Agenda Report Reviewed by:
City Manager:

CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM

Meeting Date: May 19, 2020
To: Honorable Mayor and City Councilmembers
From: Alan Montes, Associate Planner
Kari Svanstrom, Planning Director
Subject: Annual Level of Service Report (LOS Report)
Recommandation: Receive Staff Report
Funding: Currently Budgeted: _____ Yes _____ No ____X___ N/A
Net General Fund:
Amount: $
Account Code/Costs authorized in City Approved Budget __AK_____ (verified by Administrative Services Department)

Table of Contents

INTRODUCTION:....2
GENERAL PLAN ANNUAL REPORT....2
CITY POPULATION....2
LOS UPDATE....2
WATER....3
WASTEWATER....4
DRAINAGE....6
PARKS....6
FIRE DEPARTMENT....7
POLICE SERVICES....10
SCHOOLS....11
TRAFFIC....13
HOUSING AND ALLOCATION....14
HOUSING ACTIVITY REPORT....17
PLANNING DEPARTMENT....17
ENVIRONMENTAL ISSUES....18
FUTURE ISSUES....20
ATTACHMENTS:....22

Introduction

The City's Growth Management Ordinance requires the provision of an Annual Level of Service (LOS) Report to the City Council. The Governor's Office of Planning and Research requires jurisdictions to submit a General Plan progress report to their office annually.

The LOS Report includes information on the status of the General Plan and progress of its implementation, as well as the status of LOS standards for City services. It also provides an annual update on City park issues, as well as annual Planning, Fire and Police Department information

General Plan Annual Report

The LOS Report provides an update on the General Plan and related matters.

A new General Plan was adopted in November 2016. A new Zoning Ordinance was adopted in November 2018, which implemented several policies and programs authored in the General Plan. The most recent General Plan Implementation report was presented to Council on January 7, 2020, and is available here: https://ci.sebastopol.ca.us/getattachment/Meeting-Event/City-Council/2020/City-Council-Meeting-January-7,-2020/Agenda-Item-Number-10-Update-Status-of-General-Plan-Continued-from-12172019-CC-Mtg.pdf.aspx

City Population

The Sebastopol population was estimated to be 7,826, as of January 1, 2019, according to the California State Department of Finance. This is an increase of 40 persons from 7,786 in 2018 and an increase of 92 persons from 7,734 in 2009.

LOS Update

The LOS Report includes an update on Planning projects, annual housing totals, and the status of City services, which include: water, wastewater, drainage, parks, fire, police, schools and traffic. Land Use Policy 3-1 of the 2016 General Plan sets forth standards for each of these services. City policies require that the LOS Report advise the City Council if any of the standards have not been fulfilled, and to include mitigation measures or actions necessary to achieve compliance. If the City Council determines that it is not feasible within the fiscal resources or regulatory authority of the City to meet the standards or guidelines, the additional residential dwelling unit allocations for the next calendar year shall be suspended for a period of 60 days. This would give the City Council time to adopt a moratorium to restrict issuance of further residential dwelling unit allocation until the LOS can be improved or met.

Review: The following is an analysis of the state of various City services as it relates to LOS.

Water

Present Situation: Sebastopol is dependent on its municipal wells for water to supply customers. The City does not have a backup system nor does it have a connection to other water systems in the area, which makes it critical that the City's water system is maintained and closely monitored.

Background in groundwater issues:
California obtains between a third and half of its fresh drinking water from groundwater aquifers accumulated in subsurface basins formed by underlying geologic formations. It has long been recognized that the ability of these aquifers to continue to provide sustainable water supply is critical to the water needs of California as a whole. The Sustainable Groundwater Management Act became law in 2014 (known as SGMA but pronounced "sigma") with the final version of the accompanying regulations issued during 2017. SGMA sets goals for developing Groundwater Sustainability Plans (GSP) for each basin in order to provide a framework to preserve, recharge, and nurture these groundwater basic aquifers.

SGMA requires that basins with elevated risk factors regarding recharge and sustainability comply with SGMA by developing a GSP. Basins with low assessed risks do not have to establish a GSP. The GSP is to be developed and managed by a newly established Groundwater Sustainability Agency (GSA). SGMA stipulates that Groundwater Sustainability Agency (GSA) members must be local government entities, and either provide/supply water, or regulate water, or have land use responsibilities. The Santa Rosa Plain basin (SRP) was given a high enough risk assessment to require the GSA formation and GSP development.

Sebastopol was, initially, in a unique position. Although a small portion of the City area is part of the SRP, most of the City (including all of its water producing wells) overlay a low risk basin, the Wilson Grove Formation, where no GSA or GSP is required. Initially Sebastopol opted not to join the SRP GSA because of its ties to the Wilson Grove. Sebastopol obtains 100% of its municipal water supply from groundwater via multiple producing wells. However, reassessment of basin risk factors resulted in Wilson Grove attaining a higher risk rating which triggered the requirement for a GSA and GSP. Sebastopol has a choice to either participate with Wilson Grove, or join the SRP. In September 2018, Sebastopol applied to California for inclusion in the SRP and received formal approval in Spring 2019.

The collaborative regional effort to comply with the Sustainable Groundwater Management Act (SGMA) is well underway. The local GSA for the SRP basin was established and became effective in June 2017. The first two years expenses were covered by a combination of a large State grant, and assessments to GSA members. The GSA prepared a fee and rate study to make the GSA financially sustainable for initial years while the GSP is being written. The fee structure was set at just under $20/AC; based on annual average groundwater use of 1,000 acre-feet per year, the Sebastopol GAS fee beginning FY 19-20 is $20,000 per year.

The overall per capita water production is calculated by taking the average of all water produced and dividing it by the population. Water demand in any given year may vary due to a number of factors including weather patterns, the economy in general and rate increases. However, water usage is also affected by changing land use patterns, conservation efforts, rate increases and changes in the public attitude towards the need to conserve resources. Per capita production decreased in 2019 by 3%, from 115 gallons/person/day (2018) to 112 gallons/person/day.

The Public Works Department produces an annual report, which includes statistics for water production, usage, and wastewater flow (attached). The report also contains information about groundwater levels in City wells. The report shows that in 2019 there was a decrease of ~2% percent in total annual water production, from 328 million gallons in 2018 to 323 million gallons in 2019. California had an extremely wet water year, which saw precipitation totals increase above average for much of the state. Sebastopol's water demand remains significantly lower than when production peaked at 500 million gallons in 2004.

The estimated water demand from projects currently approved by the City but not yet constructed is 6.4 million gallons per year, which includes the Huntley Square, Analy Veterinary Hospital, and Benedetti Tire (Carwash). This represents the equivalent of approximately 2% of total production in 2019. The water demand for projects pending approval is estimated at an additional 1.5 million gallons per year. This is equivalent to an additional 0.5% of 2019 annual production. See Attachment #1 for 2019 Water Production and Use, and Wastewater Statistics.

The City has retained the services of a consultant to oversee the monitoring of ground water levels; maintain the monitoring equipment; supplement it with hand measurements when needed; and, prepare quarterly reports. The City received four (4) such reports during 2019, attached to this staff report (Attachment #2).

Recommendation: Continue to monitor City wells and diligently address contamination issues. The City should continue aggressive efforts to promote water conservation and policy efforts for additional conservation measures, since conservation is one way to help ensure that there is an adequate water supply, as well as saving energy and reducing greenhouse gas emissions.
The City has experienced water supply challenges in the past decade due to mechanical and water quality issues. Considerable resources have been necessary to address these issues, and it will be important to continue to ensure that adequate financial and staff resources are available for the water systems.

Wastewater

Standard: The General Plan requires a reservation of five (5) percent of wastewater treatment capacity, or 0.042 million gallons per day.

Present Situation: Wastewater service is critical to the City, and public health concern related to wastewater was one of the compelling reasons that the City incorporated in 1902.

The City operates a sanitary sewer system in a service area that covers 1.9 square miles. The sewer system consists of 29.6 miles of gravity sewers (approximately 750 line segments), 10.5 miles of lower laterals (approximately 2,800 laterals), 749 manholes, 2.7 miles of force mains, and two (2) lift stations: The Morris Street Lift Station and the Valley View Lift Station. The sewer mains range in diameter from six (6) inches to twenty-one (21) inches in diameter.

Sebastopol maintains a sanitary sewer collection system and pumping stations that transfer wastewater from Sebastopol to the Sub-regional Water Reclamation System Treatment Plant operated by the City of Santa Rosa on Llano Road. As a partner in the Sub-regional system, Sebastopol has an entitlement to treatment capacity up to 840,000 gallons, or 0.84 million gallons per day (mgd) Average Daily Dry Weather Flow. Average Daily Dry Weather Flow (ADDWF) is computed using metered wastewater flows through the Morris Street Lift Station during the dry-weather months of each year (typically between May and September) with the lowest rainfall.

The attached Engineering Division annual report provides wastewater statistics. Average Daily Dry Weather Flow (ADDWF), as measured at the Morris Street Pump Station, was approximately 0.404 million gallons per day (mgd) in 2019, which equates to approximately 48% of the City's treatment entitlement. This is a 1% decrease from 2018 and a 5% decrease from 2017. ADDWF remains considerably lower than it was 10 years ago or 2009, which was at 52.5% of the City's treatment entitlement, and illustrates declining water usage and related wastewater flow.

Sebastopol's ability to accommodate future development is limited by our entitlement in the Sub-regional Water Reclamation System. To estimate the treatment capacity available for future development, we calculate estimated flows from current project commitments. Table 4 of Attachment 1, Water Production and Usage/Wastewater Statistics 2019 provides information about estimated future water and sewer demand attribute to currently Approved Projects and Projects Pending in the planning process.

Project sewer demand (ADDWF) for Approved Projects is 0.012 mgd.
Project sewer demand (ADDWF) for Pending Applications is 0.003 mgd.

By adding the 2019 ADDWF (.404 mgd), approved (.012 mgd) and pending (.003 mgd) projects, and reserve capacity (.042 mgd) the estimated treatment capacity used is 0.461 mgd or approximately 55% Subtracting this from treatment allowances, leaves 0.379 mgd or 45% of our total treatment capacity for new projects. This is equivalent to projected flows from 2,415 new single-family homes (assumes sewer flow from a typical single-family residential unit is 157 gpd). This is substantial remaining capacity.

Determination: Factoring in the ADDWF, Approved/Pending Projects, and the Reserve the City sewer demand is at approximately 55% of capacity. The standard has been met.

Recommendation: Continue to monitor the sewer system to provide wastewater service, promote water conservation, meet regulatory requirements and comply with the legal cap on the volume of wastewater that can be sent to the sub-regional treatment plant.

Drainage

The City owns and operates a storm water conveyance system located primarily within public streets, roads, and lands. The majority of this system flows in an easterly direction and discharges into the Laguna de Santa Rosa. A small portion on the western portion of the City drains to Atascadero Creek.

The City currently has a Low Impact Development (LID) program, which imposes new, demanding application requirements on a wide range of development projects and requires that site planning address storm water control and mitigation. This program regulates both storm water and non-storm water discharges into the City's drainage system with the intent to reduce storm water pollution and protect the water quality of local creeks and waterways, as well as to promote groundwater recharge.

LID Best Management Practices (BMPs) treat storm water as a resource to be preserved and maintained. BMPs focus on retention and infiltration of rainfall to maintain a natural water balance. Slowing the movement of water reduces problems with erosion and increases that chance for onsite filtration and purification of storm water. This is often accomplished by using vegetated areas and the natural purification of soil and plants.

The City does not have an established revenue source for the operation and improvement of its storm water facilities or for programs, such as LID. This is a challenge for the City with increasing regulatory requirements. However, the Development Impact Fee study the City initiated this year is reviewing this and will be proposing such a fee for the Council's consideration, to help address stormwater impacts rom new development. This will come to Council after Planning Commission review and recommendations at a later date. Other jurisdictions have approved local tax measures to specifically fund these types of activities, which the City could consider.

Parks

Standard: The 2016 General Plan requires one (1) acre of parkland for each 200 residents (which equates to five (5) acres for every 1,000 residents). Developed parkland is calculated at 100% of acreage. Dedicated open space areas owned by the City or areas subject to a permanent open space easement are calculated at 25% of acreage.

Annual Review of Parks, Trails, and Open Space Acquisition: Community Services and Facilities Policy CSF 2-3 of the 2016 General Plan requires the provision of an annual report to the City Council and Planning Commission on the status of parks, trails, and open space acquisition and development. The City Council and Planning Commission are regularly provided with

information and updates on a variety of parks issues and projects. These periodic updates and the following information are intended to satisfy this requirement.

Present Situation: The 2016 General Plan establishes that the City requires five (5) acres of developed parks for each 1,000 residents. While Ragle Park is immediately adjacent to Sebastopol, readily accessible, and used by residents, it was not included in this calculation of the parkland ratio in that parks within City limits are only counted. Additionally, the Laguna Wetlands Preserve is counted at 25% of acreage.

Under the General Plan methodology, there are a total of 23.6 acres of developed parkland, and 89.7 acres of dedicated open space in Sebastopol. With the 25% calculation for open space parks, this equates to 22.425 acres of counted open space area, for a total 'counted' parkland of 46.025 acres. With 7,826 residents, the total parkland ratio is 5.98 acres for each 1,000 residents, which means that the City has met the parkland General Plan standard.

Determination: The overall parkland calculation shows the City has met the General Plan standard.

Recommendation: There is a continuing need to establish and maintain priorities for park improvements, given limited resources. Maintenance of existing facilities should be a high priority and there is a need to provide additional revenue for park maintenance and upgrades, such as the playground replacement at Libby Park initiated this fiscal year. There are also major capital improvement needs for the Laguna Wetlands Preserve, and for Ives Park. The City currently has an adopted Ives Park Renovation Master Plan, which would cost over $4 million to implement.

Recent improvements to Ives Park include ADA upgrades to the Pool and surrounding pathways; ADA improvements for the main east-west pathway through the Park is under design and partially funded for FY 19/20; and, the Public Art Committee has been moving forward with the planning for the Sculpture Garden at the east (High Street) entry to the park.

Laguna improvements include vegetation management of the western side of the Laguna where the Americorp Trail will be extended (in permitting as of this report) and repaving of the Youth Annex parking lot.

Fire Department

Standard: Per National Fire Protection Agency (NFPA) 1720, Standard for Volunteer Firefighters, volunteer staffed fire departments shall have a maximum response time of nine (9) minutes and assemble fifteen (15) firefighters on the scene of structure fires 90% of the time.

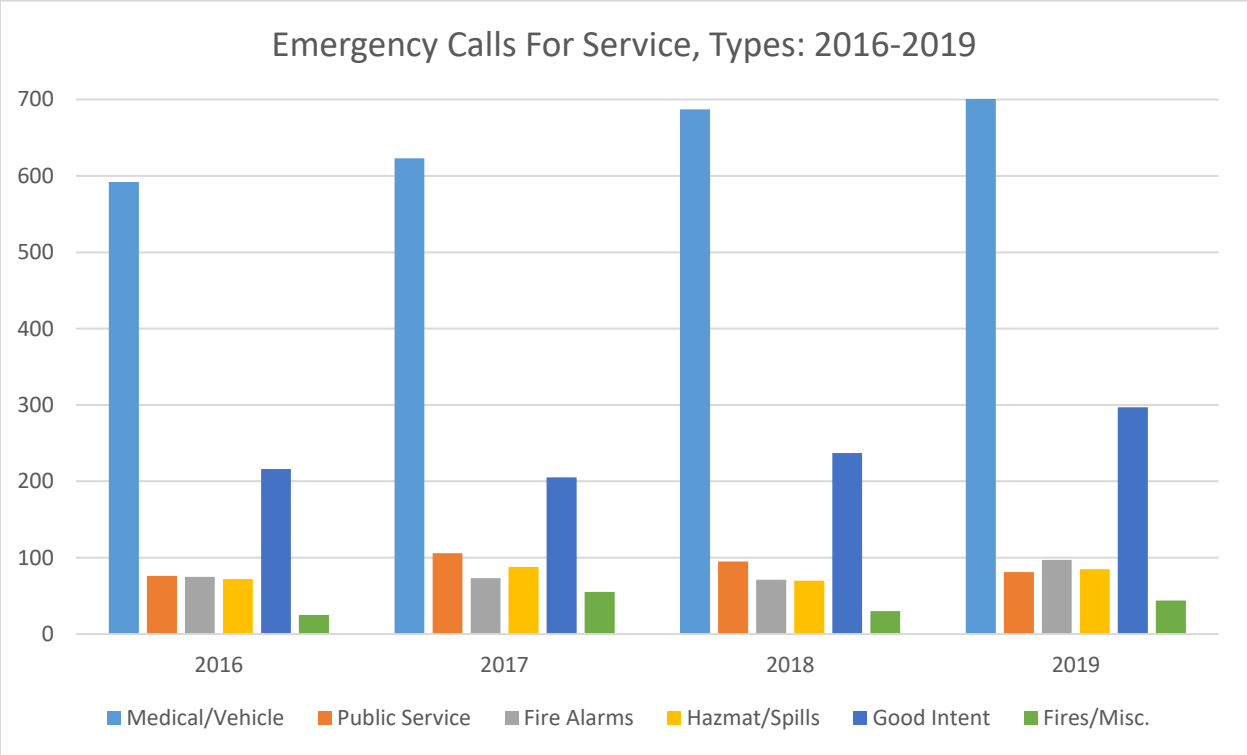
Present Situation: The average response time in 2019 was six (6) minutes for 80% of calls, and seven (7) minutes for 100% of calls. This represents a decrease from the LOS Standard of 2018, which was 6:30 minutes and 7:30 minutes respectively. The average response time in 2017 was

six (6) minutes and 2016 was six (6) minutes. We currently have a volunteer staff of 32 members (24 active members and 8 reserve members). We are still recruiting new firefighters. This is an area of major concern with increased response times and increased call volume. We offer additional paid fire shifts, Monday through Friday, where the highest percentage of emergency calls for service happen during weekdays, 7-5pm. We continue to offer paid shifts for every weekend, including holidays. We are starting to hire full-time firefighters to support the increased daytime emergency calls for service and response times.

The Sebastopol Fire Department responded to 1306 calls for service in 2019, an increase of 116 from 1190 calls for service in 2018 and a new record for our fire department! Calls for service in 2017 were 1150 and 2016 were 1056. The new four-year average is 1176 calls for service. Over 60% of our calls for service continue to be medical related. We continue to see increased calls for service on an annual basis.

Total Calls for Service: 2012-2019

2012	2013	2014	2015	2016	2017	2018	2019
926	861	1,055	1,071	1,056	1,150	1,190	1306



The City currently has a fire protection rating from the Insurance Services Office (ISO), of Class 3. Only 5.0% of the fire departments in the nation have a Class 3 or better rating, which speaks to the outstanding level of service provided by the City's volunteer and professional fire staff.

The General Plan adopted the National Response Standard, as stated by the National Fire Protection Association (NFPA). The NFPA adopted Standard 1720, Standard for Volunteer

Firefighters. This standard stipulates that volunteer staffed fire departments, serving an urban area (1,000 + persons per sq. mile), shall have a maximum response time of nine (9) minutes and assemble fifteen (15) firefighters on the scene of structure fires 90% of the time. The department assembled an average of sixteen (16) staff on fires 90% of the time, and was under nine (9) minutes, as stated in NFPA 1720. The sixteen (16) staff members assembled resulted from ten (10) Sebastopol Staff and six (6) Automatic Mutual Aid Staff from Graton and Gold Ridge Fire Protection Districts. The Sebastopol FD is still within compliance to the new NFPA Standard.

