

**CITY OF SEBASTOPOL  
 CITY COUNCIL  
 STAFF REPORT**

Meeting Date: December 6, 2016  
 To: Honorable Mayor and Honorable City Councilmembers  
 From: Henry Mikus, Engineering Manager  
 Subject: Public Hearing: Proposed Resolution Submitting Recommendation to Sonoma County Community Development Commission for 2017-2018 Community Development Block Grant (CDBG)  
 Recommendation: Approve the Resolution Regarding the FY 2017-2018 CDBG Application.  
 Funding: Currently Budgeted: \_\_\_\_\_ Yes  No \_\_\_\_\_ N/A  
 Net General Fund Cost: \$ \_\_\_\_\_ none \_\_\_\_\_  
 \$50,000 grant request from the Community Development Commission

**INTRODUCTION:** Community Development Block Grants (CDBG) funds are administered by the County of Sonoma under the Urban County Entitlement Program. Sebastopol, along with six other cities, participates in this program through a cooperative agreement.

**BACKGROUND:** The first step in the annual process of allocating CDBG funds is for the Cities to make recommendations to the Sonoma County Community Development Commission which administers the CDBG program on behalf of the County. City recommendations are then considered by the Technical Advisory Committee (composed of City representatives) and a funding recommendation is forwarded to the Community Development Commission for inclusion in the Consolidated Plan, which covers CDBG, HOME, (Home Investment Partnership Act) and FESG (Federal Emergency Shelter Grant) programs. The final approval of the Consolidated Plan is by the Sonoma County Board of Supervisors.

**DISCUSSION:** Since FY 11-12 the City has been accumulating and using CDBG funds for the City of Sebastopol ADA Transition Plan, whereby numerous City facilities will receive construction upgrades to comply with ADA requirements. The City Council priority was to address the ADA needs of the Ives Pool Facility first. An ADA expert architect, Craig Williams, was retained in 2015 to do the design work; he prepared Ives plans first, and the project is in the midst of competitive bidding for construction which is to begin in early 2017. Next on the Council list of priorities for City facilities are City Hall, and the Youth Annex (site of most City Council meetings).

It is expected that the accumulated CDBG funds will all be needed to complete the Ives Pool ADA work. The cost estimates for the City Hall and Youth annex are \$37,911 and \$88,527 respectively. Last year the CDBG award was \$70,000, higher than the typical annual amount, in order to ensure sufficient funds for the Ives Pool, to be completed. This was done with the expectation that the next CDBG application would be lower than the norm to balance the previous high year. As such the request this year will be but \$50,000, sufficient to cover the City Hall work plus provide a little extra to pay for design work on the Youth Annex as preparation for the next year.

Grant applications are due December 16, 2016 for the FY 2017-2018 allocations; the application is attached. Also attached is a matching Resolution for Council Approval.

The order of priority for CDBG funded projects is as follows (unchanged from previous years):

- Owner-Occupied Repair Program ((this covers our ADA Transition Project)
- Mobile Home Comprehensive Rehabilitation Program
- Water/Sewer Connection Program
- Mobile home Earthquake Resistant Bracing System Program

**RECOMMENDATION:** Approve the Resolution and the CDBG priority order.

**Attachment(s):**

Grant Resolution  
Grant Application

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL  
SUBMITTING ITS RECOMMENDATION TO THE SONOMA COUNTY  
COMMUNITY DEVELOPMENT COMMISSION FOR 2017-2018 COMMUNITY  
DEVELOPMENT BLOCK GRANT FUNDS

WHEREAS, the City of Sebastopol participates in the Urban County Entitlement Program in Sonoma County; and

WHEREAS, the City of Sebastopol solicited proposals from qualified applicants for the use of CDBG funds in Sebastopol; and

WHEREAS, the City Council of the City of Sebastopol has reviewed qualifying proposals.

NOW, THEREFORE BE IT RESOLVED that the City of Sebastopol submits to the Sonoma County Community Development Commission the following project applications in order of priority for 2017-2018:

- 1) Application of the City of Sebastopol for CDBG funding for **ADA Transition Plan**, in the amount of \$50,000.

