resolution No. _____ dated _____, 20____, and grantee consents to
recording thereof by its duly authorized officer.

CITY OF SEBASTOPOL,
A Municipal Corporation

BY: _____ DATED: _____
Mary Gourley, Interim City Manager

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

SONOMA

s.s.

On

03-04-2026

before me,

CLIVE K. PRASAD Notary Public

Name of Notary Public, Title

personally appeared

STEPHEN G. LANG

Name of Signer (1)

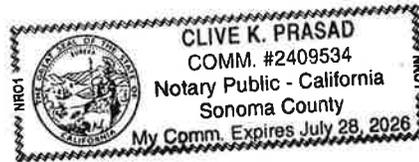
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

GRANT DEED

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s) _____

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- Form(s) of identification
- Credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

EXHIBIT 'A'
LEGAL DESCRIPTION
BODEGA AVENUE RIGHT OF WAY

REAL PROPERTY IN THE CITY OF SEBASTOPOL, SONOMA COUNTY, CALIFORNIA.
BEING A PORTION OF THE LAND DESCRIBED IN THE QUITCLAIM DEED FILED WITH DOCUMENT
NUMBER 1988-099664, SONOMA COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A 2 INCH BRASS DISC IN A MONUMENT WELL ON THE CENTERLINE OF PLEASANT
HILL AVENUE, JUST NORTH OF THE CENTERLINE OF BODEGA AVENUE AS SHOWN IN DETAIL "D" ON
SHEET 4 OF THE WEST RIDGE SUBDIVISION MAP FILED IN BOOK 396 OF MAPS AT PAGES 32-35.
THENCE ALONG THE CENTERLINE OF PLEASANT HILL AVENUE SOUTH 19°24'02" EAST, A DISTANCE OF
5.00 FEET; THENCE SOUTH 1°58'18" WEST, A DISTANCE OF 7.52 FEET TO THE CENTERLINE OF
BODEGA AVENUE AS SHOWN ON SAID MAP; THENCE ALONG THE LAST SAID CENTERLINE SOUTH
89°07'08" EAST, A DISTANCE OF 870.10 FEET; THENCE LEAVING SAID CENTERLINE, PERPENDICULAR
SOUTH 0°52'52" WEST, A DISTANCE OF 25.23 FEET TO THE SOUTH RIGHT OF WAY OF BODEGA
AVENUE AS SHOWN ON 417 MAPS 24 AND THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH
89°13'18" EAST, A DISTANCE OF 128.71 FEET AND NORTH 89°58'34" EAST, A DISTANCE OF 15.30
FEET;

THENCE SOUTH 00°01'26" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 89°58'34" WEST, A DISTANCE OF 15.32 FEET;

THENCE NORTH 89°13'18" WEST, A DISTANCE OF 128.72 FEET;

THENCE NORTH 00°46'42" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 288 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B', PLAT TO ACCOMPANY DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA STATE PLANE ZONE 2
COORDINATE SYSTEM.