Issues

Capital Equipment needs are a continuing concern. Fire Inspection and Prevention Programs and Public Emergency Planning are two other areas where services could be enhanced. Another ongoing issue for the Fire Department is the difficulty of recruiting new volunteer firefighters as the community demographics change to an older population with fewer young families, and particularly in light of the high housing costs, which inhibits younger individuals and families from moving into the City.

We reduced the hiring age from 21 to 18 and have opened up the boundaries of either living near or working in the City. This change has benefited the department, as younger volunteers and those that do not live in the City have been added to our roster.

The City should continue to offer incentives for citizens to volunteer as firefighting staff and to retain those already volunteering. Since 2005, the department has provided a modest monetary benefit program to the volunteer firefighters based on their number of emergency responses. This program has increased the average number of firefighters per call by 25%. The program, SAFER (Staffing for Adequate Fire and Emergency Response), is 100% funded by FEMA and the Department of Homeland Security. Unfortunately, the FEMA SAFER Grant ended in 2015. I have once again adjusted this year's budget to continue this very important incentive for the volunteers. Traffic conditions and congestion also have an impact on response times. The Fire Department is continuing to look for ways to lessen the number of callouts to false alarms and unwarranted requests for calls for service. We added a False Alarm or "Nuisance" call to our User Fee Schedule of $1450.00 per incident in hopes that this would reduce the number of false alarms from businesses that have historically been repeat offenders. This has worked over the years. We estimated approximately 65 calls were eliminated based upon this new fee schedule for false alarms when it was adopted.

Determination: Response time and assembled firefighters are in compliance and the standard has been met.

Recommendation: Response times are a critical metric within volunteer staffed fire departments. We have offered additional paid fire shifts to reduce our response times, and are working very closely with the City Council Budget Committee to budget for additional paid staff. We will continue to monitor this metric and make the necessary recommendations as needed.

Police Services

Standard: The General Plan requires a response time of three (3) minutes for 70 percent of calls.

Present Situation: The Sebastopol Police Department (SPD) consists of 14 full-time sworn officers, which includes the Police Chief, Police Lieutenant, four (4) Police Sergeants, and eight (8) Police Officers. The Police Department has six (6) non-sworn support staff, which included a Dispatch/Records Supervisor, four (4) Communications Dispatchers, and a part-time (.75 FTE) Police Technician to conduct parking and animal control functions and assist with fingerprinting services. The Department also has four (4) Reserve Police Officers, four Community Service Volunteers, and four (4) Police Explorers.

SPD handled 16,662 incidents in 2019 – an average of 47.3 per day, of which 1,095 were categorized as Priority 1 (emergencies) – an average of 3 per day. The average response for all Priority 1 calls in 2019 was 2:35 minutes, from Time of Dispatch to the Time of Arrival of officers at the scene of emergency. The average time for the Communications Dispatcher to answer an emergency call for service, gather required information from the caller, and dispatch necessary resources to the scene was 47 seconds.

During 2019, SPD officers documented 1,235 cases that required either a Crime Report, Arrest Report, or Information Report (an average of 3.4 investigative reports each day of the year.) In addition to those reports, Officers issued 953 Traffic Citations, 216 Criminal Citations (for non-bookable misdemeanors or Municipal Code violations), and 1192 Parking Citations.

Officers made 88 felony arrests (24 were Property Crimes, 24 were Crimes Against Persons, 40 were Warrant/Probation Violation/Parole Violation/Felony Evading); 459 misdemeanor arrests; and, 65 arrests for people Driving Under the Influence of alcohol and/or drugs in 2019.

During 2019, SPD dealt with three major incidents affecting the community. In the last week of February, the City was devastated be a flood. SPD assisted with evacuations and provided security for the affected areas. In the last week of October, the city was again affected by the nearby Kinkade fire. Due to the fire, PG&E performed a Public Safety Power Shut-off (PSPS) of the entire City and, within hours of the power shut-off, the Sheriff ordered the evacuation of the entire City and surrounding areas. SPD, with the assistance of Public Works personnel, notified the public and performed the evacuation. During the period of the evacuation and power shut-off the police department was responsible for the security of the City.

Determination: The standard has been met.

Recommendation: None provided.

Schools

Standard: The Sebastopol Union School District and the West Sonoma County High School District (High School District) establish their own standards for school class size and the requisite amount of square footage of play area per student.

Present Situation: Sebastopol schools are under the jurisdiction of the Sebastopol Union School District and the West Sonoma County High School District. Sebastopol is also home to two (2) charter schools that are not affiliated with either school district, and the Sierra School of Sonoma which is a private school and not affiliated with either school district.

All school data in this report has been accessed from California Department of Education's website, https://www.cde.ca.gov/. The prior years have been revised in this report to reflect the California Department of Education's records.

Sebastopol Union School District: There are currently two (2) elementary schools under the jurisdiction of the school district: Park Side (Kindergarten to 5th Grade) and Brook Haven (Kindergarten to 8th grade).

Sebastopol Union School Districts Enrollment Totals, by School Year: 2011-2012 to 2018-2019

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
796	827	732	783	756

2018-2019 Enrollment Levels by Sebastopol Union School District Schools

School Name	Total Enrollment
Park Side	262
Brook Haven	201
Sebastopol Independent Charter School	293

The 2018-2019 enrollment in the Sebastopol Union School District decreased by 27 students from 2018. Overall, the enrollment totals have been fluctuating over the years, but are generally decreasing.

Sebastopol Area Charter and Private Schools: There are also two (2) charter schools, and (1) one private school located in Sebastopol that are not part of the Sebastopol Union School District or the High School District: The REACH Charter School, SunRidge Charter School and Sierra School of Sonoma.

The REACH Charter School (Kindergarten to 8th Grade) is an integrated liberal arts school, which is located 487 Watertrough Rd. in unincorporated Sebastopol. The school had a total enrollment of 144 students for the 2018-2019 school year, which is 22 more than the total enrollment in the 2017-2018 school year, which had a total enrollment of 122. Total enrollment is not counted towards Sebastopol Union School District enrollment.

The SunRidge Charter School (Kindergarten to 8th Grade) is part of the Twin Hills Union School District and which is located at 7285 Hayden Avenue, a site that was formerly home to Pine Crest Elementary School, which closed in 2011. SunRidge Charter School had a total 2018-2019 school year enrollment of 276 students, which is a decrease of eight (8) students from the 2017-2018 school year, when total enrollment was 284 students. Total enrollment is not counted towards Sebastopol Union School District enrollment.

The Sierra School of Sonoma (Kindergarten to 12th Grade) is a non-public school which is not part of the Sebastopol Union School District or West Sonoma County High School District. Sierra School of Sonoma is located at 200 South Main Street, where it holds a Use Permit. This school replaced the Sebastopol Independent Charter School which moved to a new campus in the district, just outside City limits near Gravenstein Highway North. The 2018-2019 enrollment total for Sierra School of Sonoma was 27, which is an increase of six (6) students since the school opened in 2018.

West Sonoma County High School District: The High School District operates two (2) schools in Sebastopol: Analy High School and Laguna High School (the Community Day School is closed). The High School District also operates three (3) schools in greater West Sonoma County: El Molino High School, Nuevo Leon High School, and the Russian River Ramparts Independent Study Program.

Total Enrollment for High Schools in Sebastopol, by School Year: 2014-2015 to 2018-2019

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
1,393	1,364	1,284	1,226	1,214

2018 Enrollment Levels for Sebastopol High Schools

School Name	Total Enrollment
Analy High	1,125
Laguna High	89

The 2018-2019 enrollment in the West Sonoma County High School District decreased by 12 students from the 2017-2018 school.

Total student enrollment in public schools (WSCHSD and SUSD) decreased by 39 students in the 2018-2019 school year in Sebastopol, which includes both the Sebastopol Union School District and the High School District. *Note, including the Sebastopol Area Charter and Private Schools (Reach, SunRidge and Sierra School of Sonoma) results in a decrease of 19 students in the 2018-2019 school year.*

The Board of Education and District Administration of the West Sonoma County High School District prepared an Enrollment Projection Study to understand the long-term effects of declining enrollment in December 2013. The Enrollment Projection Study determined that enrollment for resident students will continue to decline over the next 10 years but did offer some mitigation options that include:

- Offering an innovative approach that tailors an instructional approach to the individual student by blending classroom instruction, online courses, independent study, community college study, and community-based learning.
- Developing programs to attract transfer students to West County such as career technical education programs or programs in the arts.
- Increasing the percentage of students who complete course sequences and experiences that make them ready for a career or college after high school.

Currently, due to declining enrollment and other factors, the High School district is facing major budget issues.

Determination: The Sebastopol Union School District has experienced declining enrollment, which has resulted in school closures in recent years and could lead to the closure of another school. This could result in a further enrollment decline within the High School District in coming years. Additionally, the WCUSD has proposed the potential to close Laguna High School, and moving these students to El Molino High School in Forestville.

Recommendation: The City should support policies to encourage more family housing and opportunities for 'empty nesters' who are interested in moving to smaller homes, which would free up larger dwellings for families. However, even with additional housing development, young families face substantial affordability and availability issues in the Sebastopol housing market.

Traffic

The General Plan, adopted November 15, 2016, eliminated the prior plan's Level of Service (LOS) standard, as a metric that did not appropriately express the City's policy intent.

Present Situation: The General Plan Update provided comprehensive data on current traffic conditions. This included preliminary analysis of the feasibility to change the one-way street system. Initial analysis indicated that the conversion could be workable. However, considerable additional analysis would be needed and costs would be substantial, if feasible. The conversion may not improve traffic flow but could have other benefits. The updated General Plan calls for continued evaluation of the benefits and feasibility of a two-way street system on some or all of SR116. A comprehensive 2-way street analysis for SR 116 is called for in collaboration with Caltrans. The General Plan also calls for review of by-pass or reliever routes in collaboration with other agencies. For example, the City successfully asked for inclusion in the SCTA regional plan as a project of regional significance of a western alternate route to connect SR116 to Bodega Avenue and the coast vis upgrades to Bloomfield Road and Pleasant hill Road.

Vehicle access is critical to the operation of a city. Most people in Sebastopol travel by vehicle and many more in the surrounding market area have no other viable transportation option. Pavement conditions in Sebastopol are an ongoing concern with conditions continuing to decline. Deferred maintenance will result in much higher long-term costs, especially given

that Federal and State funding for street maintenance has declined. Additional local funding is highly desirable. The updated General Plan calls for the City to provide high quality regular maintenance for existing and future transportation facilities including street, sidewalks and paths by continually seeking opportunities to fund maintenance of and improvement to the circulation network through active pursuit of a wide range of grant sources.

The improvement of Gravenstein Highway South is a continuing objective. There are five sections that lack curb, gutter, sidewalk, street trees, and street furniture. The undergrounding of overhead utilities would also be desirable. Although the updated General Plan calls for the installation of a traffic signal or roundabout at the Gravenstein Highway South/Fircrest Avenue intersection, and at five (5) other locations in the City, a recently completed Traffic Corridor Safety Study commissioned by the City determined that only the Covert Lane intersection with Healdsburg Avenue/Gravenstein Highway North had traffic data that warranted installation of a controlled intersection. As a result the City is having a "Intersection Control Evaluation" prepared which is a requirement in order to have Caltrans consider the project. The other intersections, although not deemed in need of being fully controlled, are having concept plans and cost estimates developed in order to include enhanced crosswalk protections installed. Improvements to close the sidewalk gap at Bodega Avenue are also underway, utilizing the Community Development Block Grant (CDBG) program.

In 2019, the City installed a "HAWK" type pedestrian activated crosswalk warning system at the intersection of Bodega Avenue/Nelson Way, installed a rapid flashing beacon type pedestrian activated crosswalk warning system at Bodega Ave/Washington Street, and initiated work on the Bodega Avenue Reconstruction project. While Caltrans has approved the design drawings and is issuing their permit for reconstruction of 16 crosswalk curb ramps along SR 116, the project is on hold pending accumulation of adequate funds for the work. As a result of the Traffic Corridor Safety Study numerous intersections along SR 116 and on Bodega Avenue are planned for installation of rapid flashing beacon pedestrian crosswalk warning systems.

Determination: No inconsistencies with the General Plan were identified.

Recommendation: There are numerous circulation maintenance and improvement needs, which far exceed existing City resources. Substantial revenue enhancements for street maintenance and improvements should be explored. Routine paving and maintenance have been underfunded. Sidewalks could also benefit from additional maintenance, as well as addressing gaps in the sidewalk system. The improvement of Sebastopol Avenue and Gravenstein Highway South should be major long-term capital improvement objectives.

Housing and Allocation

Standard: The updated General Plan establishes a residential development limit of 50 units per year. Certain types of residential development, such as second units, are exempt, while affordable housing units and downtown units are not subject to the 50-unit annual limit (until

the end of 2016 the annual limit was 25 units). The General Plan allows for the carryover of the two (2) previous years' allocations.

Present Situation: The Growth Management Program is intended to preserve the small-town character of Sebastopol, and manage infrastructure limitations, such as sewage treatment capacity, water supply, and roadway constraints. The following table outlines dwelling unit allocations based on the 2016 General Plan.

Allocation: Availability Calendar 2019

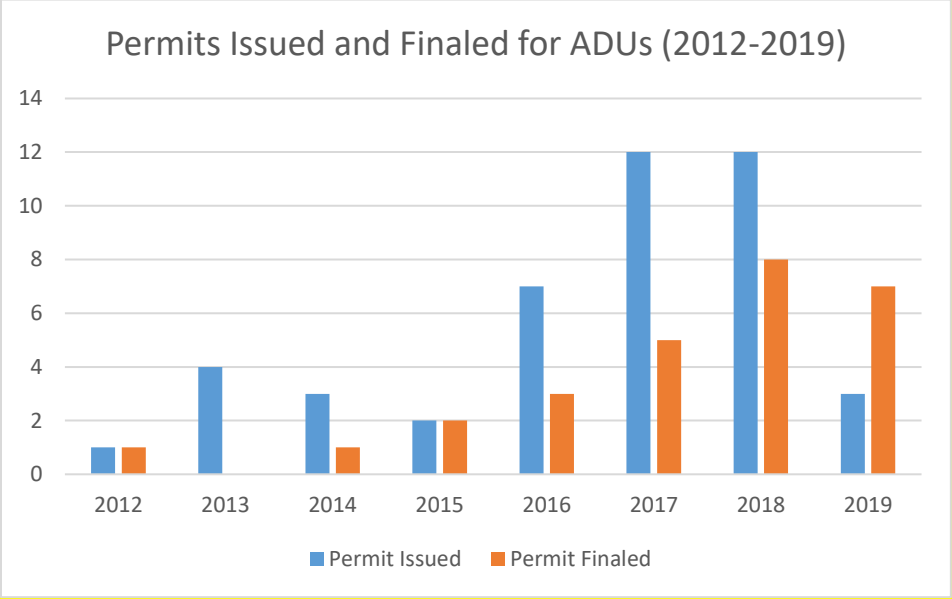
Total Permit and Approval Activity During 2019	23
Permits issued for exempt units during 2019	23
Permits issued for exempt Category C units during 2019	0
Permits issued for exempt Category D units during 2019	0
Existing residential units annexed during 2019 (Category C)	0
Out-of-service-area agreements approved during 2019 (Category D)	0
Number of Units Removed	0
Permits issued for other non-exempt units during 2019	0
Non-exempt allocations reserved during 2019 for future use	0
Subtotal of Nonexempt Allocations Issued or Reserved in 2019	0
Base year dwelling unit allocations available on 1/1/2019	50
Total non-exempt allocations issued or reserved in 2019	0
Total Carryover Available from 2019	50
Total Carryover Available from 2018	50
New Base Year 2020 Allocations Available 1/1/2020	50
Total Allocations Available 1/1/2020	150

The following unit types are exempt from the annual limit per the Zoning Ordinance:

- Affordable Housing Units
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)
- Replacement Residential Structures
- Single-Family Residences (On Existing Lots of Record as of November 1994)
- Homeless Shelters
- Single Room Occupancy Residences
- Community Care/Healthcare Facilities
- Residential Units in the Central Core

In 2019, The Planning Department has approved the Barlow Townhome Project (formerly Davis Townhomes) for 18 units, but as they are located in the Central Core Designation, they are exempt from the annual limit. The City has also issued three (3) ADU permits, one (1) Junior Dwelling unit, and one (1) replacement permit for a single-family residence. All of these permits are exempt from the annual limit.

In 2019, the City updated its ADU Ordinance again to bring it into compliance with new state laws. These updates focused on easing development standards and allowing ADUs on properties with existing multi-family dwellings (although no permits have been received for multi-family ADUs at this time). In 2019, there was a drop off in the number of ADU permits being issued over prior years, but we have continued to see a relatively high number of ADUs being finaled, and the City continues to receive interest in these types of units from property owners.. It is likely increased construction costs and labor shortage brought about by the fire rebuild efforts elsewhere in the County have impacted the number of permits.



None of the City's allocations were used in 2019, leaving 100 to carry over to 2019. With the 50 allocations allotted for 2020 this leaves a total of 150 available allocations.

At present there are 150 total allocations available for use in 2020.

There has been very low housing development activity in Sebastopol over the past few years, with zero (0) allocations for non-exempt units in 2018 and 2019. A maximum of 150 allocations are available for new, non-exempt Building Permits in 2020. Currently, the 18-unit townhome development known as the Davis Townhomes (now called Barlow Townhomes) is in building permit review, and the Planning Department is processing one (1) formal housing development project, Huntley Square (10 units). However, the City has received interest, including preapplications, for other housing developments, including a subdivision at Jewell St. (5-6 new units), Woodmark Apartments (84 units), City Ventures (100 units) and a mixed use project on Healdsburg (~37 units) we have had a few large projects submit preliminary reviews in 2019, Woodmark (~84 units), which could cause the City to reach the limit more quickly.

Determination: The standard has been met.

Recommendation: Continue to monitor the use of Growth Management Allocations. A key limiting factor for residential development is wastewater treatment capacity. At this time, there is substantial remaining capacity.

Housing Activity Report

Policy H-1 of the 2015-2023 Housing Element requires the City to prepare an Annual Report that describes activities undertaken in support of the City's housing objectives. This section is intended to fulfill that objective. The City's Regional Housing Need Allocation (RHNA) is a total of 120 housing units for the 2015-2023 Housing Element period.

Currently, the City is five (5) years into the nine (9) year RHNA cycle. During this time, the City has produced a total of 51 units out of the goal of 120 units. As of the end of 2019, the City would need 69 units comprised of the following income levels; 18-very low income units, 7-low income units, 2-moderate income units, and 42-above moderate (market rate) units, in order to be on track to meet the RHNA Allocation target.

Regional Housing Needs Allocation Progress

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	22						4	18
	Non-Deed Restricted					3	1		
Low	Deed Restricted	17	1		2			10	7
	Non-Deed Restricted					4	3		
Moderate	Deed Restricted	19						17	2
	Non-Deed Restricted		2	6	4	5			
Above Moderate		62	9	2	7	1	1	20	42
Total RHNA		120							
Total Units			12	8	13	13	5	51	69

The Housing Element also includes a number of goals, policies, and action, which are required to achieve consistency with State law and will involve amendment of the Zoning Ordinance. Planning Department staff prepared multiple Zoning Ordinance amendments to fulfil the mandatory Housing Element requirements, which were adopted in 2018.