The City of Sebastopol further acknowledges our intent to participate in the FY 2017-2018 application for contingency funds to operate the following housing rehabilitation programs for low-income owner-occupied households throughout the incorporated area of the City:

- Owner-Occupied Repair Program
- Mobile Home Comprehensive Rehabilitation Program
- Water/Sewer Connection Program
- Mobile Home Earthquake Resistant Bracing System Program

DULY ADOPTED by the City Council on December 6, 2016.

VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Mary Gourley, MMC, Assistant City Manager / City Clerk



# SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

## FUNDING APPLICATION: Capital Projects (Non-Housing) Application Summary Sheet

City of Sebastopol  
Legal Name of Organization

ADA Transition Plan  
Program Name

Agency DUNS Number: 004952883

City Owned Buildings at various Locations as shown on Location Map (attached)  
Physical Location of Activities (if more than one location, please provide primary location)

**Amount**  
**Requested: \$50,000**

**Projected Budget**  
**for this Program: See attachments**

### CONTACT INFORMATION

Larry McLaughlin, City Manager/City Attorney, lmclaughlin@cityofsebastopol.org  
City Manager/Executive Director: Name, Title & Email address

Henry Mikus, Engineering Manager, hmikus@cityofsebastopol.org  
Contact Person: Name, Title & Email address

7120 Bodega Avenue, Sebastopol, CA 95472  
Mailing Address of Organization

707-823-2151  
Telephone

707-823-4721  
Fax

www.cityofsebastopol.org  
Organization website address

*CDC Date and Time Stamp*

## PART I

### Summary Project or Program Description:

This section will be incorporated into the staff reports provided to the Community Development Committee, the Technical Advisory Committee and the Board of Supervisors.

**Descriptions MUST BE 125 words or less. The description will not be edited and will be truncated at 125 words.**

The Project is to bring City buildings/facilities to current ADA standards; 8 of 10 City buildings are currently included in the project (see list & details in attachments). The Environmental Assessment and CASP reports for the 8 buildings are complete. An ADA Architect has been contracted with who is providing project ADA upgrade designs. The Sebastopol City Council asked that the Ives Pool Facility be the first priority for the project; thus recent efforts have concentrated on the Ives Pool. The Ives design package was completed and the Ives work put out for bid. However, the bids received were deemed unacceptable and the project is being prepared for rebid with some changes. CDBG funds have been used for this project, with the intention to continue.

## PART II PROJECT TYPE

**Answer only ONE of the following four questions below based on the project type:**

1. Facilities (ADA Restroom retrofit, New facilities, Improvements, Capital renovation)

Project Street Address: Various – see Building Information Attached

Assessors Parcel Number: see attached information Census Tract: see attached information

Is project in the 100 year flood plain? See attached information

Please list the FEMA FIRM panel number: \_\_\_\_\_

Is the project, or any part of it, located within the limits of any city? All

If yes, which city? Sebastopol

Status of Site Control: Identify the form of site control (whether ownership, lease, or option agreement) Can site acquisition be obtained within 12 months?

The City owns all buildings, please see building information

Attach a copy of Site Control:

If applying for funds to acquire the site, attach a copy of a current appraisal, if available\*

\* The appraised value must fully secure the Commission's loan(s). In addition, the total purchase price may not exceed the "reasonable cost" for the property.

2. For ADA Sidewalk/ curb cut projects

Address location of Sidewalk \_\_\_\_\_

Census Tract: \_\_\_\_\_

Number of curb cuts anticipated \_\_\_\_\_

If project will involve more than the installation of curb cuts, please describe. \_\_\_\_\_

3. Housing Rehabilitation projects: Indicate the number of units to be assisted: \_\_\_\_\_

4. Infrastructure:

Provide all Census block groups for service area:

**Answer ALL of the following questions regardless of project type**

5. Status of any environmental review.

Review is completed for 8 buildings, with a copy of the Finding attached.