END OF DESCRIPTION

JANUARY 27, 2026

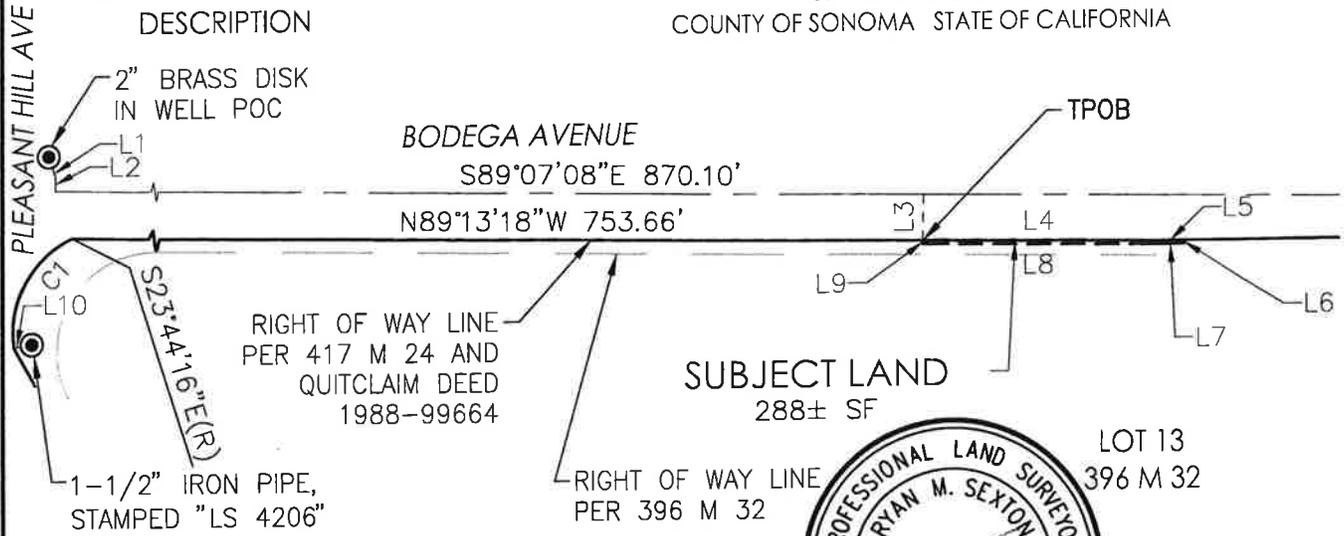
RYAN M. SEXTON / PLS 9177



EXHIBIT 'B'

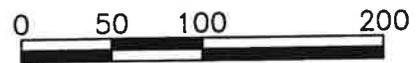
PLAT TO ACCOMPANY
DESCRIPTION

BODEGA AVENUE
RIGHT OF WAY
CITY OF SEBASTOPOLE
COUNTY OF SONOMA STATE OF CALIFORNIA



LEGEND

- PROPERTY / RIGHT OF WAY LINE
- CENTERLINE OR MONUMENT LINE
- SUBJECT EASEMENT
- FOUND MONUMENT AS NOTED
- TPOB
- POC
- TRUE POINT OF BEGINNING
- POINT OF COMMENCEMENT



SCALE: 1" = 100'

LINE TABLE - THIS SHEET ONLY

NO.	LENGTH	BEARING
L1	5.00'	N19°24'02"W
L2	7.52'	N1°58'18"E
L3	25.23'	N0°52'52"E
L4	128.71'	S89°13'18"E
L5	15.30'	N89°58'34"E
L6	2.00'	S0°01'26"E
L7	15.32'	S89°58'34"W
L8	128.72'	N89°13'18"W
L9	2.00'	N0°46'42"E
L10	3.05'	S79°41'58"W

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	LENGTH	DELTA
C1	55.69'	72.99'	75°05'42"



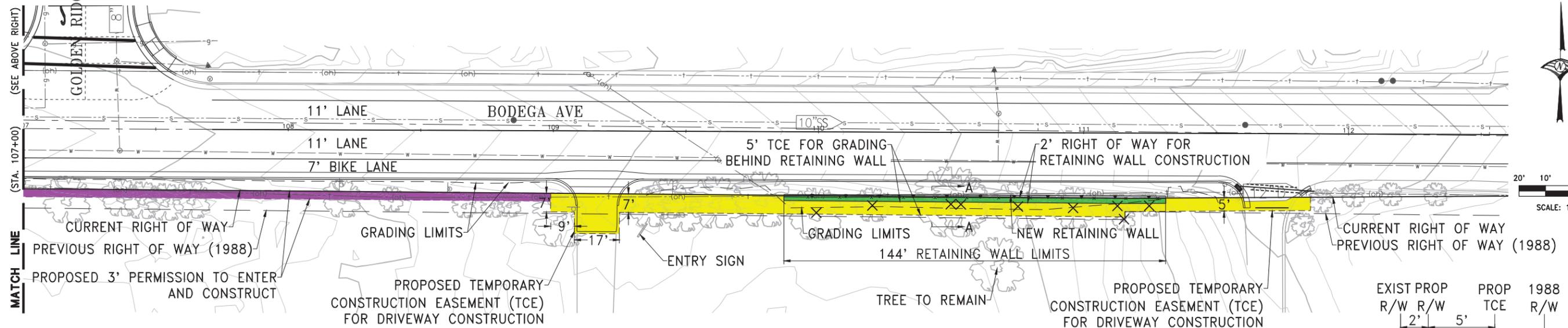
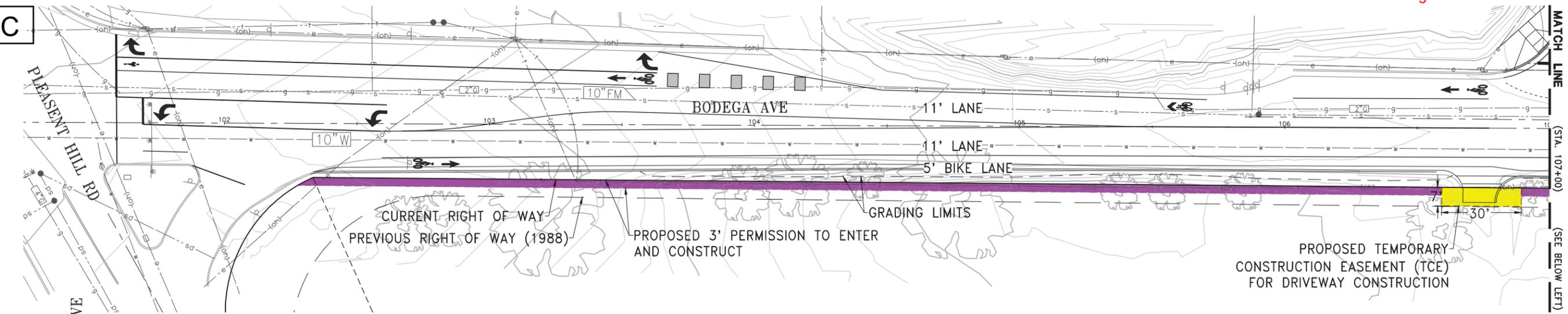
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