In 2019, there were three (3) issued permits for accessory dwelling units. The mixed-use project at the corner of Murphy Avenue and Healdsburg Avenue is under construction and is expected to be completed in 2020. A building permit application has been submitted for the Barlow

Townhomes which intends to develop 18 units. Currently, the planning department is reviewing a project involving 10 studio units (Huntley Square). This increase in housing development and general interest in Sebastopol's housing market in part supports Housing Element Policy C-4:

New Housing Production:

- Policy C-4: *The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing and sizes and types.*

Planning Department

The Planning Department provides planning and environmental review assistance to the City Council, Planning Commission, Design Review Board, Public Arts Committee, Sebastopol residents, as well as the real estate, development, and construction industries.

The Planning function includes Current Planning and Development Review and Advanced Planning. The Planning Department has three (3) staff: Planning Director, Associate Planner, and Senior Administrative Assistant.

Planning Department Permit Activity

Application Type	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	'19
Use Permit	7	6	7	8	12	17	31	10	20	5	7	7	14
Design Review (DRB)	13	13	10	7	8	10	11	11	8	15	10	12	3
Design Review (CC)	X	X	X	X	X	X	X	X	X	X	1	0	2
Design Review (Staff)	0	1	3	0	3	2	5	4	7	1	2	1	0
Variance	0	0	0	0	0	0	0	2	3	0	0	0	2
Tree Removal Permit	16	12	14	9	12	10	13	12	19	21	16	16	15
Administrative Sign Review	13	8	12	11	10	9	27	19	20	24	26	16	18
Preliminary Review	1	1	0	0	1	1	0	1	2	3	3	1	4
Annexation / Pre-Zone	0	0	0	1	0	0	0	0	1	0	0	0	0
Rezone / Text Amendment	0	1	0	0	0	0	0	0	1	3	0	0	0
General Plan Amendment	0	0	0	0	0	0	0	0	0	0	0	0	0
Minor Subdivision	0	2	0	1	0	0	0	0	0	0	0	0	1
Major Subdivision	0	1	0	0	0	0	0	0	0	0	0	0	0
Lot Line Adjust. / Cert. Of Compliance	1	0	21	0	1	2	0	1	3	0	1	1	1
Environmental Review: Negative Dec.	1	1	0	1	1	0	2	0	0	0	0	0	0
Appeal	2	2	0	0	5	2	2	1	2	4	0	1	1
ABC Transfer / Admin. Alcohol UP	X	X	X	X	X	X	X	7	3	5	5	6	9
Antenna Application	X	X	X	X	X	X	X	6	1	1	0	2	1
Temporary Use Permit	X	X	X	X	X	X	X	12	10	12	12	21	18
Zoning Determination	X	X	X	X	X	X	X	1	0	2	0	0	1

Village Building Convergence	X	X	X	X	X	X	X	1	0	0	0	0	0
Administrative Permit Review	X	X	X	X	X	X	X	4	12	6	4	5	6
Administrative Permit Review, Cannabis	X	X	X	X	X	X	X	X	X	X	X	5	6
Time Extension	X	X	X	X	X	X	X	1	1	1	2	3	1
Film Permit	X	X	X	X	X	X	X	X	2	2	3	3	1
Public Art Review	X	X	X	X	X	X	X	X	1	1	0	0	1
Façade Improvement	X	X	X	X	X	X	X	X	X	X	1	4	14
Park Project/Monument Review	X	X	X	X	X	X	X	X	X	X	2	1	0
Preapplication Conference	X	X	X	X	X	X	X	X	X	X	X	X	9
Adjustment	X	X	X	X	X	X	X	X	X	X	X	X	1
Development Agreement	X	X	X	X	X	X	X	X	X	X	X	X	1
Tentative Map	X	X	X	X	X	X	X	X	X	X	X	X	1
Total number of Applications	53	48	77	38	53	53	91	93	126	106	95	105	121

'X' means that the permit type was not specifically identified in previous LOS Reports.

The Planning Department is responsible for acting on 87 of the submitted applications administratively.

- Administrative Permit Review: 6
- Antenna Application: 1
- Administrative Permit Review, Cannabis: 6
- ABC License Transfer / Alcohol Use Permit (<50 seats) / Shared Use: 9
- Design Review Permit: 0
- Film Permit: 1
- Administrative Sign Review: 18
- Temporary Use Permit: 17
- Time Extension: 0
- Tree Removal Permit: 13 (City Arborist level review)
- Façade Improvement: 4
- Lot Line Adjustment (Lot Merger): 1
- Zoning Determination: 1
- Preapplication Conference: 9
- Adjustment: 1

A Planning Director Hearing is required for 3 of the applications submitted in 2019.

- Use Permit: 3

The Public Arts Committee is required to hear 1 application submitted in 2019.

- Public Art Review: 1

The Design Review/Tree Board is required to hear 9 of the applications submitted in 2019.

- Design Review Permit: 3

- Sign Permit: 1
- Sign Exception: 1
- Tree Removal Permit: 2
- Preliminary Review: 2

The Planning Commission is required to hear 17 of the permits submitted in 2019.

- Use Permit: 12
- Time Extension: 1
- Variance: 2
- Minor Subdivision: 1
- Preliminary Review: 1

The City Council is required to hear 6 of the permits submitted in 2019.

- Appeal: 1
- Temporary Use Permit: 1
- Sign Permit: 2
- Development Agreement: 1
- Preliminary Review: 1

Notable 2019 Accomplishments

- Adoption of update to Telecommunications Ordinance.
- Whole-house Vacation Rental moratorium put in place.
- Adoption of updates to the City's Accessory Dwelling Unit ordinance. Sebastopol's ordinance was highlighted in UC Berkeley's Center for Innovation as a model ordinance.
- The installation of the Occupy Bench at Mario Savio Free Speech Plaza (the downtown plaza).

Environmental Issues

Reduction of greenhouse gases is a stated goal of the City of Sebastopol. As a responsible environmental steward the City of Sebastopol is committed to policies and programs that conserve and use natural resources wisely. Since solar photovoltaic technology and equipment have become reasonably available, the City requires that new commercial or residential buildings, and specific alterations, additions and remodels require the installation of a photovoltaic energy generation system. In 2019, the City received 47 photovoltaic permits, 8 of which are extensions of previous systems, and 3 permits for battery backup systems.

The City has ten (10) solar installations, which in 2019 produced 57,662 kilowatt-hours. Based on an estimated average cost per kilowatt-hour of $0.45, this equates to a savings of $25,948 for the period, or an average of $5,560 per month.

Throughout the City there are four (4) locations where there are electric vehicle charging stations on public or commercial property, located at Redwood Marketplace, CVS, the public

parking lot across from the police station, and the public parking lot across from the Sebastopol Center for the Arts. Additionally, new parking lots with 10 or more spaces are required to provide electric vehicle charging stations.

The City of Sebastopol's projected future growth has led to concern over the City's sewage treatment capacity share in the Santa Rosa Subregional Sewerage System. At the same time, the City depends solely upon the underground water supply and wishes to conserve that finite resource. Therefore, the City requires that water saving devices can be, shall be, incorporated into all new construction, and in remodeling of existing kitchens and bathrooms, and that the use of such devices will help conserve water and preserve the City's sewage treatment capacity.

The City of Sebastopol encourages sound land use that promotes proactive, forward-thinking environmental protection, it is considered a cornerstone of Sebastopol's identity. The City requires the implementation of policies and actions to provide for progressive, effective and forward-thinking strategies to protect the natural environment and promote sustainability to the greatest extent feasible.

Other environmental protections of note within the updated General Plan:

1. Protect and Enhance Sebastopol's ecosystem and natural habitats.
2. Protect and Enhance water resources in local creeks, riparian habitat, wetlands, the Laguna De Santa Rosa Watershed, Atascadero Creek, and aquatic habitat.
3. Proactively manage, protect, and restore the Laguna De Santa Rosa.
4. Protect, manage, and enhance groundwater as a valuable and limited shared resource.
5. Conserve, protect and enhance trees and native vegetation.
6. Improve air quality in Sebastopol and reduce air quality impacts from future development.
7. Reduce emissions of greenhouse gasses from City operations and community sources.
8. Promote conservation of energy and other natural resources.
9. Ensure the provision and preservation of divers and accessible open space throughout the City.

Future Issues

The LOS Report has identified a number of important issues which have been discussed and addressed in the new General Plan, along with a number of other issues. Ongoing and focused attention on conservation financial management, attention to the needs of essential City functions and services, realistic priority-setting, and promotion of economic development to strengthen the local economy are merited to ensure that core services and community assets can be maintained at an acceptable level.

PUBLIC COMMENT:

No public comments have been received as of the writing of this staff report.

PUBLIC NOTICE:
This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to scheduled meeting date.

FISCAL IMPACT
There is no direct fiscal impact associated with the recommended action tonight

Attachments:

1. Water Production and Usage/Wastewater Statistics 2019 (Includes Solar Data)
2. Ground Water Level Data for 1st, 2nd, 3rd and 4th Quarter
3. Fire Statistics 2019
4. Police Statistics 2019

CITY OF SEBASTOPOL
WATER PRODUCTION AND USAGE, AND WASTEWATER STATISTICS FOR ANNUAL LEVEL OF SERVICE REPORT CALENDAR YEAR 2019

April 30, 2020

This report is prepared annually by the Public Works Department, to accompany the Planning Department's Annual Level of Service Report.

The report includes statistics showing trends in water production, water consumption, and wastewater flows for the preceding ten years. Beginning in 2010, these annual reports also include information on groundwater levels in our City wells.

This portion of the report will summarize data obtained during 2019. Tables and Figures referenced in the summary are attached at the back of the document.

PART 1 – WATER PRODUCTION AND USAGE

Table 1 shows annual water production statistics for the past ten years, along with the ten-year average.

Total Annual Production from all wells decreased from 328 million gallons in 2018 to 323 million gallons in 2019, a decrease of about 2%. This year, California had an extremely wet water year, which saw precipitation totals increase above average for much of the state. Water demand remains significantly lower than when production peaked at 500 million gallons in 2004.

Population is reported by the State Department of Finance on January 1 of each year. The population figures used in this report match the DOF's most current population estimates, based on a 2010 benchmark. The population figure increased by 99, from 7,786 (2018) to 7,885 as of January 1, 2019.

Overall **Per Capita Production** is a calculated average of all water produced divided by population. Per Capita Production decreased 3% from 115 gallons/person/day (2018) to 112 gallons/person/day in 2019.

Rainfall received during 2019 was 50.52 inches, above Mean Seasonal Precipitation for Sebastopol (35 inches per year).

Figure 1 shows some of this information in Graphic form.

Water Consumption

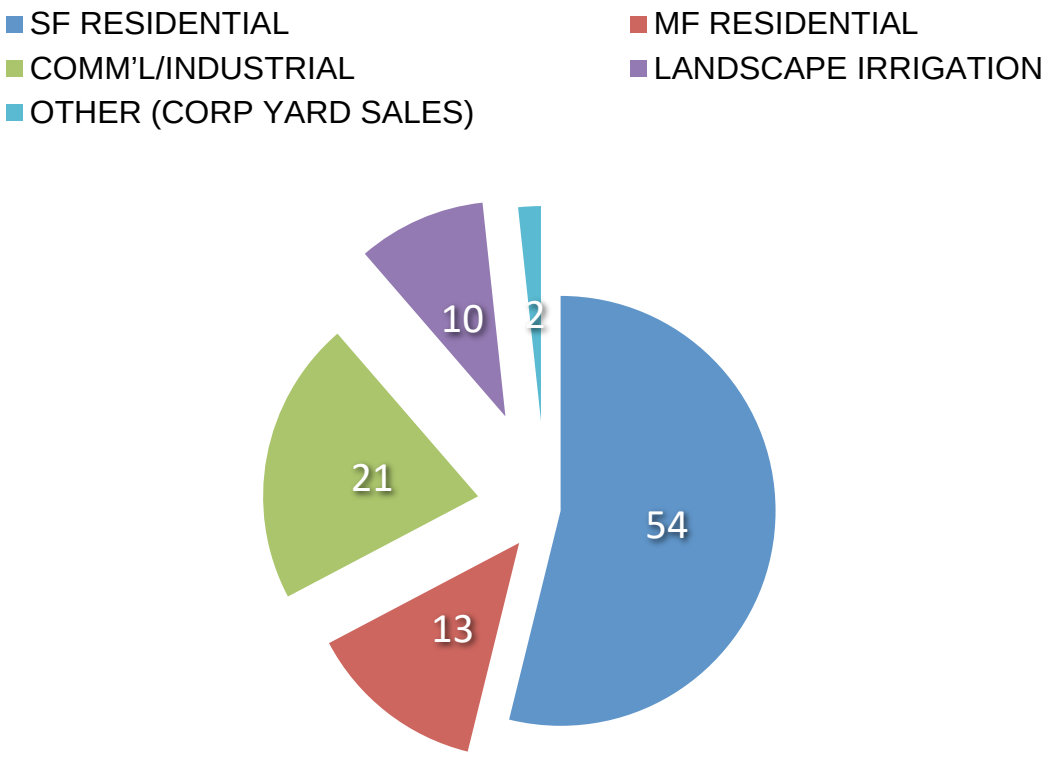
Water consumption by our residents and other users is tracked by monitoring billing records.

Table 2 shows the contribution of various classes of customers to total water sales in Sebastopol over the past 10 years. Figure 2 shows this information in graphic form.

The chart below shows the contribution of various classes of customers to total water sales in Sebastopol during Calendar Year 2019. The distribution of water usage between various classes has not changed appreciably over the past years.

Water Usage by Customer Class

Residential: Together, single-family and multi-family residential usage account for 67% of all water used in Sebastopol in 2019. Though *water produced* in 2019 for all uses averaged 112 gallons/person/day, actual billing records show that residential customers



in Sebastopol use substantially less water on a per capita basis. Per capita *residential usage* was 67 gallons per day in 2019.

Commercial and Institutional: 21% of water sold in 2019 was to commercial and institutional customers (churches, schools, government buildings, etc.). Usage in this customer class remained about the same as a percentage of total use.

Irrigation: Irrigation meters are required for all new multi-family and commercial uses, government and institutional buildings and City parks. In 2019, separately metered irrigation usage was 27.8 million gallons. This represents about 10% of all water sold.

Corporation Yard Sales: The City maintains a potable water-filling stand at the Corporation Yard. Customers for water dispensed at the stand include private contractors and water haulers, and individuals. By far the vast majority of water sold at the Corporation Yard, over 80 % is purchased by potable water haulers to provide potable water to rural-residential customers in County areas around Sebastopol. The remainder is sold to haulers for dust control on construction projects inside and out of town, including Sonoma County Farm Trails for performing dust control at the annual Gravenstein Apple Fair. About 5% is purchased by individual self-haul customers for refilling of storage tanks, and for irrigation on rural properties. Historically, sales of water at the Corp Yard ranges from about 0.3% to a little over 1% of all water sold. In 2019, about 4.9 million gallons were sold from the Corp Yard stand, or about 2% of all water produced.

Future Water Demand

The estimated water demand from projects currently approved by the City but not yet constructed is 6.4 million gallons per year. This represents the equivalent of approximately 2% of total production in 2019. The water demand for projects pending approval is estimated at an additional 1.5 million gallons per year. This is equivalent to an additional 0.5% of 2019 annual production. Table 4 shows projects included in these calculations.

Groundwater Levels

Sebastopol is dependent on our municipal wells for water to supply our customers. During Fiscal Year 2013/14, the City budgeted funds to replace data-loggers (transducers) in all of our City wells. The project was completed in Spring, 2014. The City has retained the services of our consultants at PES to oversee the monitoring of ground water levels, maintain the monitoring equipment, supplement it with hand measurements when needed, and to prepare quarterly reports. The City received four reports during 2019, for the first, second, third and fourth quarters. The reports are attached and are on the Public Works Department web page.

Groundwater Management

California obtains between a third and half of its fresh drinking water from groundwater aquifers accumulated in subsurface basins formed by underlying geologic formations. It has long been recognized that the ability of these aquifers to continue to provide sustainable water supply is critical to the water needs of California as a whole. The Sustainable Groundwater Management Act became law in 2014 (known as SGMA, pronounced “sigma”) with the final version of the accompanying regulations issued during 2017. SGMA sets goals for developing Groundwater Sustainability Plans (GSP) for each basin in order to provide a framework to preserve, recharge, and nurture these groundwater basin aquifers.

SGMA requires that basins with elevated risk factors regarding recharge and sustainability must comply with SGMA by developing a GSP. Basins with low assessed risks do not have to establish a GSP. The GSP is to be developed and managed by a newly established Groundwater Sustainability Agency (GSA). SGMA stipulates that GSA members must be local government entities, and either provide/supply water, or regulate water, or have land use responsibilities. The SRP was given a high enough risk assessment to require the GSA formation and GSP development.

Sebastopol initially was in a unique position. Although a small portion of the City area is part of the SRP, most of the City including all its water producing wells overlay a low risk basin, the Wilson Grove Formation, where no GSA or GSP were required. Initially Sebastopol opted not to join the SRP GSA because of its ties to Wilson Grove. Sebastopol obtains 100% of its municipal water supply from groundwater via multiple producing wells.
However, reassessment by DWR of basin risk factors resulted in Wilson Grove attaining a higher risk rating to where a GSA and GSP would be required. Sebastopol had a choice, to either participate with Wilson Grove or join the SRP. In September 2018 Sebastopol applied to California for inclusion in the SRP, and action that received formal approval from DWR in Spring 2019. Subsequently Sebastopol applied for and was granted membership in the SRP GSA (June 2019). The Wilson Grove Formation SGMA risk rating was subsequently redone to reflect the Sebastopol boundary changes along with two other similar adjustments for Petaluma and Marin County, resulting in the current “low risk” status.

The collaborative regional effort to get set for Sustainable Groundwater Management Act (SGMA) compliance is well underway. The local Groundwater Sustainability Agency (GSA) for the Santa Rosa Plain basin (SRP) was established effective June 2017. The first two years’ expenses were covered by a combination of a large State grant, and assessments to GSA members. The GSA prepared a fee and rate study to make the GSA financially sustainable for initial years while the GSP is being written. Fees will be based on groundwater usage, with a range under initial discussion of $18 to $25 per year per acre-foot of groundwater used. The fee structure was set at just under $20/AC; based on annual average groundwater use of 1,000 acre-feet per year, the Sebastopol GSA fee beginning FY 19-20 is $20,000 per year.

PART 2 – WASTEWATER

Sebastopol maintains a sanitary sewer collection system and pumping stations that transfer wastewater from Sebastopol to the Sub-regional Water Reclamation System Treatment Plant operated by the City of Santa Rosa on Llano Road. As a partner in the Sub-regional system, Sebastopol has an entitlement to treatment capacity up to 840,000 gallons, or 0.84 million gallons per day (mgd) Average Daily Dry Weather Flow. Average Daily Dry Weather Flow (ADDWF) is computed using metered wastewater flows through the Morris Street Lift Station during the dry-weather months of each year (typically between May and September) with the lowest rainfall.