6. What is the status of land use, building permits or other approvals? Building Permits will be obtained prior to construction. No land use permits or other approvals are required.

a. Attach a certification of the project's consistency with the applicable General Plan, signed by an authorized representative of the jurisdiction in which the project is located. (Housing Rehabilitation projects excluded) **Letter attached**

b. Explain any land use (zoning, lot split, set back, or environmental) constraints that must be resolved prior to proceeding with the project.

N/A

7. Provide detail if the project will involve the demolition of any structure or the relocation of any persons or businesses.

N/A

8. Describe your "green" building practices and anticipated certifications (e.g. LEED Certifications). "CalGreen".

a. Please attach the green score assessment provided by the jurisdiction where the project is located. If jurisdiction has no adopted green policies please refer the CDC funding policies, Section IV. I. *Green Building Guidelines*, for further direction.

9. List anticipated target date for each of the major milestones below.

**Major Milestones**

**Target Completion Date**

Environmental Review

January 2014

Site Control

N/A

Design Completion

Varies by building

Bid Period Closes

Varies by building

Construction Begins

Varies by building

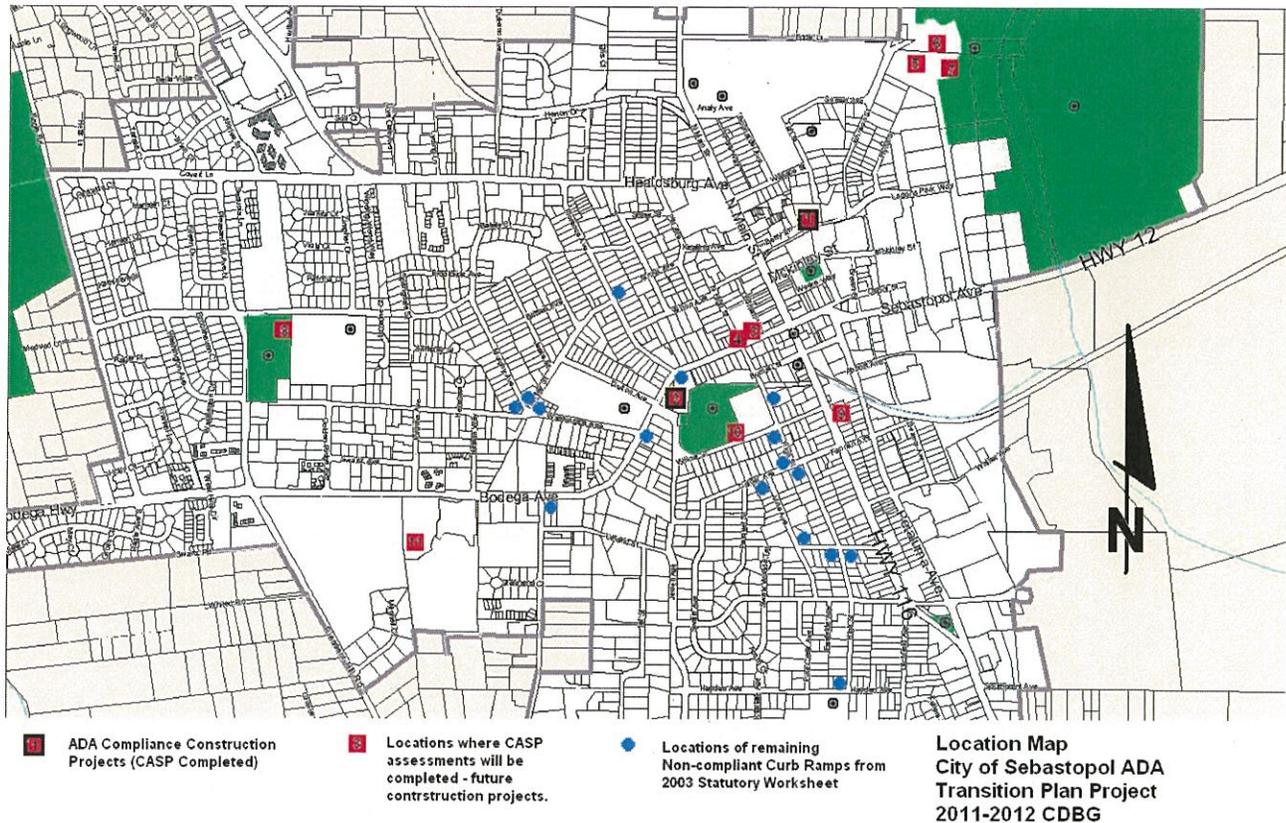
Construction Complete

Varies by building

Notice of Completion

Varies by building

**This location map shows Buildings 1-10 as described in the following narrative.**



The project consists of the City's ongoing implementation of our ADA Transition Plan for City Facilities.

Beginning in Fiscal Year 2011-12 and in subsequent funding cycles 2012-13, 2013-14, 2014-15, and 2016-17 the City has requested and received additional funding for this project. Since the project began, there have been some changes in status of the buildings themselves, and in the City's priorities for building improvements, which necessitates an update to the project description.

**Part 1 - City Buildings Accessibility**

At the time of our original application the City had already completed CASP reports for our Fire and Police department buildings. We requested funds to complete CASP reports for nine additional buildings. Before we were able to commence the CASP assessment reporting, the Library building (owned by the City, but operated by the Sonoma County Library) was fully remodeled and upgraded by the County, so the building was removed from the project.

**Accomplishments to Date:**

CASP reports were completed for the remaining 8 buildings in the spring of 2013, and were submitted to CDC staff in order to initiate the Environmental Document (ED) for the project. The ED was completed for buildings 1-8 (below) in January, 2014.