January 27, 2026 8836001 SHEET 1 OF 1

J:\Jobs\8836_Sebastopol\001_Bodega Ave\Geomatics\docs\Plats_Descriptions\BODEGA-ROW-PLAT.dwg 1/27/2026 3:45 PM Ryan Sexton

Exhibit C

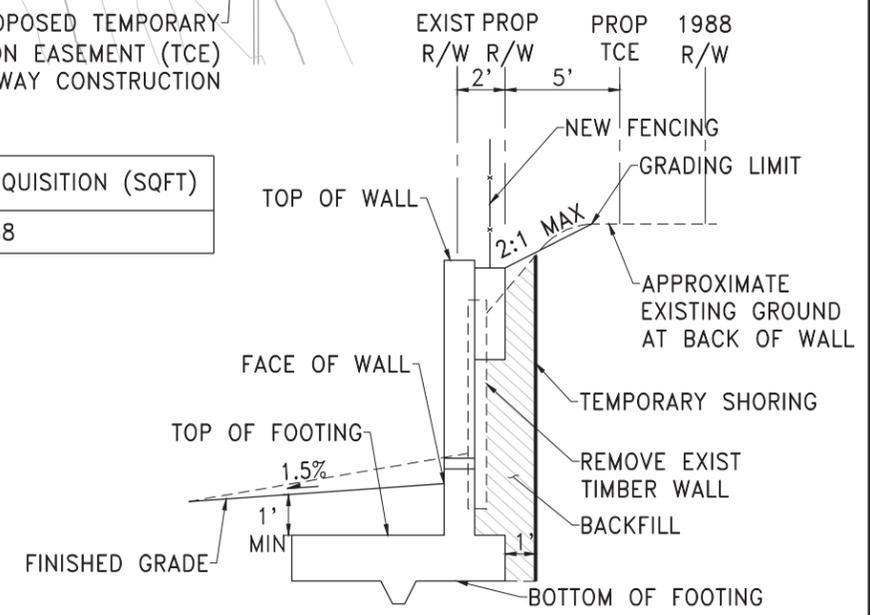


PERMISSION TO ENTER, TCE, AND RIGHT OF WAY AREAS

OWNER	APN	TEMPORARY CONSTRUCTION EASEMENT (SQFT)	PERMISSION TO ENTER (SQFT)	RIGHT OF WAY ACQUISITION (SQFT)
STEVE LANG-SEBASTOPOL MEMORIAL LAWN	004-370-017-000	1925	1916	288

LEGEND

- PERMISSION TO ENTER (PTE)
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- RIGHT OF WAY EASEMENT
- × TREE REMOVAL



SECTION A-A RETAINING WALL



PUBLIC WORKS DEPARTMENT
CITY OF SEBASTOPOL
 SEBASTOPOL CALIFORNIA

DATE: 1/19/26
 DRAWN BY: LM
 DESIGNED BY: LM
 CHECKED BY: JP
 APPROVED BY: JP
 SCALE: 1" = 20'

APPROVED BY:
 DATE:

No.	REVISION	DATE	BY

BODEGA AVENUE BIKE LANES AND REHABILITATION PHASE 2
 SEBASTOPOL MEMORIAL LAWN
 TEMPORARY CONSTRUCTION EASEMENT

SHEET
1
 OF
1