Average Daily Dry Weather Flow

Table 3, Average Daily Dry Weather Flow at Morris Street Lift Station, shows current and past years' ADDWF, Population, Percent of Treatment Capacity Used, Per Capita Sewer Flows and Annual Rainfall.

Figure 3 shows ADDWF, compared to Treatment Capacity Entitlement, annual rainfall and average rainfall in graphic form.

For 2019, Average Daily Dry Weather Flow (ADDWF) was 0.404 mgd, or about 48% of our treatment entitlement. This was a decrease of about 1% in ADDWF from 2018.

Sewer Flows, Project Commitments and Treatment Capacity

Sebastopol's ability to accommodate future development is limited by our entitlement in the Sub-regional Water Reclamation System. To estimate the treatment capacity available for future development, we calculate estimated flows from current project commitments. Table 4 provides information about estimated future water and sewer demand attributable to currently Approved Projects and Projects Pending in the planning process.

Projected sewer demand (ADDWF) for Approved Projects is 0.012 mgd.
Projected sewer demand (ADDWF) for Applications Pending is 0.003 mgd.

Using these figures, we can compare current and future flows to treatment capacity as shown in the following table:

Wastewater Treatment Capacity Based on Current Year Statistics

	MGD
Average Daily Dry Weather Flow, 2019 (Table 3)	0.404
Treatment Capacity Reserve per General Plan (5% of entitlement)	0.042
Estimated Flows from Approved Projects (Table 4)	+0.012
Subtotal – Treatment Capacity Used, Reserved and Committed	0.458

Current Capacity Entitlement in Sub-regional Treatment System	0.840
Less Treatment Capacity Used, Reserved and Committed	-0.458
Remaining Treatment Capacity Available for future Growth	0.382
Less Treatment Capacity Demand from Pending Applications (Table 4)	-0.003
Remainder Available for New Projects	0.379

0.379 mgd represents approximately 45% of our total treatment capacity and would be equivalent to projected flows from 2,415 new single-family homes (assumes sewer flow from a typical single-family residential unit is 157 gpd).

PART 3 – MEETING OUR CONSERVATION GOALS

Water demand in any given year may vary due to a number of factors including weather patterns, the economy in general and rate increases. However, water usage is also affected by changing land use patterns, conservation efforts, rate increases and changes in the public attitude towards the need to conserve resources. In August 2014, in response to the Governor's statewide drought declaration, the City adopted emergency regulations and voluntary water conservation requirements and asked our customers to aim for a 20% voluntary reduction in water usage. Overall in 2019, water usage decreased by about 2% from the previous year of 2018.

PART 4 – SOLAR PANELS ENERGY PRODUCTION & ENERGY SAVINGS

The Corporation Yard and Ives Pool solar panels and inverters were replaced in March 2020 under a factory warranty litigation program at no cost to the city, and a replacement inverter is on order for the Police Department.

The City received a status report of solar installations and energy production and savings. The report and table are attached.

Attachments:

TABLES FOR ANNUAL LEVEL OF SERVICE REPORT FOR 2019

Table 1	Water Production
Figure 1	Water Production, Population and Rainfall (Graph)
Table 2	Water Sales by Customer Class
Figure 2	Water Sales by Customer Class (Graph)
Table 3	Average Daily Dry Weather Flows at Morris Street Lift Station
Figure 3	Average Daily Dry Weather Flow v. Treatment Capacity (Graph)
Table 4	Estimated Sewer and Water Demand from Future Development

SOLAR PANELS ENERGY PRODUCTION & ENERGY SAVINGS

Status Report of Solar Installations for the City of Sebastopol October 14, 2019-March 2, 2020. Table of Energy Production and Energy Savings

GROUNDWATER LEVEL DATA TRANSMITTALS (PES Environmental, Inc.)

- 2019 1st Quarter, April 5, 2019
- 2019 2nd Quarter; July 9, 2019
- 2019 3rd Quarter; November 30, 2019
- 2019 4th Quarter; January 20, 2020

Table 1
Water Production

CALENDAR YEAR	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10-YR Average
Total Annual Production (mg)	338	339	367	376	333	296	304	333	328	323	**334**
Average Day (mg)	0.9	0.9	1	1	0.9	0.8	0.8	0.9	0.9	0.9	**0.9**
Population (State DOF, Jan 1)	7,943	7,423	7,405	7,445	7,440	7,507	7,527	7,579	7,786	7,885	
Average Production Per Capita Per Day (gallons)	117	125	136	138	123	108	111	120	115	112	**121**
Maximum Month (mg)	39	38	45	40	43	35	40	44	44	43	**41**
Maximum Day (mg)	1.7	1.6	1.8	1.5	2.1	1.3	1.4	2.1	1.5	1.4	**1.6**
Average Day in Maximum Month (mg)	1.3	1.3	1.5	1.3	1.4	1.2	1.3	1.5	1.4	1.2	**1.3**
Maximum Well Capacity* (gpm)	2,200	2,200	2,550	1,800	1,800	2,257	2,257	2,300	2,300	2,300	
% Total Production to Max Production	29%	29%	27%	40%	35%	25%	26%	28%	27%	27%	
Amount of Water Billed (mg)	313	309	338	350	311	277	286	296	294	288	**306**
Un-metered Water Usage**(mg)	2.9	5.2	2.1	3	1.5	0	0	0.5	2	2	**1.9**
Total Reported Use	315.9	314.2	340.1	353	313	277	286.1	296.5	296	290	**308.2**
Unaccounted-for Water (mg)	22.1	24.8	26.9	23	20	19	17.9	36.5	32	33	**25.5**
Unaccounted-for Water % of Total Production	7%	7%	7%	6%	6%	6%	6%	11%	10%	10%	**8%**
Rainfall (Inches)	50.8	28.07	43.3	11.83	38.63	15.01	41.98	46.23	27.85	50.52	**35.4**

*Based on pumping capacity of active wells in operation during the calendar year.
**Un-metered Water Usage is reported by Public Works (for testing of new mains, hydrant flushing, estimated losses from main breaks and leaks, Ives Pool, street sweeping and sewer maintenance activities) and by the Fire Department (for fire suppression, hydrant testing and training activities).

Figure 1
Water Production v. Rainfall and Population

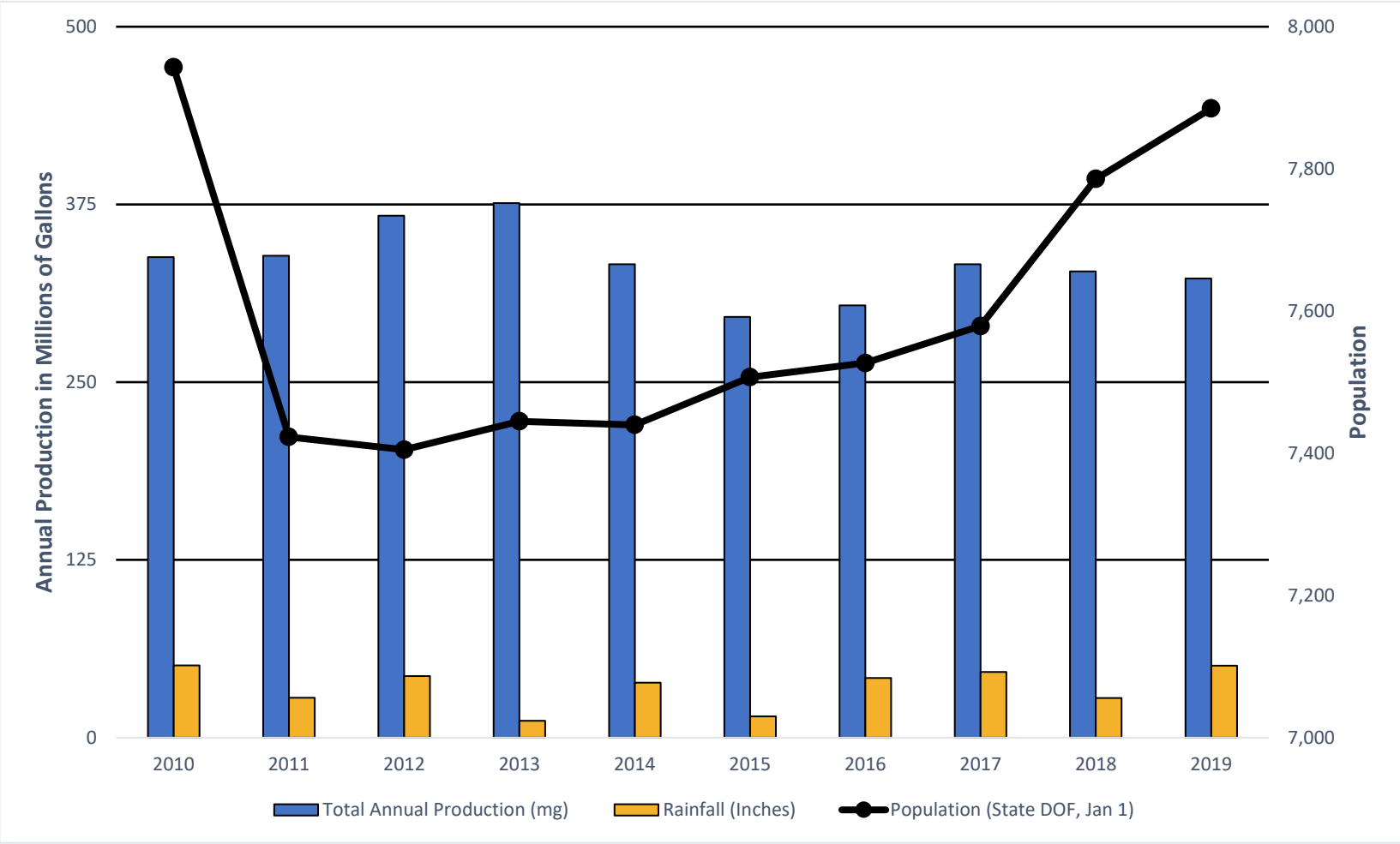


Table 2
WATER SALES by CUSTOMER CLASS
(In Million Gallons)

YEAR	Single Family Residential	Multi-Family Residential	Total Residential Water Sales	Commercial/ Institutional	Landscape/ Irrigation	Corp Yard	TOTAL WATER SALES ALL USES	Population per State Department of Finance	Residential Water Sold - Gallons per Person per Day	All Water Sold - Gallons per Person per Day
2010	170.3	46.6	216.9	66.8	27.7	1.7	313.1	7,943	75	108
2011	171.5	45	216.5	66.4	24.7	1	308.6	7,423	80	114
2012	188.8	47.1	235.9	71.5	28.5	2.1	338	7,405	87	125
2013	190.2	46.8	237	74.5	36.4	1.7	349.6	7,445	87	129
2014	166.9	42.5	209.4	66.2	30.5	3.1	309.2	7,440	77	115
2015	146.2	39.9	186.1	59.9	27.4	3.7	277.1	7,507	68	108
2016	141.8	42.9	184.7	70.6	26.6	4.2	286.1	7,527	67	111
2017	150.6	40.3	190.9	70.1	30.7	4.2	295.9	7,579	69	120
2018	154.9	40.2	195.1	65.6	28	5.8	294.5	7,786	69	104
2019	155.2	38.7	193.9	61.6	27.8	4.9	288.2	7,885	67	100

Figure 2
WATER SALES BY CUSTOMER CLASS

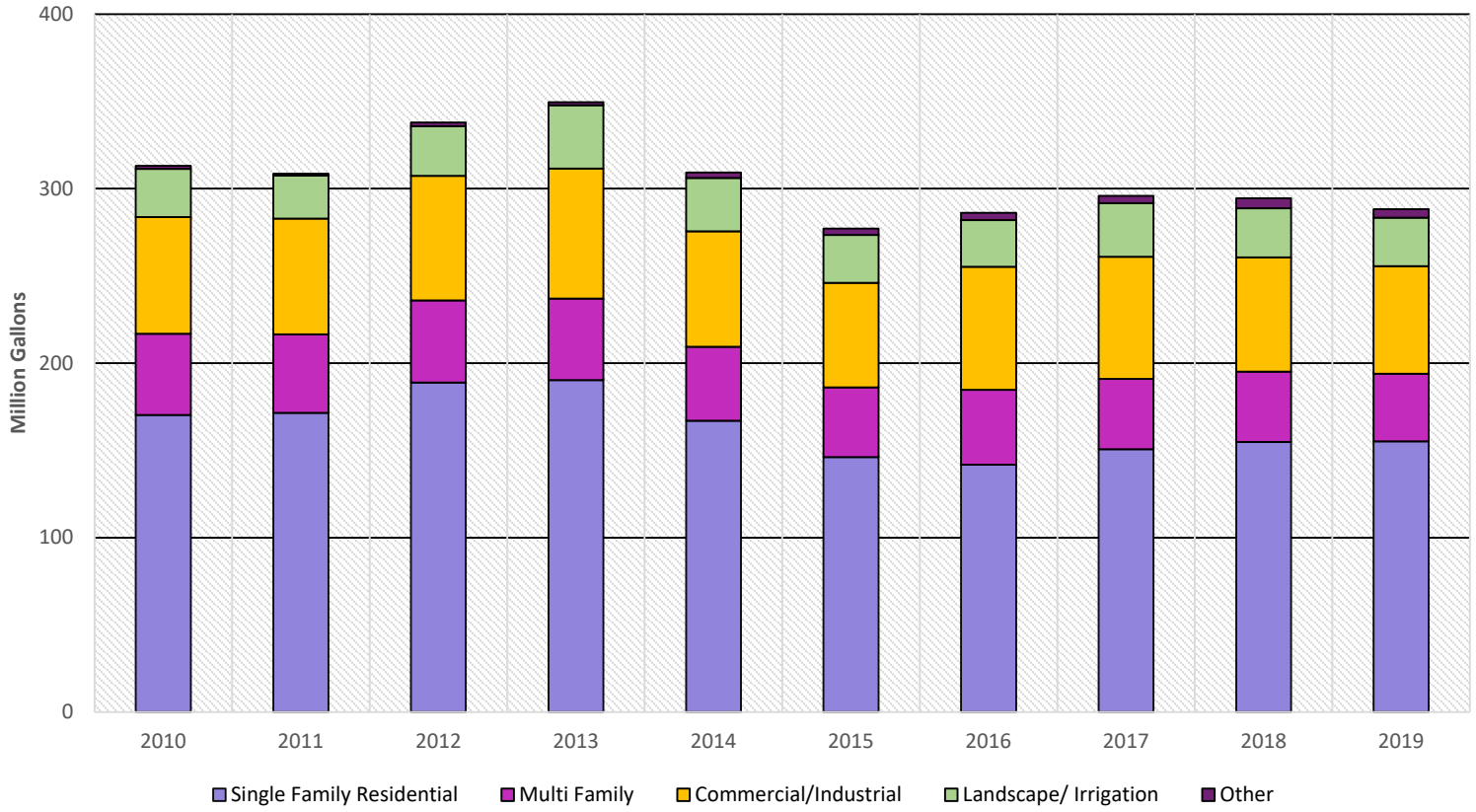


Table 3
Average Daily Dry Weather Flow at Morris Street Lift Station

Calendar Year	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**
Dry Weather Flow (MGD)										
May			0.489					0.468	0.435	
June	0.388		0.467		0.438	0.41	0.463	0.455	0.406	0.415
July	0.336	0.515	0.465	0.467	0.428	0.404	0.438	0.426	0.399	0.394
August	0.337	0.516	0.47	0.461	0.43	0.419	0.443	0.445	0.427	0.405
September		0.527	0.48	0.467			0.449		0.409	0.404
October				0.463						
Average Daily Dry Weather Flow (MGD)	**0.354**	**0.519**	**0.474**	**0.464**	**0.432**	**0.411**	**0.448**	**0.448**	**0.415**	**0.404**
Treatment Capacity Used	42%	62%	56%	55%	51%	49%	53%	53%	49%	48%
Population	7,943	7,423	7,405	7,445	7,440	7,507	7,527	7,579	7,786	7,885
Per Capita ADDWF(GPD)	45	70	64	60	58	55	60	60	53	51
Rainfall (Inches)	50.8	28.07	43.3	11.83	38.63	15.01	41.98	46.23	27.85	50.52

Figure 3
Average Daily Dry Weather Flow v. Wastewater Capacity and Rainfall

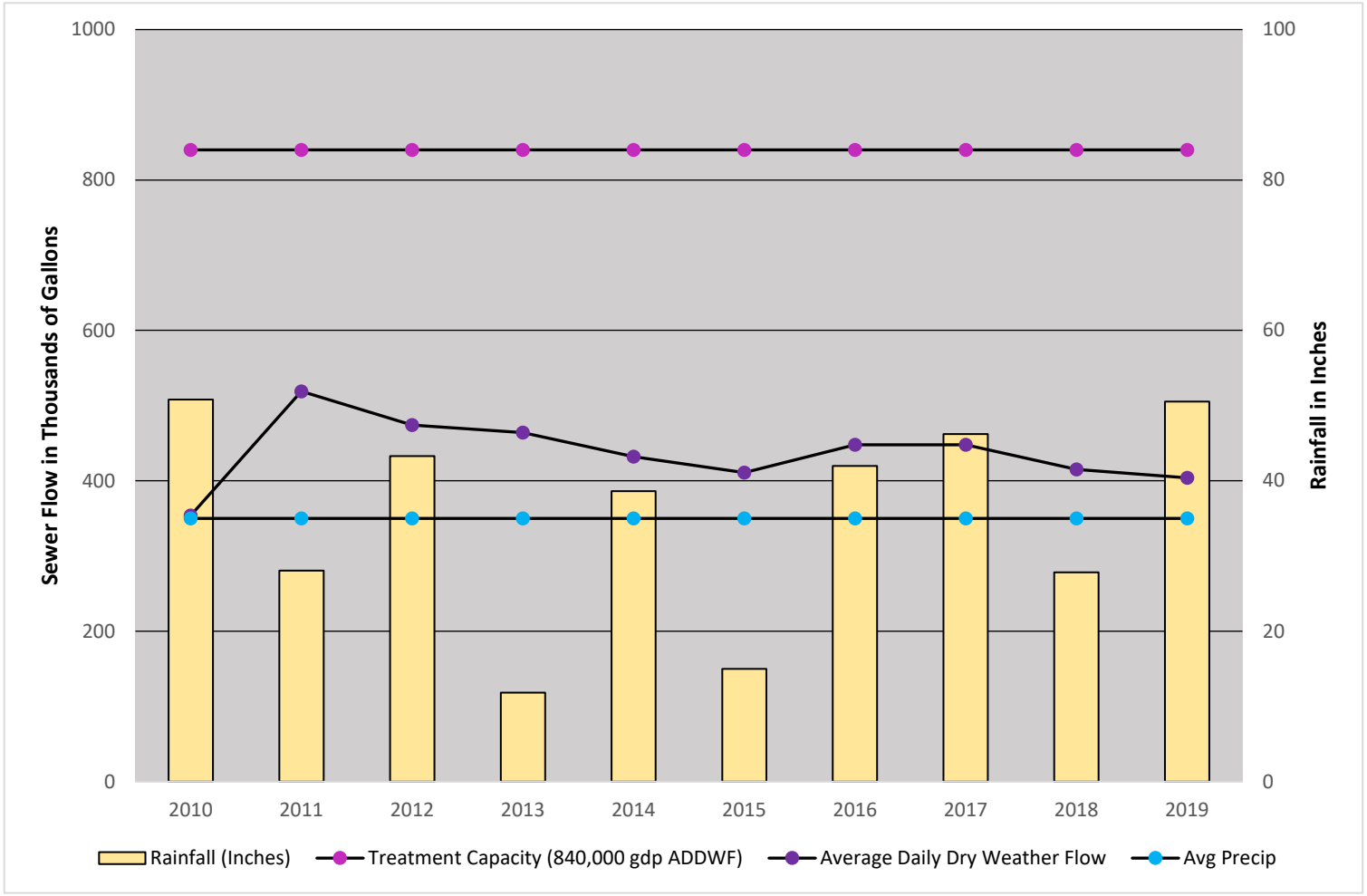


Table 4
ESTIMATED SEWER AND WATER DEMAND FROM FUTURE DEVELOPMENT

APPROVED PROJECTS	Street Address	Single Family Residential Units	Multi-Family Residential Units	Hotel Rooms	Office, Commercial, Industrial Square Feet
Oak Grove Subdivision	7801 Stefenoni Ct.	1			
Woodland Estates	7401-7440 Giusti Ct.	6			
Schoch Minor Subdivision	763 First Street	4			
Clarke Minor Subdivision	7584 Washington Ave.	2			
Accessory Unit	7895 Washington Ave.	0	1		
Mixed Use	7631 Healdsburg Ave.	1	1		1592
House/Accessory Unit	7424 Calder Ave.	1	1		
Hotel Sebastopol	6828 Depot St.			66	1373
Barlow Townhomes	6737 Sebastopol Ave.	18			
Exchange Bank	840/850 Gravenstein Ave. N.				3485
Accessory Unit	7487 Willow St.	0	1		
Accessory Unit	740 High St.	0	1		
Junior Accessory Unit	7137 Willow St.	0	1		
Accessory Unit	7419 Hayden Ave.	0	1		
Accessory Unit	7210 Hayden Ave.	0	1		
Accessory Unit	696 N. Main St.	0	1		
TOTAL APPROVED		33	9	66	6450
PENDING PROJECTS					
Pendent Homes (Huntley Square)	7950 Bodega Ave.	10			
Analy Vet Hospital	900 Gravenstein Hwy N.				4590
Benedetti Tire (Carwash)	6809 Sebastopol Ave.				4295
TOTAL PENDING		10	0	0	8885