1. Ives Pool/Bath House

2. City Hall
3. Youth Annex
4. Public Safety Building (Police)
5. Fire Station
6. Corporation Yard
7. Garzot Building
8. Community Center

Status of Environmental Document for Buildings 9 and 10 (Buildings on National Historic Register)

9. West County Museum
10. Gold Ridge Farm

During the course of preparation of the ED, it was determined that buildings #9 and #10, which are both listed on the National Historic Register, will require a more stringent level of review through the State Historic Preservation Office. Briefly, the SHPO clearance cannot be obtained for these buildings without preparation of architectural plans for the required improvements. Therefore, a decision was made to complete the ED for the first 8 buildings, and defer buildings #9 and #10 to a separate, future ED.

The city encountered difficulty finding a qualified and available ADA Architect to do the project design, as the work was bid several times. In October 2015 the City was finally able to hire Craig Williams, an ADA Architect & Certified Access Specialist, to do the project designs.

The City issued an RFP for a consultant to prepare the architectural plans and specifications package for all 10 buildings on November 19, 2014; unfortunately the City deemed it unwise to enter into a contract at that time. The consulting project was rebid, where finally by October 2015, Craig Williams, an architect and Certified Access Specialist, was selected to provide the designs for the improvements. Work on the Ives Park and Pool complex has been the focus of the architect's work per the direction of the Sebastopol City Council. Plans and specifications for Ives were completed in August 2016 with that portion of the project going to construction bidding in September. However, the bids were deemed unacceptable, so the design and bid package are being redone with some cost saving measures included. Rebids are set for January 2017.

It is the City's intent to proceed with improvements to Ives Pool/Bath House as our first priority. This is expected to be a fairly costly project. Work on the other buildings will follow, based on availability of funding in future years. The list below indicates the general order of priority for completing these improvements, although specific buildings could be advanced in priority or deferred, depending on a number of factors including the cost of improvements, other projects coming forward, and any changed building conditions.

Following is a Building Information table with information about the location, ownership, flood zones and historic status of each building.

CITY OF SEBASTOPOL ADA TRANSITION PLAN BUILDING INFORMATION

Updated: \_11/28/16

Facility	Street Address	Assessor's Parcel Number	Ownership	In 100-year flood zone?	Historic or over 50 years?	CASP report complete	NEPA Clearance	Notes
Police Department	6850 Laguna Park Way	004-051-064, 004-051-065	City	yes zone AE	no	yes	Jan-14	
Fire Department	7425 Bodega Avenue	004-201-001, 002, 003	City 2657 OR 206	no	no	yes	Jan-14	
City Hall	7120 Bodega Avenue	004-243-004	City 243 OR 400	no	no	yes	Jan-14	Second Council priority
Corporation Yard	714 Johnson Street	004-011-054	City 2001 OR 206	yes zone AE	no	yes	Jan-14	
Youth Annex	425 Morris Street	004-011-054	City 553 OR 474	yes zone AE	no	yes	Jan-14	
Community Center	390 Morris Street	004-011-043, 004-011-0251	City 1948 OR 509	yes zone AE	no	yes	Jan-14	ADA upgrades completed separately
Garzot Building	7985 Valentine Avenue	004-420-029	City 2001 OR 206	no	no	yes	Jan-14	
West County Museum	261 South Main Street	004-071-028	City 80-079150 OR	no	Yes, NHR	yes	Pending	Old RR Depot
Ives Pool & bathhouse	7400 Willow Street	004-201-023	City 554 OR 208	no	no	yes	Jan-14	First priority per Council
Gold Ridge Farm	7781 Bodega Avenue	060-222-026	City 95-051958 OR	no	Yes, NHR	yes	Pending	Burbank Experimental Farm

Sebastopol ADA Transition Plan - City Buildings Accessibility  
 Project Priority, Status, and Estimated Schedule

Priority	Building	CASP Reports	Statutory Worksheet	Design Plans Specs by Architect	Bids and Constr.	Notes
1	Ives Pool Bath house	completed 5/13	1/30/14	8/24/16	9/16, but rebid 01/17	1st priority
2	City Hall	completed 5/13	1/30/14	9/17	TBD	As funding permits
3	Youth annex	completed 5/13	1/30/14	11/17	TBD	As funding permits
4	Police Station	completed 5/13	1/30/14	1/18	TBD	As funding permits
5	Fire Station	completed 5/13	1/30/14	3/18	TBD	As funding permits
6	Corporation Yard	completed 5/13	1/30/14	5/18	TBD	As funding permits
7	Garzot Building	completed 5/13	1/30/14	7/18	TBD	As funding permits
8	Community Center	completed 5/13	1/30/14	Project Completed separately	Done!	Done!
9	Gold Ridge Farm	completed 5/13	pending	TBD	TBD	Compl plans rqd for NEPA clearance
10	West County Museum	completed 5/13	pending	TBD	TBD	Compl plans rqd for NEPA clearance

PART III

SOURCES and USES

<u>Sources of Funds:</u>	<u>Donations</u>	<u>Loans</u>	<u>Grants</u>	<u>In Kind</u>	<u>TOTALS</u>
<u>CDBG 11-12</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$66,824</u>
<u>CDBG 12-13</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$60,000</u>
<u>CDBG 13-14</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$50,000</u>
<u>CDBG 14-15</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$60,000</u>
<u>CDBG 15-16</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$60,000</u>
<u>CDBG 16-17 Request</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$75,000</u>
<u>CDBG 17-18 Request</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$50,000</u>
<u>_____</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>_____</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>_____</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<b><u>Total</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$421,824</u></b>

<u>Projected Uses:</u>	<u>Donations</u>	<u>Loans</u>	<u>Grants</u>	<u>In Kind</u>	<u>TOTALS</u>
<u>Land Acquisition</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>Environmental Report</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$15,000</u>
<u>Architect</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$70,000</u>
<u>Engineering</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>Project Fees</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>Site Improvements</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<u>Other – Project Management</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$25,000</u>
<u>Other - Construction</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$311,824</u>
<u>Other -</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
<b><u>Total</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>	<b><u>\$421,824</u></b>