	Water	Sewer
Estimated Demand from Approved Projects	6.4 million gallons/year	0.012 million gallons/day
Estimated Demand from Pending Projects	1.5 million gallons/year	0.003 million gallons/day
TOTAL APPROVED AND PENDING	7.9 million gallons/year	0.015 million gallons/day

Status Report of Solar Installations for the City of Sebastopol

October 14, 2019 to March 2, 2020

Summary

On March 2, 2020Solar Works inspected all ten solar installations owned by the City of Sebastopol. These include Well #4, Corporate Yard, City Hall, Youth Annex, Community Center, Morris Lift Station, Fire Station, Police Station, Garzot Building and Ives Pool. Of the 37 inverters installed all but six are performing as expected. (See details below).

Total Production and Energy Savings

The sum total production of the ten City-owned systems for this reporting period was 57,662 kilowatt-hours. Based on an estimated average cost per kilowatt-hour of $0.45, this equates to a savings of $25,948 for the period, or an average of $5,560 per month.

Technical Issues and Needed Repairs

These inverters need service or repair. Please note that costs are estimates, presented here to give a scope of the costs. Actual costs will vary, depending on the final diagnosis and remedy.

Component	Problem	Recommendation	Estimated Cost
Corporate Yard - Inverter 1	No production	Replace Inverter	$2,700 - $3,000
Corporate Yard - Inverter 2	No production	Replace Inverter	$2,700 - $3,000
Ives Pool - Inverter 1	error 1306 No production	Check wiring, or replace	$1,500 - $3,000
Ives Pool - Inverter 2	error 8206 No production	Check wiring, or replace	$1,500 - $3,000
Well #4 - Inverter 2	Bad LCD - hard to read	Replace display, if possible	$800 - $3,000
Police Station - Inverter 6	No production	Replace Inverter	$2,700 - $3,000
		Estimated Total:	$11,900 - $18,000

Recommendations

Malfunctioning inverters do not contribute to savings. It therefor makes sense to invest in the repairs, since the cost would be recouped in about a year. Some additional costs may be incurred to upgrade systems for compatibility with modern equipment, which cannot be determined at this time. These are expected to be relatively minor expenses, though. Please let us know if you'd like to proceed with repairs by calling our office at (707) 829-8282.

Site/Serial #	Inverter #	Inverter Make/Model	Notes	E-Total At Start	Days this period	Production Since Last Reading	Average Daily Production Since Last Reading	Days this period2	Production Since Last Reading2	Average Daily Production Since Last Reading2
34				5/14/19	153	139,366	911	140	57,662	412
Well #4					Estimated Savings		$62,715	Estimated Savings		$25,948
2000529268	1		Production	129128	135769	6641	43.41	138734	2965	21.18
2000530455	2		Production /Bad LCD hard to read, E-Total may not be right	116720	117289	569	3.72	119481	2192	15.66
2000529270	3		Production	112087	113177	1090	7.12	114074	897	6.41
2000529298	4		Production	105523	110055	4532	29.62	111991	1936	13.83
2000501286	5		Production	123164	129510	6346	41.48	132302	2792	19.94
2000204770	6		Production	104531	109209	4678	30.58	111094	1885	13.46
Corporate Yard										
1354207958	1		Dead/Needs replacement			0	0.00	none-OFF	0	0.00
1354207761	2		Dead/Needs replacement			0	0.00	none-OFF	0	0.00
2006600200	3		Production	29406	31907	2501	16.35	32856	949	6.78
SEB Fire										
27120859	1		Production	21937	28358	6421	41.97	30832	2474	17.67
27203567	2		Production	23170	30040	6870	44.90	32995	2955	21.11
Garzot Building										
2000391150	1		Production	87267	91400	4133	27.01	92278	878	6.27
2000391133	2		Production	53202	54878	1676	10.95	56267	1389	9.92
2000331902	3		Production	51204	55782	4578	29.92	56966	1184	8.46
Ives Pool										
New-1990074540	old inverter -31707		error 1306 No production /Inverter replaced by Aloha Solar	0	3126	3126	20.43	3720	594	4.24
New-1990052579	old inverter -31102		error 8206 No production /Inverter replaced by Aloha Solar	0	2086	2086	13.63	2086	0	0.00
New-1990079412	old inverter - 27312		Production /Inverter replaced by Aloha Solar	0	3720	3720	24.31	none-OFF	0	0.00
City Hall										
2000204686	1		Production	110623	110942	319	2.08	113189	2247	16.05
2000213749	2		Production	74500	77891	3391	22.16	79353	1462	10.44
Police Station										
2000252926	1		Production	94327	98509	4182	27.33	99994	1485	10.61
2000242146	2		Production	93623	97840	4217	27.56	99370	1530	10.93
2000252848	3		Production	88648	92739	4091	26.74	94235	1496	10.69
2000252915	4		Production	92733	96848	4115	26.90	98885	2037	14.55
2000252908	5		Production	88787	92516	3729	24.37	94463	1947	13.91
2000217848	6		Inverter Dead/Replace	60086	no screen	0	0.00	none-OFF	0	0.00
2000253288	7		Production	118985	124163	5178	33.84	126720	2557	18.26
Youth Annex										
2000575849	1		Production	72645	76150	3505	22.91	77969	1819	12.99
2000575143	2		Production	68213	71395	3182	20.80	73071	1676	11.97
Community Center										
2000680187	1		Production	105106	111052	5946	38.86	112843	1791	12.79
2000679626	2		Production	102860	108473	5613	36.69	110248	1775	12.68
2000679616	3		Production	112589	118635	6046	39.52	120618	1983	14.16
2000680181	4		Production	91532	97480	5948	38.88	99402	1922	13.73
2000679605	5		Production	106413	107243	830	5.42	107879	636	4.54
Morris Lift Station										
2000297686	1		Production	78503	82240	3737	24.42	84189	1949	13.92
2000301241	2		Production	80760	84690	3930	25.69	86743	2053	14.66
2000668742	3		Production	23936	30258	6322	41.32	32430	2172	15.51
2000258097	4		Production	92493	98611	6118	39.99	100646	2035	14.54

PES Environmental, Inc.
Engineering & Environmental Services

April 5, 2019

954.001.03.002

City of Sebastopol
Public Works Department
Attention: Dante Del Prete
714 Johnson Street
Sebastopol, California 95472

Re: Groundwater Level Data Transmittal
First Quarter 2019
City of Sebastopol
Sebastopol, California

Dear Mr. Del Prete:

This data transmittal has been prepared by PES Environmental, Inc. (PES) on behalf of the City of Sebastopol (City) to summarize the results of the groundwater level monitoring program performed in the first quarter of 2019 (January through March). The following sections of this transmittal summarize the activities performed and data collected for the subject monitoring period.

GROUNDWATER LEVEL MONITORING PROGRAM

The activities performed for the monitoring period (January through March) included: (1) recording groundwater levels in five City production wells; (2) summarizing regional precipitation data; and (3) preparing groundwater level hydrographs.

Groundwater Level Measurements

Groundwater level data collected for the first quarter included groundwater elevations from five City production wells: inactive municipal Well #5, and active municipal Wells #4, #6, #7, and #8. These wells are equipped with Solinst Inc., electronic submersible "LT Edge Levellogger" absolute (i.e., un-vented) pressure transducers and data logger systems. Additionally, a Solinst Inc., "LT Edge Barologger" is installed within Well #4 to provide baseline data for barometric compensation. The pressure transducers/data loggers are programmed to record pressure-head measurements at 20-minute intervals for active wells and

at 60-minute intervals for inactive wells. Pressure-head measurements stored in each data logger were transmitted to PES' office via telemetry stations installed within the respective pump houses. The pressure-head measurements were then barometrically compensated and correlated to groundwater level measurements obtained manually using an electronic water level sounder.

Precipitation Data

Daily precipitation records maintained by the National Oceanic and Atmospheric Administration are summarized on Table 1. The precipitation data (reported in total inches per day) were measured at the Sonoma County Airport, Santa Rosa, California (Station ID: USW00023213). As indicated in Table 1, a total of 32.79 inches of rain was recorded during the monitoring period, including 8.11, 16.97 and 7.71 inches of rain in January, February and March, respectively.

Groundwater Level Hydrographs

Following conversion of the pressure-head measurements to depth-to-groundwater levels, groundwater level hydrographs were prepared for each of the five City wells (Plates 1 through 5). To facilitate groundwater level trend analysis, groundwater level data from the previous quarter (October through December) is included on Plates 1 through 5. During the subject monitoring period (January through March), observed groundwater levels generally exhibit a trend of recovery, which appear to correlate with the seasonal increase in precipitation and associated increase in groundwater recharge.

CLOSURE

PES appreciates the opportunity to be of service to the City and in providing assistance with the subject Groundwater Level Monitoring Program. Should you have any questions regarding this information, please call PES at (415) 899-1600.

Yours very truly,

PES ENVIRONMENTAL, INC.

Peter D. Gorman, P.G., C.HG.
Associate Hydrogeologist

Carl J. Michelsen, P.G., C.HG.
Principal Geochemist

cc: Henry Mikus – City of Sebastopol (paper copy)

Attachments: Table 1 – Summary of Precipitation Totals
Plate 1 – Groundwater Level Hydrograph, Municipal Well #4
Plate 2 – Groundwater Level Hydrograph, Municipal Well #5
Plate 3 – Groundwater Level Hydrograph, Municipal Well #6
Plate 4 – Groundwater Level Hydrograph, Municipal Well #7
Plate 5 – Groundwater Level Hydrograph, Municipal Well #8

TABLE

Agenda Item Number 8

Table 1
Summary of Precipitation Totals
Sonoma County Airport
Santa Rosa, California

Day	Daily Precipitation Totals (inches)		
	Jan-2019	Feb-2019	Mar-2019
1	--	0.73	T
2	--	0.66	0.90
3	--	0.55	0.03
4	--	0.42	0.01
5	0.46	0.01	0.75
6	2.59	--	0.81
7	T	--	--
8	0.44	0.42	T
9	0.59	0.32	1.04
10	--	0.01	0.02
11	0.41	0.03	--
12	T	0.47	--
13	--	3.86	--
14	0.02	0.79	--
15	0.61	0.57	--
16	2.26	0.19	--
17	0.09	0.07	--
18	0.04	--	--
19	0.03	--	T
20	0.41	T	0.56
21	--	--	--
22	--	--	1.14
23	--	--	0.14
24	--	T	--
25	--	2.66	0.78
26	--	4.64	0.24
27	--	0.57	0.48
28	--	--	0.81
29	--	na	T
30	0.15	na	--
31	0.01	na	--
Total (inches)	8.11	16.97	7.71
Total Precipitation (in inches) for January through March: 32.79			

Notes:

Source of Data: National Oceanic and Atmospheric Administration (NOAA)
Preliminary Record of Climatological Observations for Sonoma County Airport - Cooperative Station Network (Station ID: USW00023213)
-- = No measurable/reported precipitation
T = Trace precipitation event
na = Not Applicable

Agenda Item Number 8
City Council Meeting Packet of May 19, 2020
Page 43 of 84

PLATES

PES Environmental, Inc.

Plate 1
Groundwater Level Hydrograph - Well #4
City of Sebastopol Municipal Wellfield
Sebastopol, California

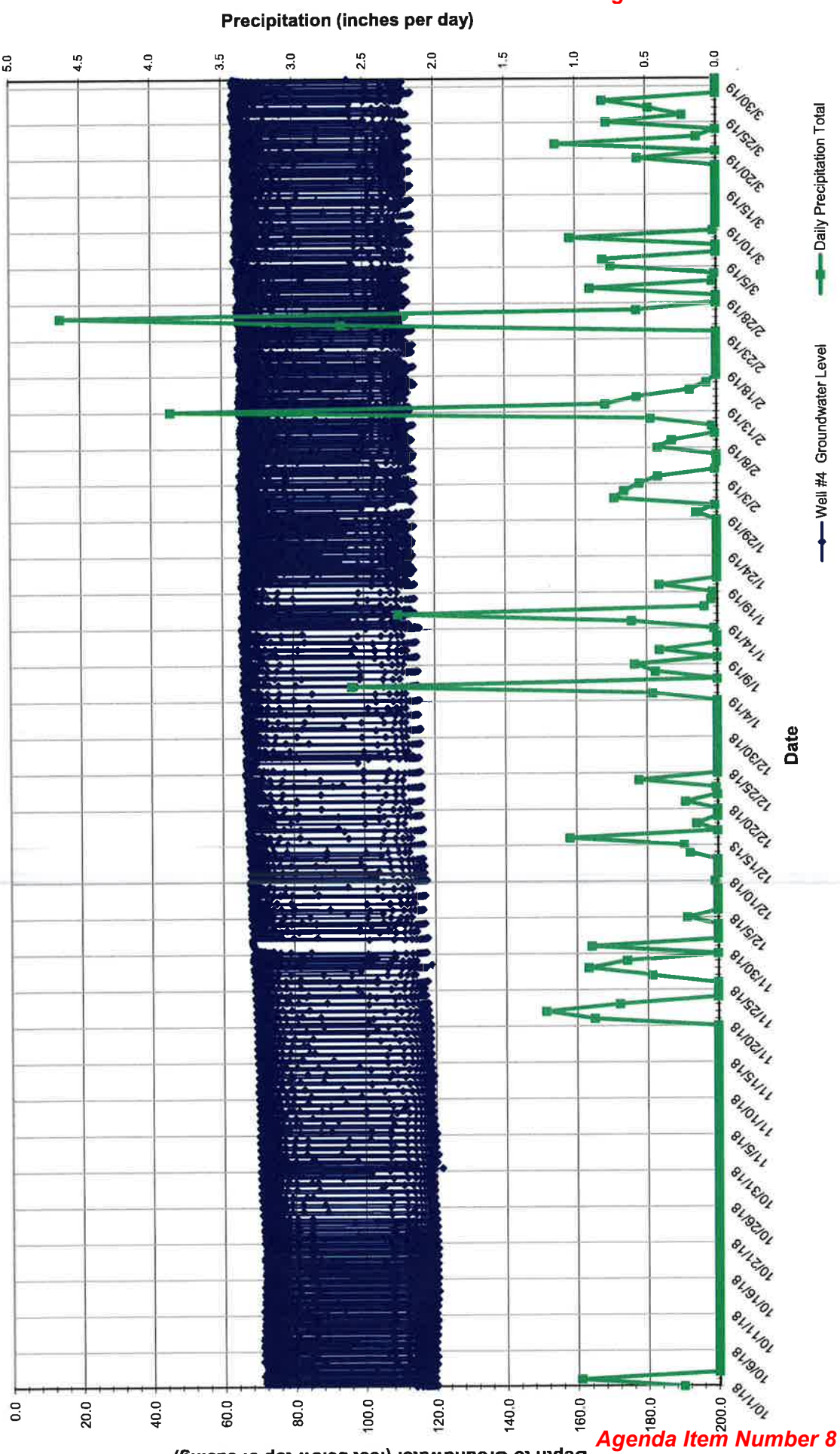
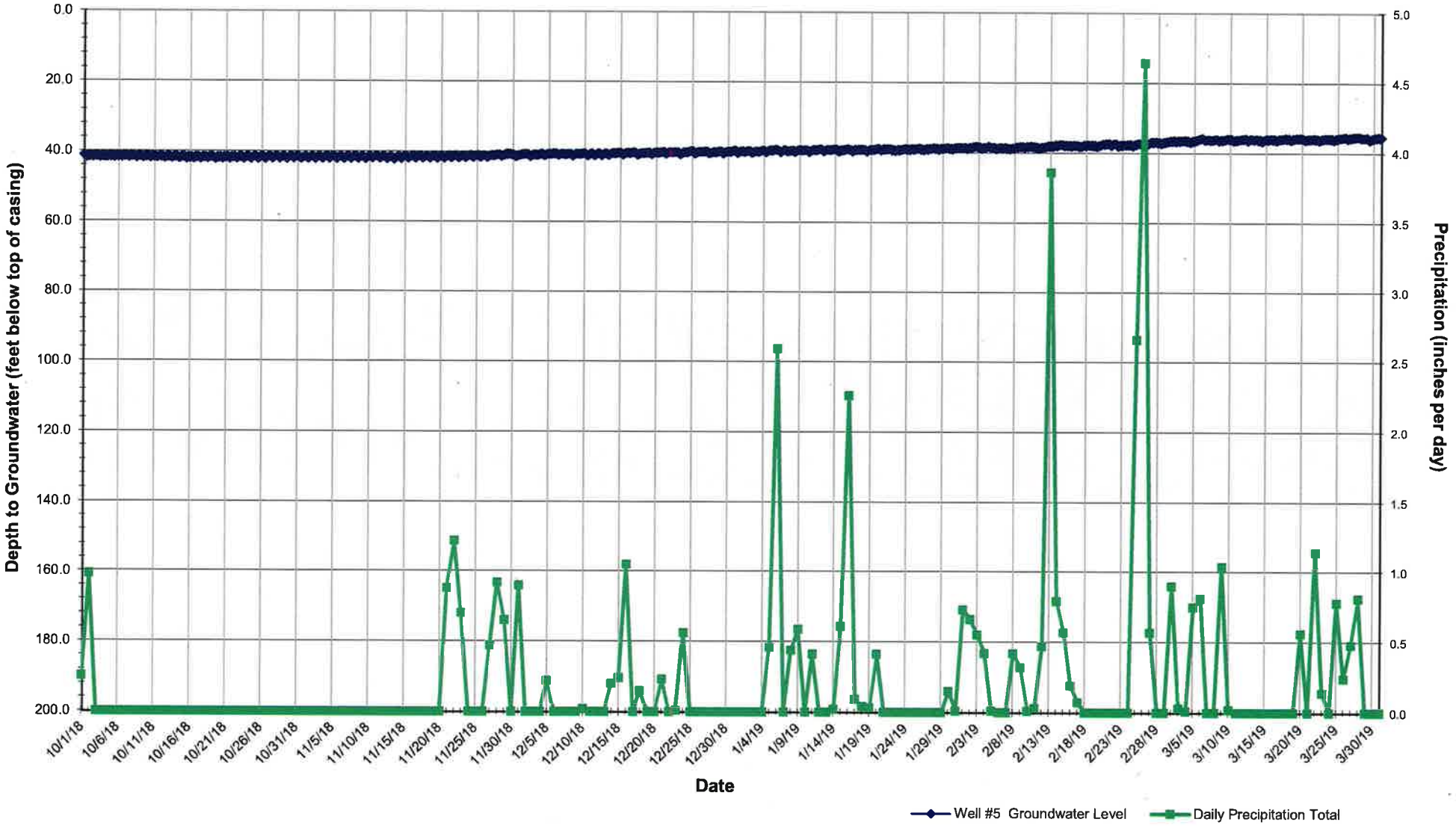


Plate 2
Groundwater Level Hydrograph - Well #5
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.