Estimated Design and Construction Costs Based on CASP Reports

Project Priority	Building or Facility	Estimated Costs	Running total of costs
1a	Ives Pool: site/parking at Vets' Bldg; accessible path to building; door & gate; drinking fountain	\$33,383	\$33,383
1b	Ives Pool and surrounds: customer booth; stairs to south lawn; pool lift	\$25,342	\$58,725
1c	Ives Pool bath house: sanitary facilities	\$236,521	\$295,246
2	City Hall	\$37,911	\$333,157
3	Youth annex	\$88,527	\$421,684
4	Police Station	\$52,710	\$474,394
5	Fire Station	\$35,140	\$509,534
6	Corporation Yard	\$51,697	\$561,231
7	Garzot Building	\$52,778	\$614,009
Total Project	All buildings, priorities 1 - 7	\$614,009	
8	Community Center	Completed separately	\$117,863
9	Gold Ridge Farm	future project	
10	West County Museum	future project	

### Environmental Assessment

**Responsible Entity:** Sonoma County Community Development Commission  
 [24 CFR 58.2(a) (7)] 1440 Guerneville Rd., Santa Rosa, CA 95403  
 Phone (707) 565-7542 Fax (707) 565-7583

**Certifying Officer:** Kathleen H. Kane, Executive Director  
 [24 CFR 58.2(a) (2)]

**Project Name:** Sebastopol ADA Transition Plan

**Project Location:** 390 & 425 Morris Street, 714 Johnson Street, 7985 Valentine Avenue, 7400 Willow Street, 7120 & 7425 Bodega Avenue, and 6800 Laguna Park Way Sebastopol, CA 95472

**Estimated total project cost:** \$ 200,000

**Grant Recipient**  
 [24 CFR 58.2(a) (5)]: City of Sebastopol

**Recipient Address:** 714 Johnson Street  
 Sebastopol, CA 95472

**Project Representative:** Susan Kelly, Engineering Director

**Telephone Number:** (707) 823-2151 x106

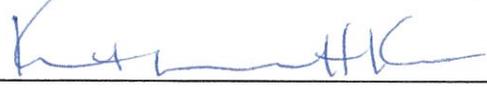
**Conditions for Approval:** *(List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]*

**FINDING:** [58.40(g)]

Finding of No Significant Impact  
 (The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact  
 (The project may significantly affect the quality of the human environment)

Preparer Signature:  1-22-2014  
 Name/Title/Agency: Vern Miller, Principal, AEM Consulting Date

RE Approving Official Signature:  1/29/2014  
 Name/Title/ Agency: Kathleen H. Kane, Executive Director Date  
 Sonoma County Community Development Commission

**NOTICE OF PROPOSED APPROVAL OF ACTIVITY IN A FLOODPLAIN  
AND  
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT  
AND  
NOTICE TO PUBLIC OF INTENT TO REQUEST RELEASE OF FUNDS**

February 1, 2014

Sonoma County Community Development Commission  
1440 Guerneville Road  
Santa Rosa, CA 95403-4107

These Notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Sonoma County Community Development Commission.

PUBLIC COMMENTS ON PROPOSED ACTIVITY IN A FLOODPLAIN

This is to give notice that the Sonoma County Community Development Commission has conducted an evaluation as required by Executive Order 11988 in accordance with Title 24-Housing and Urban Development - Part 55--Floodplain Management-- Subpart C-Procedures for Making Determinations on Floodplain or Wetland to determine the potential affect that the project will have on the environment. The proposed project is known as the Sebastopol ADA Transition Plan that targets eight public facilities that require minor rehabilitation and/or removal of architectural barriers to comply with the Americans with Disabilities Act and 2013 California Building Code. The buildings subject to the ADA Transition Plan are: Community Center (390 Morris Street); Youth Annex (425 Morris Street); Corporation Yard (714 Johnson Street); Garzot Building (7985 Valentine Avenue); Ives Pool and Bath House (7400 Willow Street); Sebastopol City Hall (7120 Bodega Avenue); Sebastopol Fire Department (7425 Bodega Avenue); and Sebastopol Police Department (6800 Laguna Park Way) in Sebastopol, CA 95472. Four of these are located in a floodplain: Police Department, Youth Annex, Community Center and Corporation Yard.

The Sonoma County Community Development Commission has determined that it has no practicable alternative other than to approve the minor rehabilitation of public buildings in a floodplain. Relocating all the buildings to new facilities is not economically feasible. The cost would be prohibitive and is not the best use of public funds.

This activity will have no significant impact on the environment for the following reasons:

1. The project is subject to compliance with the City of Sebastopol General Plan, zoning and flood hazard regulations;
2. These facilities are open to the public; already exist; and are not residential in nature;
3. There will be no change to the floodplain by implementation of the project, as proposed.

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Susan Kelly, Engineering Director, City of Sebastopol, 714 Johnson Street, Sebastopol, CA 95472. All comments received by 5:00 PM, Sunday, February 16, 2014, will be considered by City of Sebastopol and the Sonoma County Community Development Commission prior to submission of a request for release of funds.

FINDING OF NO SIGNIFICANT IMPACT

The Sonoma County Community Development Commission has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA 95403, and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS ON FINDING OF NO SIGNIFICANT IMPACT

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Fred Bengs, Construction Services Supervisor, Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA 95403. All comments received by 5:00 PM,

Sunday, February 16, 2014, will be considered by the Sonoma County Community Development Commission prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

REQUEST FOR RELEASE OF FUNDS

On or about Monday, February 17, 2014, the Sonoma County Community Development Commission will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under the Housing and Community Development Act of 1974, to undertake a project known as Sebastopol ADA Transition Plan, 390 & 425 Morris Street, 714 Johnson Street, 7985 Valentine Avenue, 7400 Willow Street, 7120 & 7425 Bodega Avenue, 6800 Laguna Park Way in Sebastopol, CA 95472 for the purpose of providing accessibility to public facilities in compliance with the Americans with Disabilities Act and the 2013 California Building Code. The estimated total project cost is \$200,000.

RELEASE OF FUNDS

The Sonoma County Community Development Commission certifies to HUD that Kathleen H. Kane, in her capacity as Executive Director of the Sonoma County Community Development Commission, and in her capacity as Certifying Officer, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's acceptance of the certification satisfies its responsibilities under NEPA and allows the Sonoma County Community Development Commission to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Sonoma County Community Development Commission certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) The certification was not executed by the Certifying Officer of the Sonoma County Community Development Commission; (b) The Sonoma County Community Development Commission has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) The grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) Another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Maria Cremer, Director, Office of Community Planning and Development, U.S. HUD Region IX, 600 Harrison Street, 3<sup>rd</sup> Floor, San Francisco, CA 94107-1387. Potential objectors should contact HUD to verify the actual last day of the objection period.

Kathleen H. Kane, Executive Director and Certifying Officer  
Sonoma County Community Development Commission

NOTICE OF PROPOSED USE OF FEDERAL FUNDS  
FOR PROJECTS LOCATED IN A FLOODPLAIN

July 26, 2013

Sonoma County Community Development Commission  
1440 Guerneville Road  
Santa Rosa, CA 95403-4107

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS: Sonoma County Community Development Commission proposes to use funds from the U.S. Department of Housing and Urban Development, for implementation of the Sebastopol ADA Transition Plan project. The project is located at eleven public access buildings in the City of Sebastopol, Sonoma County, CA. Five of the eleven buildings are located in a floodplain: Sebastopol Police Department, 6800 Laguna Park Way; Community Center, 390 Morris Street; Corporation Yard, 714 Johnson Street; and the Youth Annex, 425 Morris Street, and 261 S. Main Street, all in Sebastopol, California. The structures at all four sites are located in the flood zone identified AE on the Federal Insurance Rate Map 06097C0715E. The FIRM designation Zone AE is the flood insurance rate zone that corresponds to base flood elevations determined as Special Flood Hazard Areas inundated by the 100-year flood.

Prior to incurring project costs, the Sonoma County Community Development Commission must initiate an 8-Step Review Process for such use of these program funds within the Floodplain in accordance with Executive Order 11988, Floodplains Protection, and per the requirements of the U.S. Department of Housing and Urban Development. This process affords the public and interested agencies the opportunity to object to the use of federal funds in the Floodplain, to secure project modifications to restore, preserve and protect the Floodplain, or to offer practical alternatives to locating projects in the Floodplain.