Plate 3
Groundwater Level Hydrograph - Well #6
City of Sebastopol Municipal Wellfield
Sebastopol, California

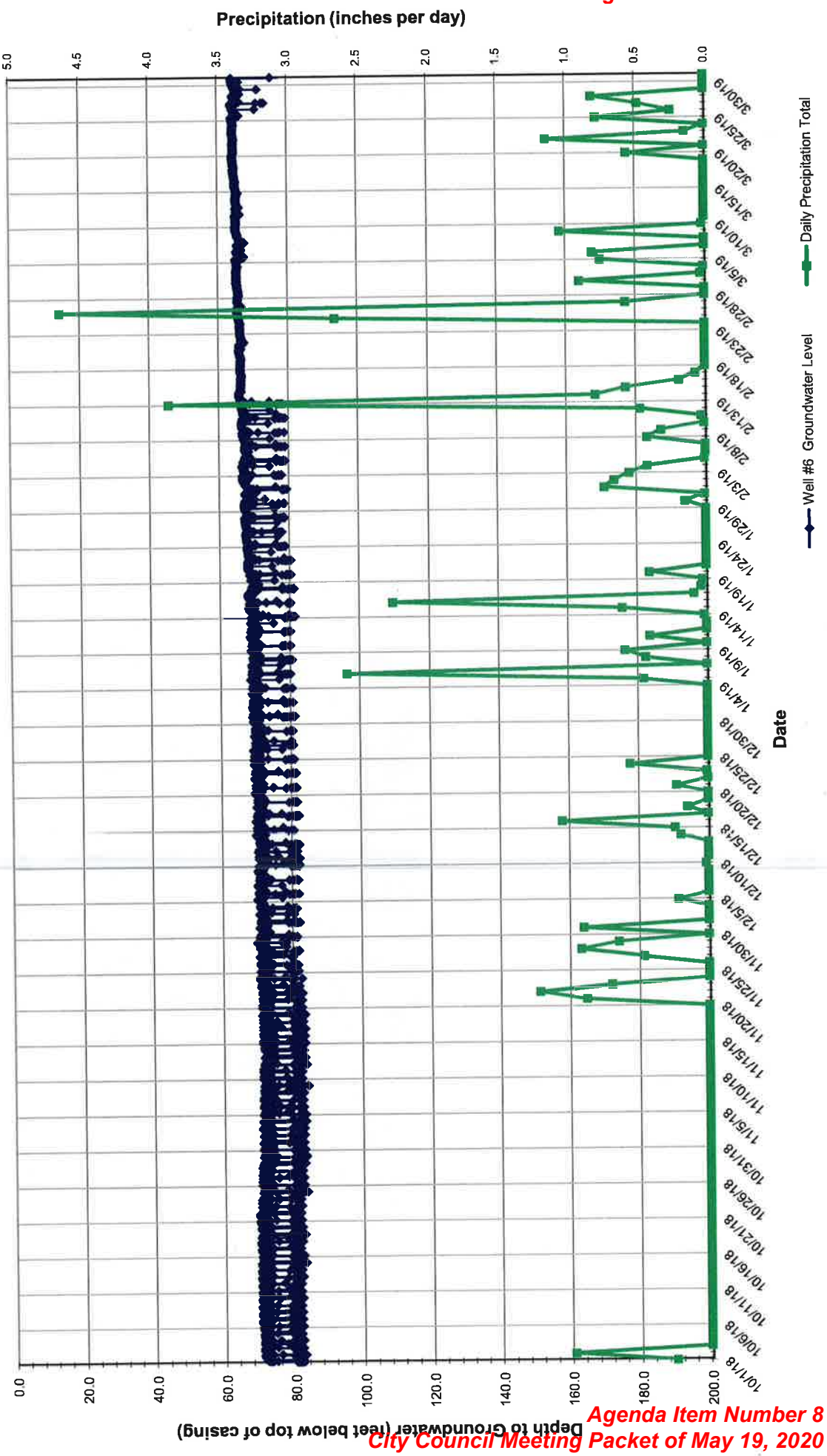


Plate 4
Groundwater Level Hydrograph - Well #7
City of Sebastopol Municipal Wellfield
Sebastopol, California

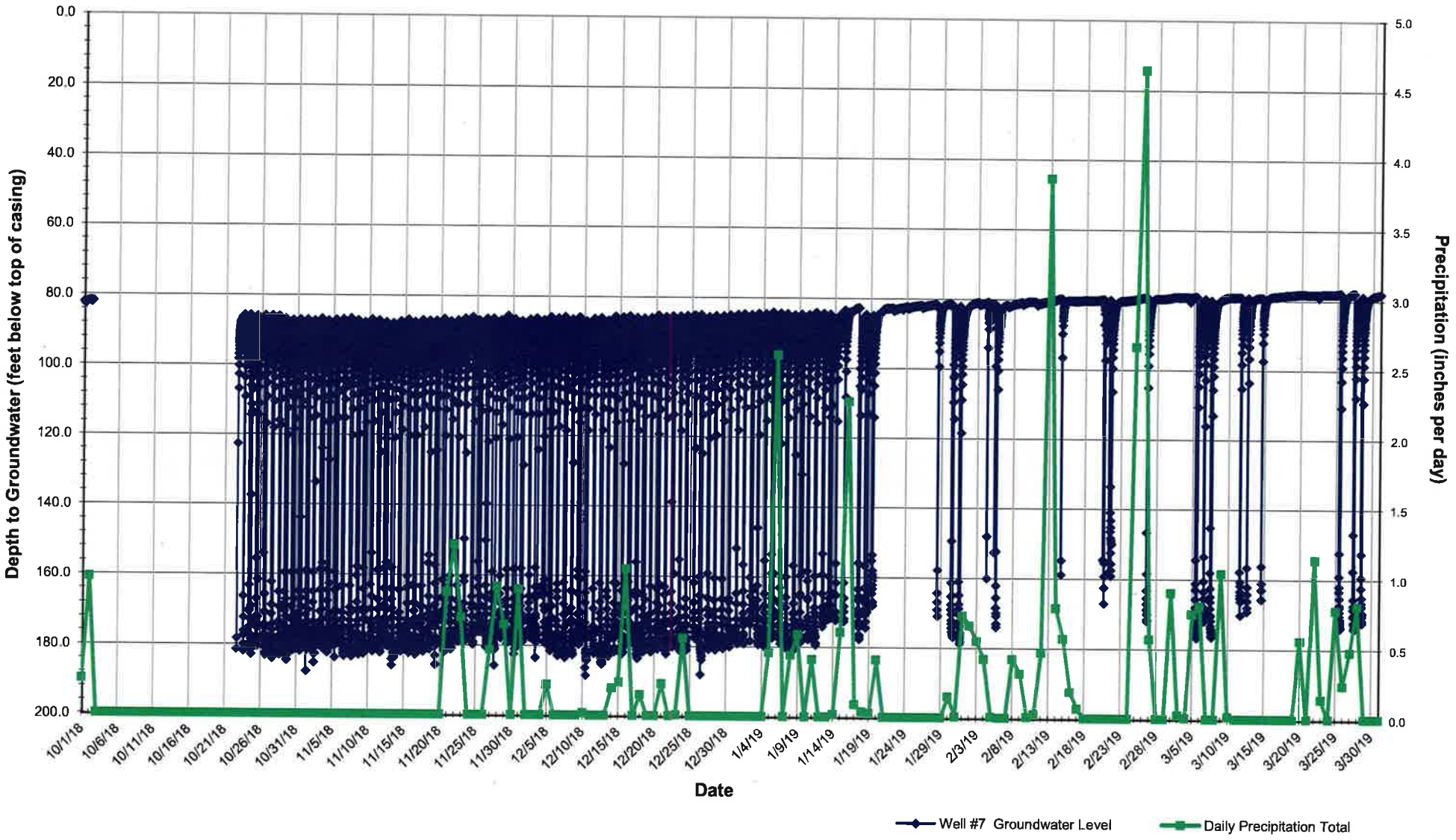
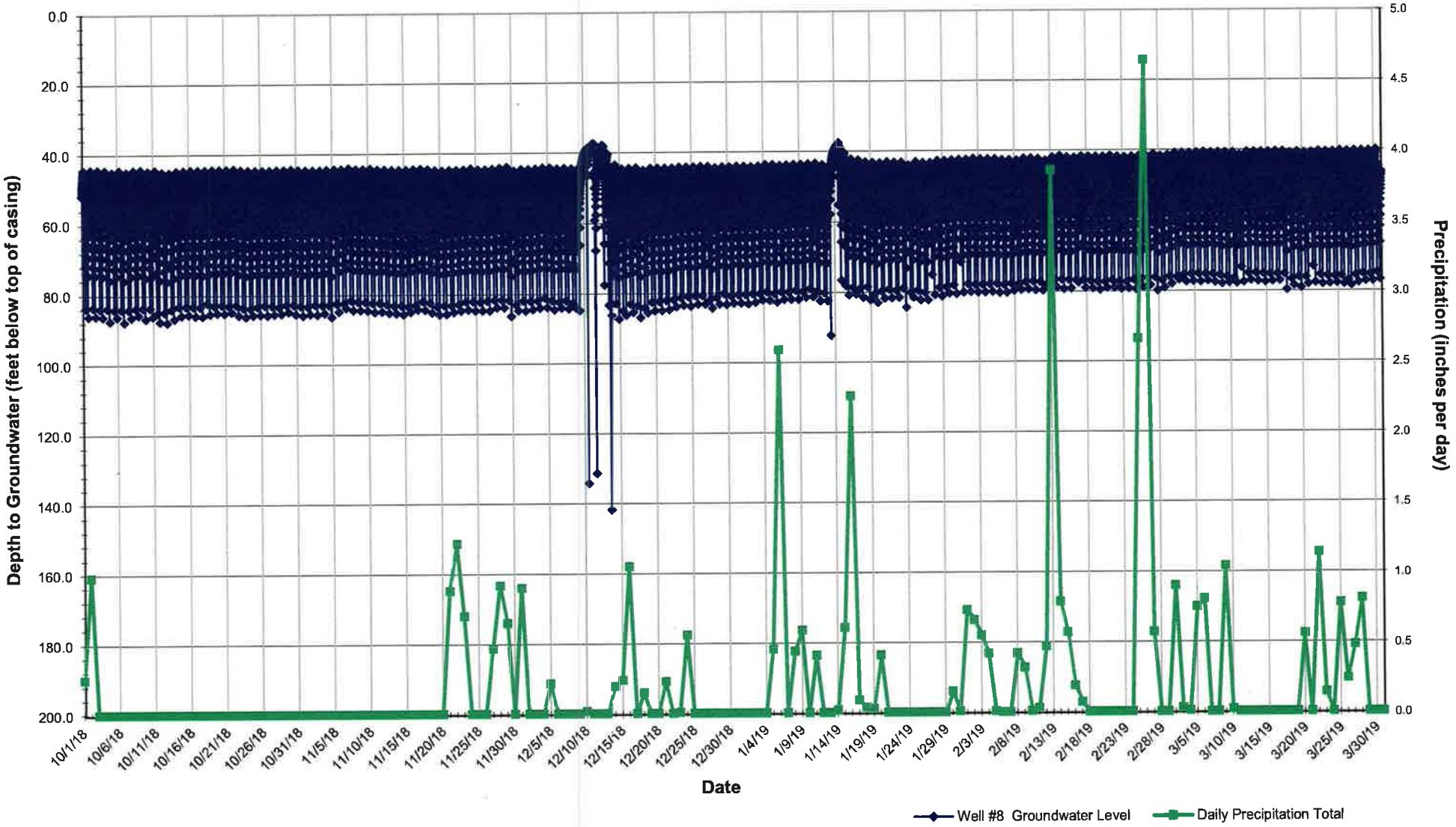


Plate 5
Groundwater Level Hydrograph - Well #8
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.
Engineering & Environmental Services

July 9, 2019

954.001.03.002

City of Sebastopol
Public Works Department
Attention: Dante Del Prete, Superintendent
714 Johnson Street
Sebastopol, California 95472

Re: Groundwater Level Data Transmittal
Second Quarter 2019
City of Sebastopol
Sebastopol, California

Dear Mr. Del Prete:

This data transmittal has been prepared by PES Environmental, Inc. (PES) on behalf of the City of Sebastopol (City) to summarize the results of the groundwater level monitoring program performed in the second quarter of 2019 (April through June). The following sections of this transmittal summarize the activities performed and data collected for the subject monitoring period.

GROUNDWATER LEVEL MONITORING PROGRAM

The activities performed for the monitoring period (April through June) included: (1) recording groundwater levels in five City production wells; (2) summarizing regional precipitation data; and (3) preparing groundwater level hydrographs.

Groundwater Level Measurements

Groundwater level data collected for the first quarter included groundwater elevations from five City production wells: inactive municipal Well #5, and active municipal Wells #4, #6, #7, and #8. These wells are equipped with Solinst Inc., electronic submersible "LT Edge Levellogger" absolute (i.e., un-vented) pressure transducers and data logger systems. Additionally, a Solinst Inc., "LT Edge Barologger" is installed within Well #4 to provide baseline data for barometric compensation. The pressure transducers/data loggers are programmed to record pressure-head measurements at 20-minute intervals for active wells and at 60-minute intervals for inactive wells. Pressure-head measurements stored in each data logger were transmitted to PES' office via telemetry stations installed within the respective

pump houses. The pressure-head measurements were then barometrically compensated and correlated to groundwater level measurements obtained manually using an electronic water level sounder.

Precipitation Data

Daily precipitation records maintained by the National Oceanic and Atmospheric Administration are summarized on Table 1. The precipitation data (reported in total inches per day) were measured at the Sonoma County Airport, Santa Rosa, California (Station ID: USW00023213). As indicated in Table 1, a total of 5.60 inches of rain was recorded during the monitoring period, including 1.19 and 4.41 inches of rain in April and May, respectively. No measurable precipitation was recorded in June.

Groundwater Level Hydrographs

Following conversion of the pressure-head measurements to depth-to-groundwater levels, groundwater level hydrographs were prepared for each of the five City wells (Plates 1 through 5). To facilitate groundwater level trend analysis, groundwater level data from the previous quarter (January through March) is included on Plates 1 through 5. During the subject monitoring period (May through June), observed groundwater levels trends included: (1) general stability/recovery in Wells #5 and #8; and (2) general stability with slight declines in Wells #4, #6, and #7. The slight declines in the aforementioned wells appear to correlate with the seasonal decrease in precipitation and associated decrease in groundwater recharge.

CLOSURE

PES appreciates the opportunity to be of service to the City and in providing assistance with the subject Groundwater Level Monitoring Program. Should you have any questions regarding this information, please call PES at (415) 899-1600.

Yours very truly,

PES ENVIRONMENTAL, INC.

Peter D. Gorman, P.G., C.HG.
Associate Hydrogeologist

Carl J. Michelsen, P.G., C.HG.
Principal Geochemist

cc: Henry Mikus – City of Sebastopol (paper copy)

Attachments: Table 1 – Summary of Precipitation Totals
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Plate 2 – Groundwater Level Hydrograph, Municipal Well #5
Plate 3 – Groundwater Level Hydrograph, Municipal Well #6
Plate 4 – Groundwater Level Hydrograph, Municipal Well #7
Plate 5 – Groundwater Level Hydrograph, Municipal Well #8

TABLE

Table 1
Summary of Precipitation Totals
Sonoma County Airport
Santa Rosa, California

Day	Daily Precipitation Totals (inches)		
	Apr-2019	May-2019	Jun-2019
1	0.01	--	--
2	0.02	--	--
3	0.02	--	--
4	0.05	--	--
5	0.65	--	--
6	0.14	--	--
7	0.06	--	--
8	0.05	--	--
9	T	T	--
10	--	--	--
11	--	--	--
12	--	--	--
13	--	--	--
14	--	--	--
15	0.19	2.10	--
16	T	0.35	--
17	--	--	--
18	--	1.02	--
19	--	0.78	--
20	--	0.04	--
21	--	0.01	--
22		--	--
23	--	--	--
24	--	T	--
25	--	T	--
26	--	0.11	--
27	--	--	--
28	--	--	--
29	--	--	--
30	--	--	--
31	na	--	na
Total (inches)	1.19	4.41	0.00
Total Precipitation (in inches) for April through June: 5.60			

Notes:

Source of Data: National Oceanic and Atmospheric Administration (NOAA)
Preliminary Record of Climatological Observations for Sonoma County Airport - Cooperative Station Network (Station ID: USW00023213)
-- = No measurable/reported precipitation
T = Trace precipitation event
na = Not Applicable

PLATES

Plate 1
Groundwater Level Hydrograph - Well #4
City of Sebastopol Municipal Wellfield
Sebastopol, California