**Project Description**

Community Center, 390 Morris Street, Sebastopol, CA: correct striping and signage at accessible parking and add detectable warning material; replace existing or add compliant path of travel from parking to entrance; correct slope and grade changes at rear site ramps and play areas; replace main door hardware and secure door mats; replace exterior stairs to second floor with compliant; install a permanent or moveable ramp or lift to provide wheelchair access to the stage; relocate drinking fountain to accessible area and replace with Hi/Low model; correct restroom signage, change compartment door swing, adjust dispenser heights and replace entry door hardware.

Corporation Yard, 714 Johnson Street, Sebastopol, CA: reconfigure or move accessible parking space with correct slope, striping and space required; construct 48" compliant sidewalk to entrance with correct slope and curb separated from the vehicular way, move car bumper; accessible entrance needs bench move, construct compliant level landing with short ramp down to a new level access aisle; move obstructions to allow wheelchair access to service counter in lobby; enlarge break room door, install compliant door hardware; install proper signage at restrooms; adjust heights of dispensers, door hardware.

Youth Annex, 425 Morris Street, Sebastopol, CA: correct striping and signage at accessible parking; correct curb cut and construct compliant path from public sidewalk to entrance; correct slope at curb ramp to create level landing; add detectable warning material to curb ramp; move obstructions to entrance landing area; install compliant entrance threshold; replace or adjust entrance door hardware for maximum force and closing time; upgrade all exterior door thresholds

using threshold ramps where needed and replace or adjust door hardware for maximum force and closing time; install side rail on exposed side of drinking fountain and replace with Hi/Low model or provide a cup dispenser; correct signage at restrooms, change compartment door swing, adjust dispenser heights and adjust or replace entry door hardware; create knee space at lavatories.

Sebastopol Police Department, 6800 Laguna Park Way, Sebastopol, CA: re-grade, re-pave, re-stripe and update signage for van-accessible ADA compliant parking space in public parking lot; repair concrete to eliminate gaps and uneven joints for path of travel from ADA parking space to public entry to building and from public way to public entry to building; place ADA signage at public entry to building and adjust threshold to public entry door; re-model existing public counter for ADA compliant height and knee space, adjust mirror, toilet paper dispenser, paper towel dispenser and toilet seat cover dispenser for proper ADA compliant height, and adjust toilet for proper clearance from sidewall.

West County Museum, 261 South Main Street, Sebastopol, CA: all doors posted as either accessible or provide directional instructions to nearest accessible entrance; mark non-accessible routes as such; upgrade existing accessible entrance to current standards; provide compliant accessible parking; provide accessible guest book signage area and sales transaction counter.

### **Public Review and Comment**

The complete Sebastopol ADA Transition Plan which includes photographs of project sites, are available for public inspection and copying at the City of Sebastopol, 714 Johnson Street, Sebastopol, CA 95472.

Written comments on the use of these funds for the portion of this project situated in the Floodplain should be received by 5:00 p.m., August 10, 2013 to be considered in the review process. Please address comments to Susan Kelly, Engineering Director, City of Sebastopol, 714 Johnson Street, Sebastopol, CA 95472.

Kathleen H. Kane, Certifying Officer

City Council

Mayor Sarah Glade Gurney

Vice Mayor Una Glass

John Eder

Robert Jacob

Patrick Slayter



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

City of Sebastopol  
Planning Department  
Memorandum

Date: November 28, 2016  
From: Kenyon Webster, Planning Director  
Subject: General Plan Consistency Determination, ADA Transition Plan

This is to confirm that the City of Sebastopol ADA Transition Plan is consistent with the General Plan.

The Transition Plan provides for ongoing implementation of accessibility actions, including regulatory compliance, evaluation of facilities, cost estimates, and implementation of physical improvements to improve accessibility. The Plan identifies a number of relatively minor physical improvements, but such improvements would not change land use policy, alter uses or result in major new development. No conflicts or inconsistencies with the General Plan would result from continuing implementation of the Transition Plan.

The Plan is consistent with Sebastopol's General Plan, in that the General Plan supports access by all members of the community, and includes specific policies regarding compliance with accessibility-related laws.