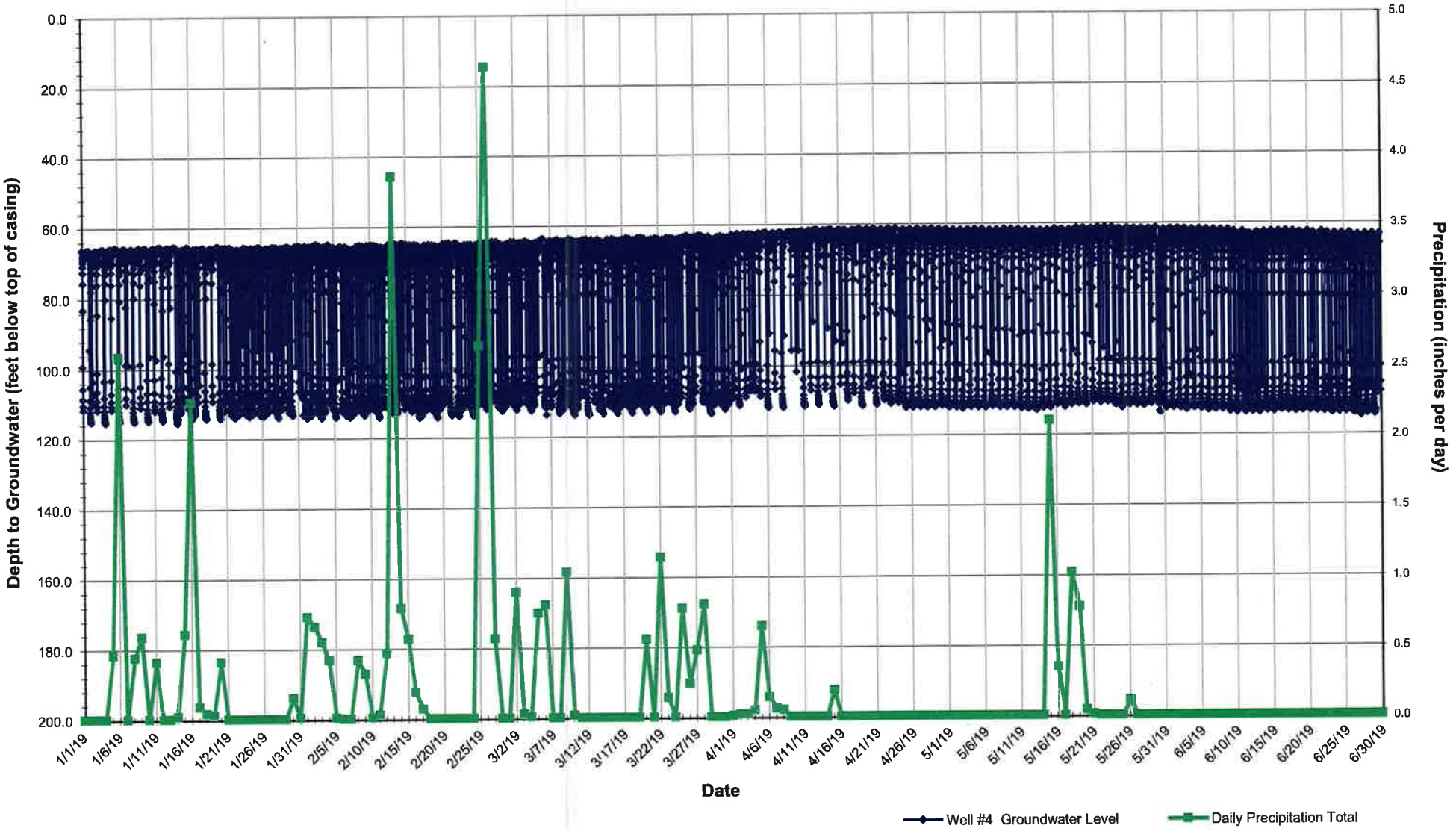


Plate 2
Groundwater Level Hydrograph - Well #5
City of Sebastopol Municipal Wellfield
Sebastopol, California

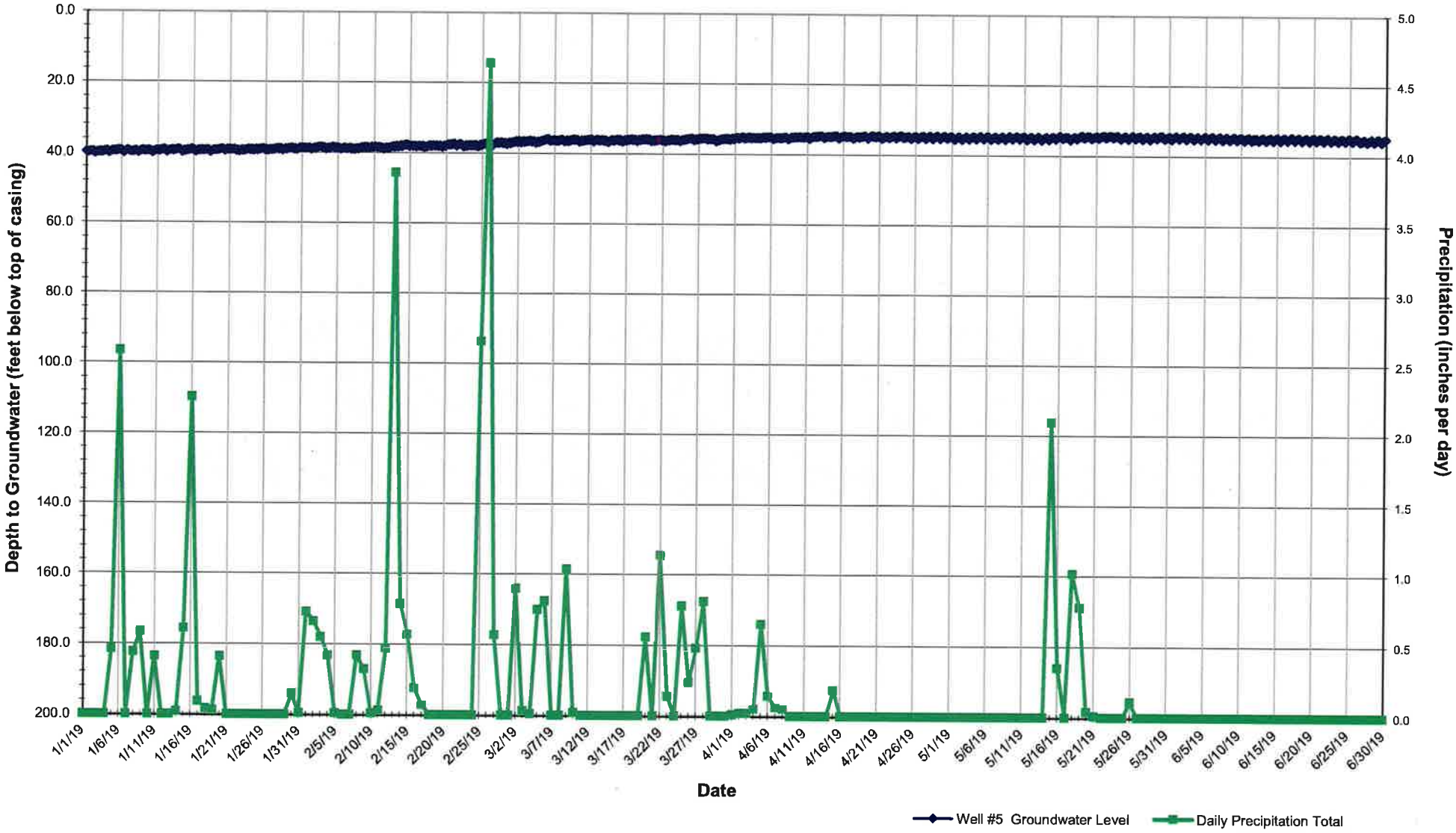


Plate 3
Groundwater Level Hydrograph - Well #6
City of Sebastopol Municipal Wellfield
Sebastopol, California

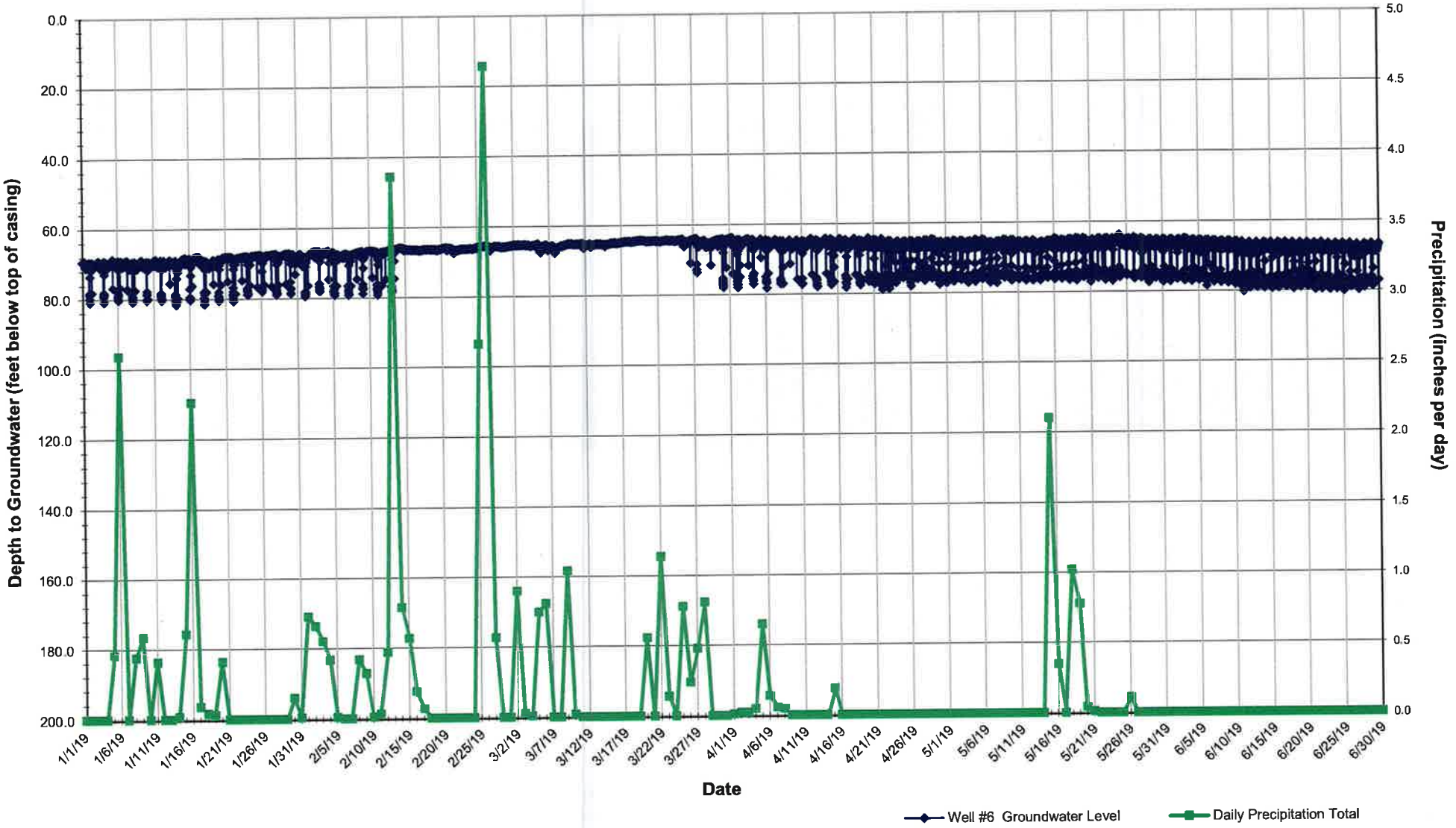


Plate 4
Groundwater Level Hydrograph - Well #7
City of Sebastopol Municipal Wellfield
Sebastopol, California

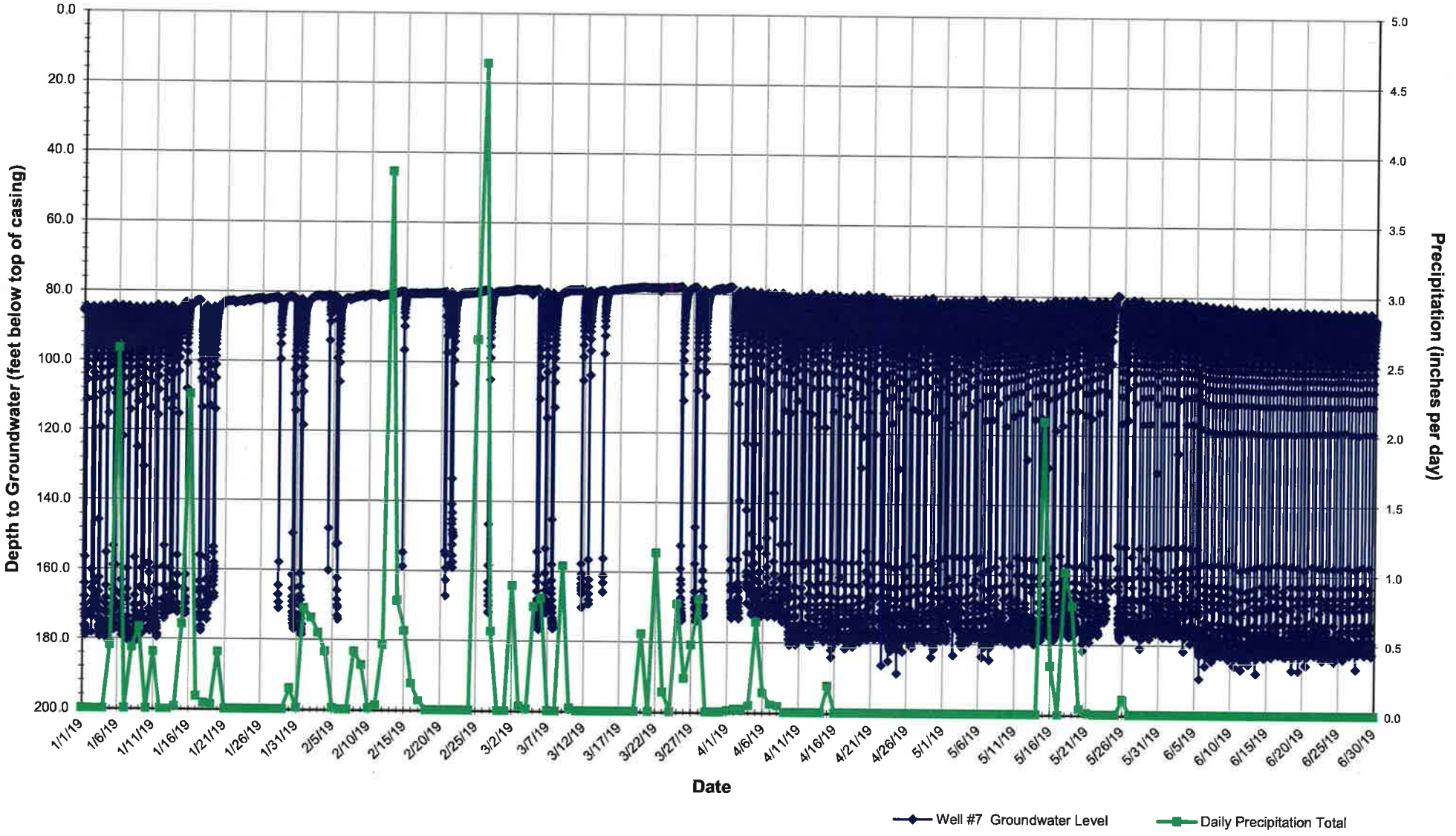
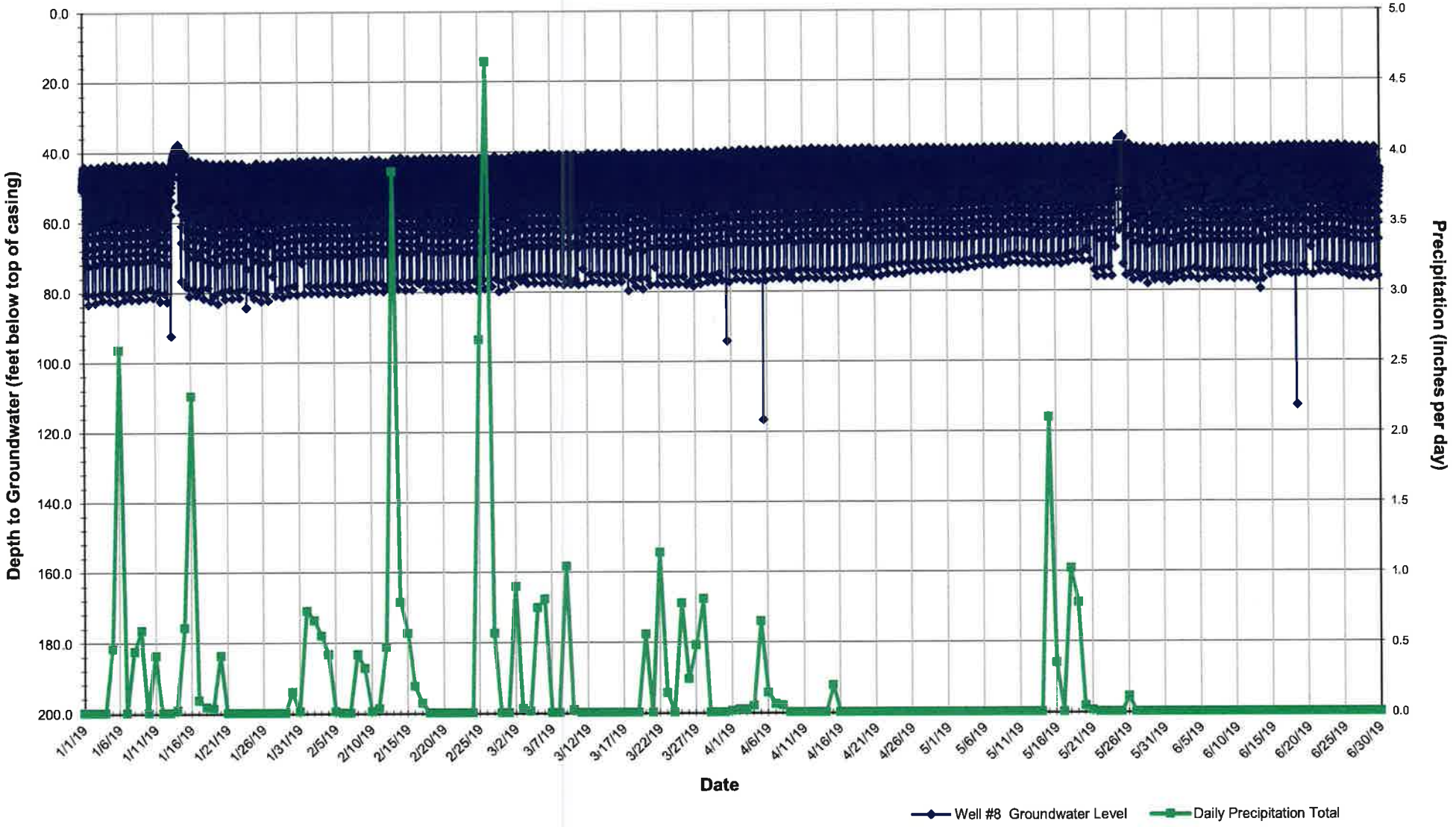


Plate 5
Groundwater Level Hydrograph - Well #8
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.
Engineering & Environmental Services

November 30, 2019

954.001.03.002

City of Sebastopol
Public Works Department
Attention: Dante Del Prete, Superintendent
714 Johnson Street
Sebastopol, California 95472

Re: Groundwater Level Data Transmittal
Third Quarter 2019
City of Sebastopol
Sebastopol, California

Dear Mr. Del Prete:

This data transmittal has been prepared by PES Environmental, Inc. (PES) on behalf of the City of Sebastopol (City) to summarize the results of the groundwater level monitoring program performed in the third quarter of 2019 (July through September). The following sections of this transmittal summarize the activities performed and data collected for the subject monitoring period.

GROUNDWATER LEVEL MONITORING PROGRAM

The activities performed for the monitoring period (July through September) included: (1) recording groundwater levels in five City production wells; (2) summarizing regional precipitation data; and (3) preparing groundwater level hydrographs.

Groundwater Level Measurements

Groundwater level data collected for the third quarter included groundwater elevations from five City production wells: inactive municipal Well #5, and active municipal Wells #4, #6, #7, and #8. These wells are equipped with Solinst Inc., electronic submersible "LT Edge Levellogger" absolute (i.e., un-vented) pressure transducers and data logger systems. Additionally, a Solinst Inc., "LT Edge Barologger" is installed within Well #4 to provide baseline data for barometric compensation. The pressure transducers/data loggers are programmed to record pressure-head measurements at 20-minute intervals. Pressure-head

measurements stored in each data logger are normally transmitted to PES' office via telemetry stations installed within the respective pump houses; however, the telemetry systems became inoperable due to PG&E power outages that resulted from the threat of wildfires in October 2019. Pressure-head data were directly downloaded from each transducer by PES staff on November 21, 2019. The pressure-head measurements were barometrically compensated and correlated to groundwater level measurements obtained manually using an electronic water level sounder.

Precipitation Data

Daily precipitation records maintained by the National Oceanic and Atmospheric Administration are summarized on Table 1. The precipitation data (reported in total inches per day) were measured at the Sonoma County Airport, Santa Rosa, California (Station ID: USW00023213). As indicated in Table 1, no measurable precipitation was recorded in July and August, and a total of 0.13 inches of rain was recorded in September.

Groundwater Level Hydrographs

Following conversion of the pressure-head measurements to depth-to-groundwater levels, groundwater level hydrographs were prepared for each of the five City wells (Plates 1 through 5). To facilitate groundwater level trend analysis, groundwater level data from the previous quarter (April through June) is included on Plates 1 through 5. During the subject monitoring period (July through September), observed groundwater levels indicate general stability with a slight declining trend. These observations correlate with the seasonal decrease in precipitation and associated decrease in groundwater recharge.

CLOSURE

PES appreciates the opportunity to be of service to the City and in providing assistance with the subject Groundwater Level Monitoring Program. Should you have any questions regarding this information, please call PES at (415) 899-1600.

Yours very truly,

PES ENVIRONMENTAL, INC.

Peter D. Gorman, P.G., C.HG.
Associate Hydrogeologist

Carl J. Michelsen, P.G., C.HG.
Principal Geochemist

cc: Henry Mikus – City of Sebastopol (paper copy)

Attachments: Table 1 – Summary of Precipitation Totals
Plate 1 – Groundwater Level Hydrograph, Municipal Well #4
Plate 2 – Groundwater Level Hydrograph, Municipal Well #5
Plate 3 – Groundwater Level Hydrograph, Municipal Well #6
Plate 4 – Groundwater Level Hydrograph, Municipal Well #7
Plate 5 – Groundwater Level Hydrograph, Municipal Well #8

TABLE

Table 1
Summary of Precipitation Totals
Sonoma County Airport
Santa Rosa, California

Day	Daily Precipitation Totals (inches)		
	Jul-2019	Aug-2019	Sep-2019
1	--	--	--
2	--	--	--
3	--	--	--
4	--	--	--
5	--	--	--
6	--	--	--
7	--	--	--
8	--	--	--
9	--	--	--
10	--	--	--
11	--	--	--
12	--	--	--
13	--	--	--
14	--	--	--
15	--	--	--
16	--	--	0.13
17	--	--	--
18	--	--	--
19	--	--	--
20	--	--	--
21	--	--	--
22	--	--	--
23	--	--	--
24	--	--	--
25	--	--	--
26	--	--	--
27	--	--	--
28	--	--	--
29	--	--	T
30	--	--	--
31	--	--	na
Total (inches)	0.00	0.00	0.13
Total Precipitation (in inches) for July through September:			**0.13**

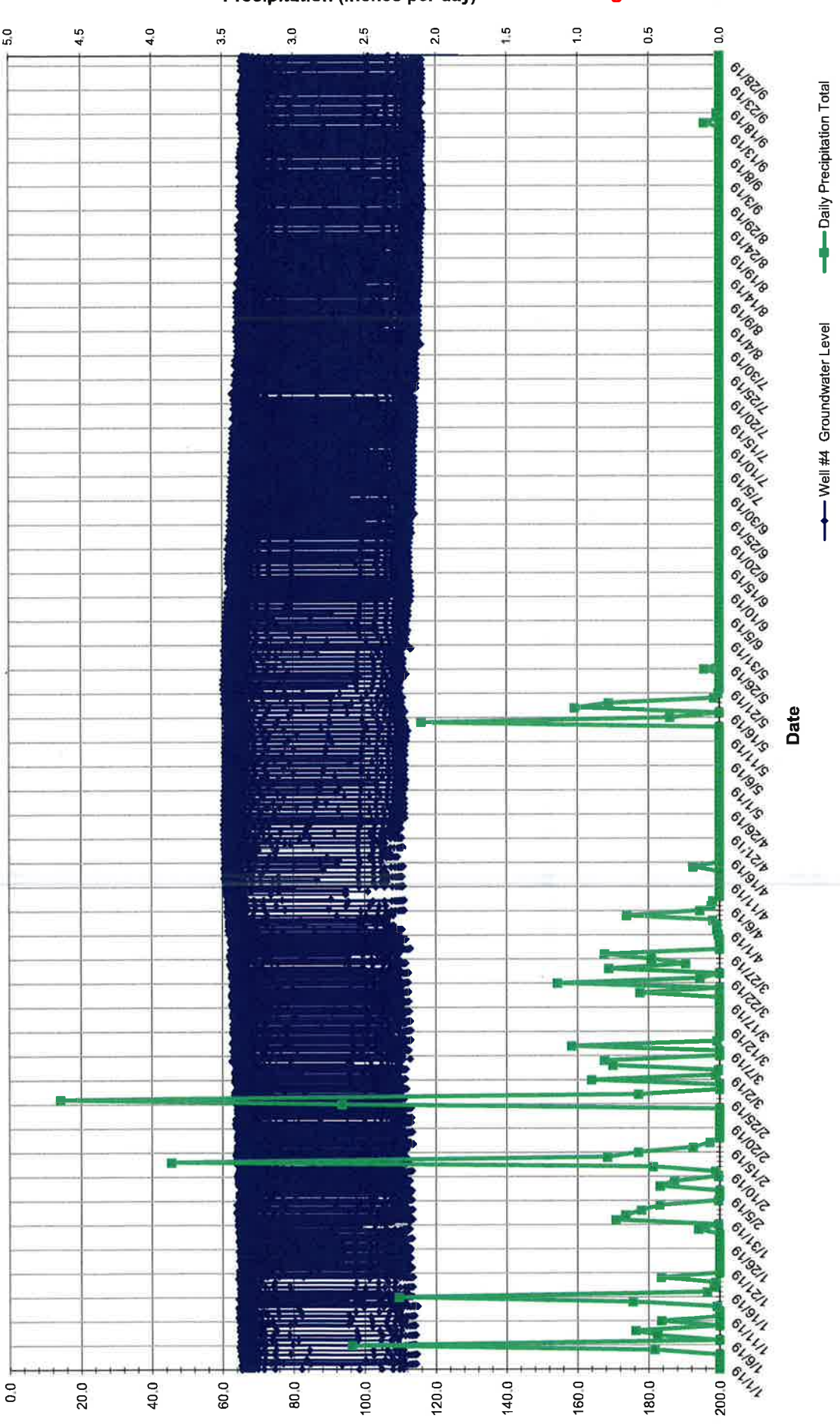
Notes:

Source of Data: National Oceanic and Atmospheric Administration (NOAA)
Preliminary Record of Climatological Observations for Sonoma County Airport - Cooperative Station Network (Station ID: USW00023213)
-- = No measurable/reported precipitation
T = Trace precipitation event
na = Not Applicable

PLATES

PES Environmental, Inc.

Plate 1
Groundwater Level Hydrograph - Well #4
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.

Plate 2
Groundwater Level Hydrograph - Well #5
City of Sebastopol Municipal Wellfield
Sebastopol, California

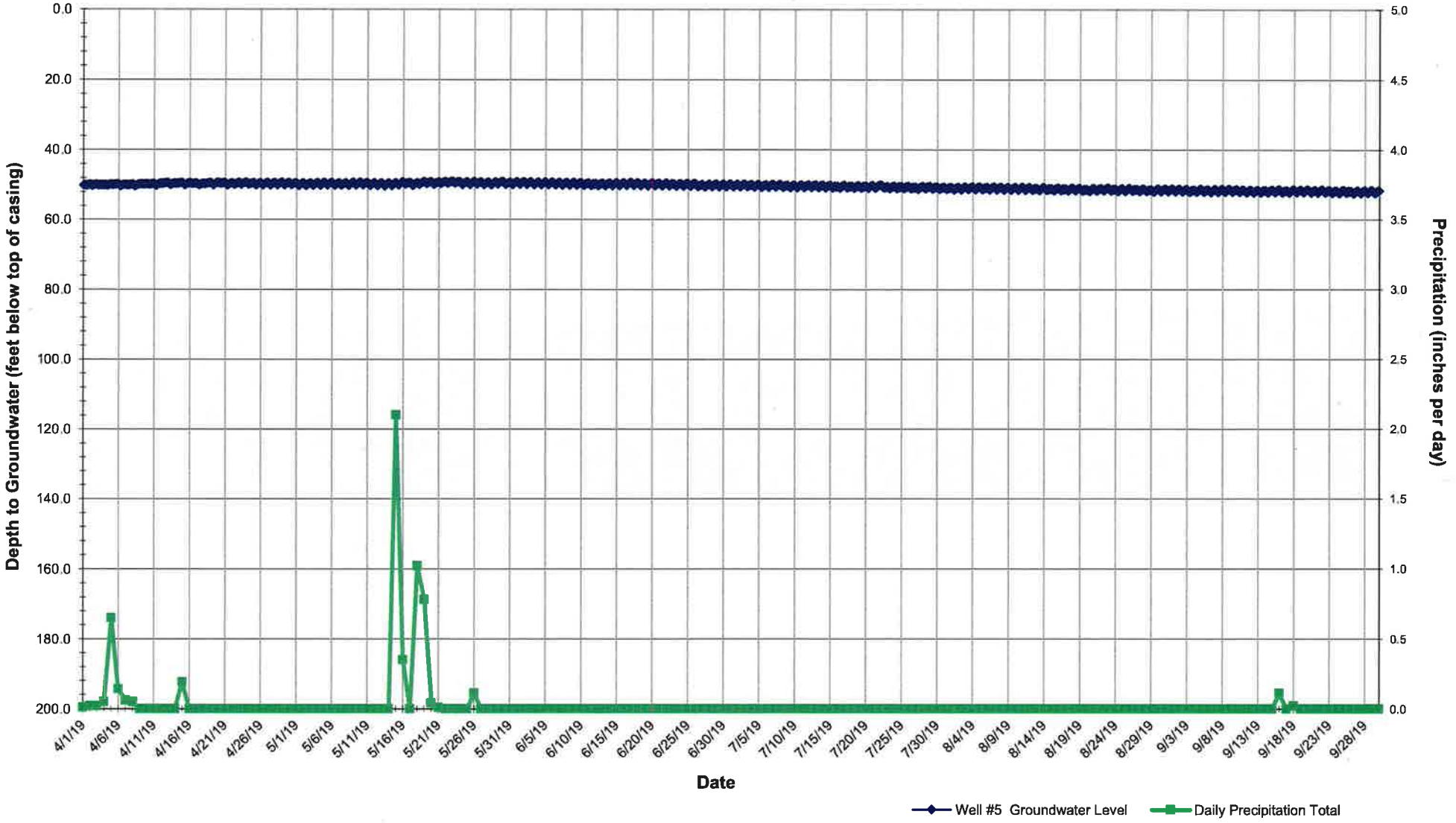
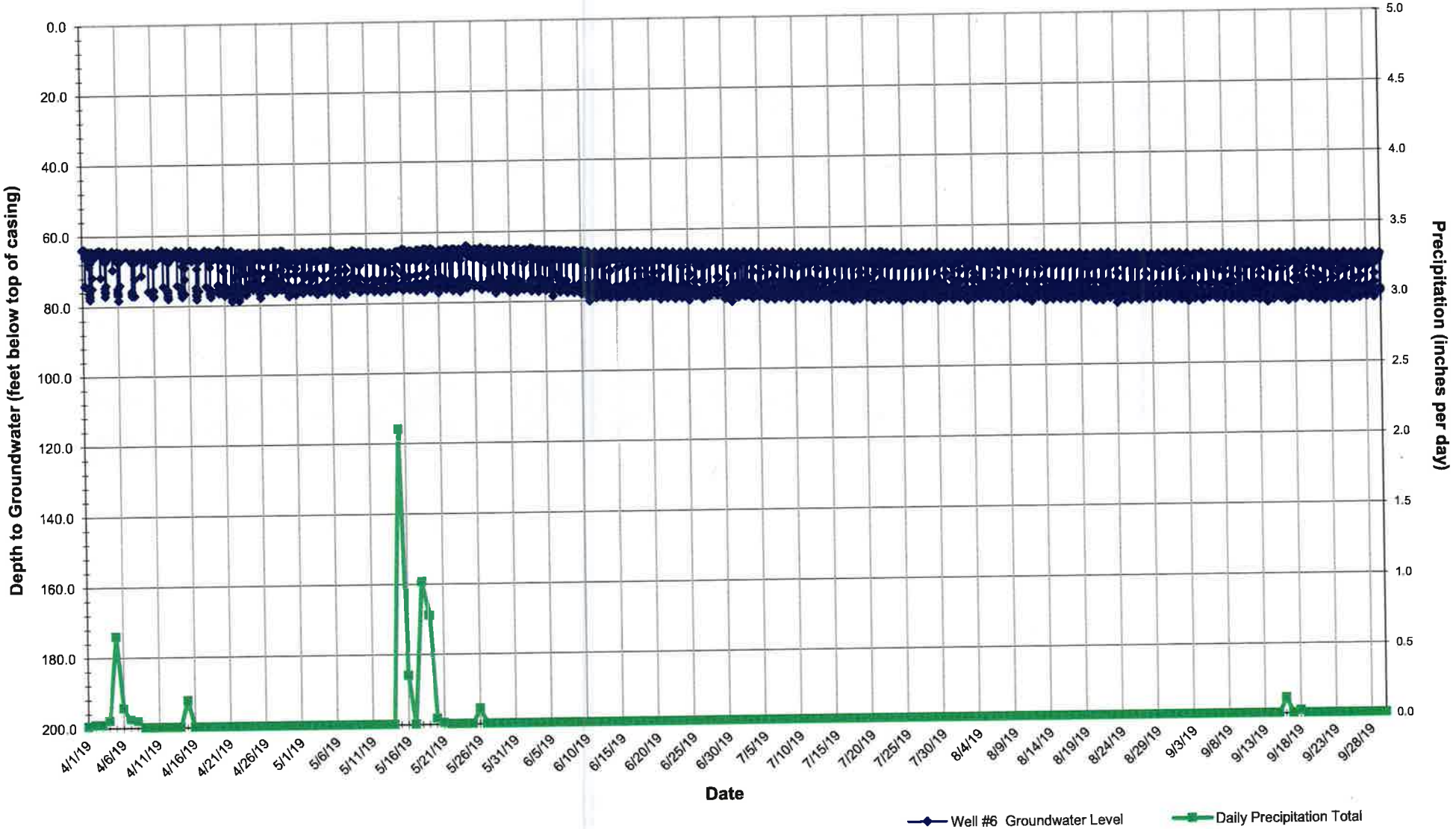
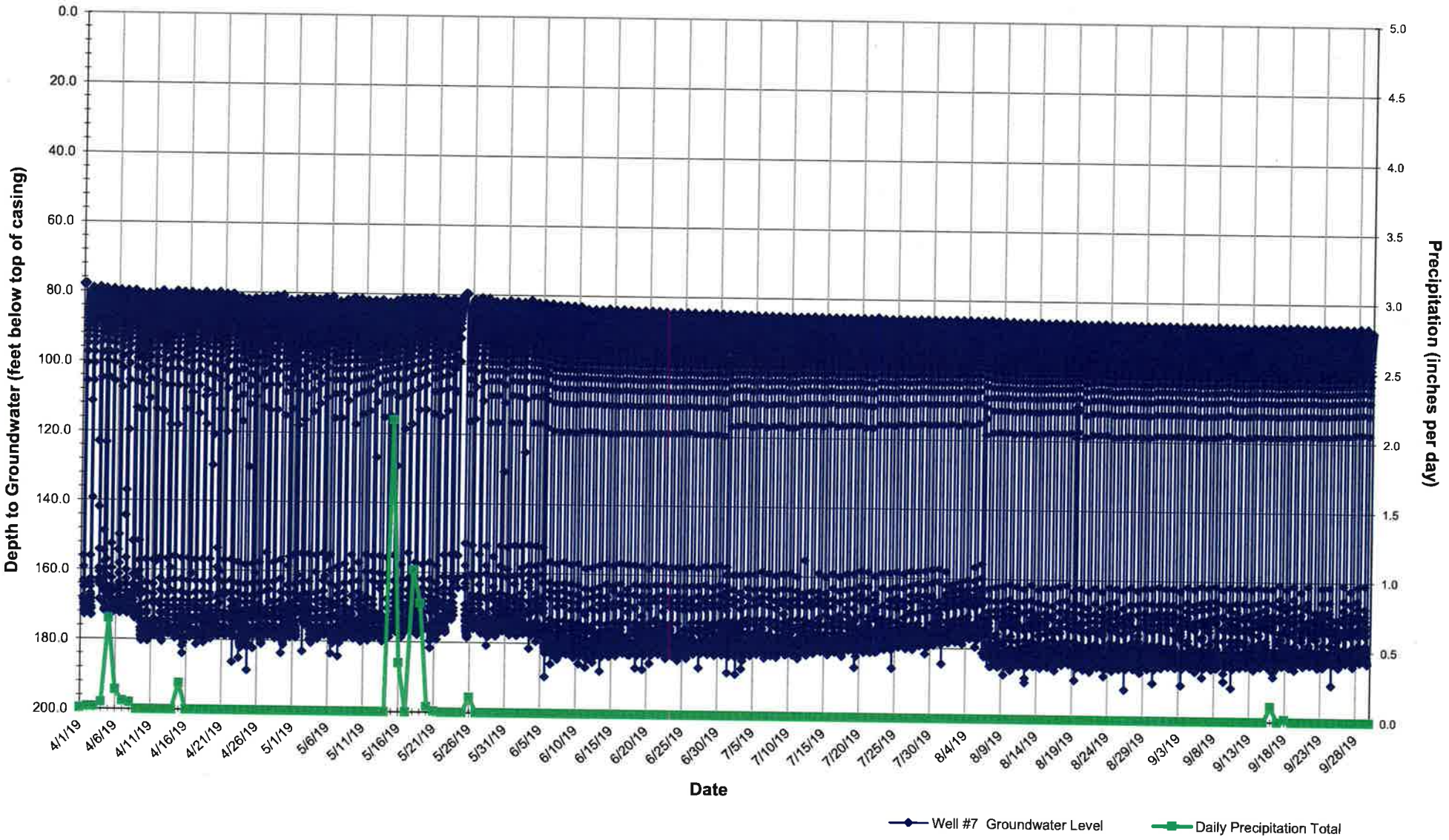


Plate 3
Groundwater Level Hydrograph - Well #6
City of Sebastopol Municipal Wellfield
Sebastopol, California



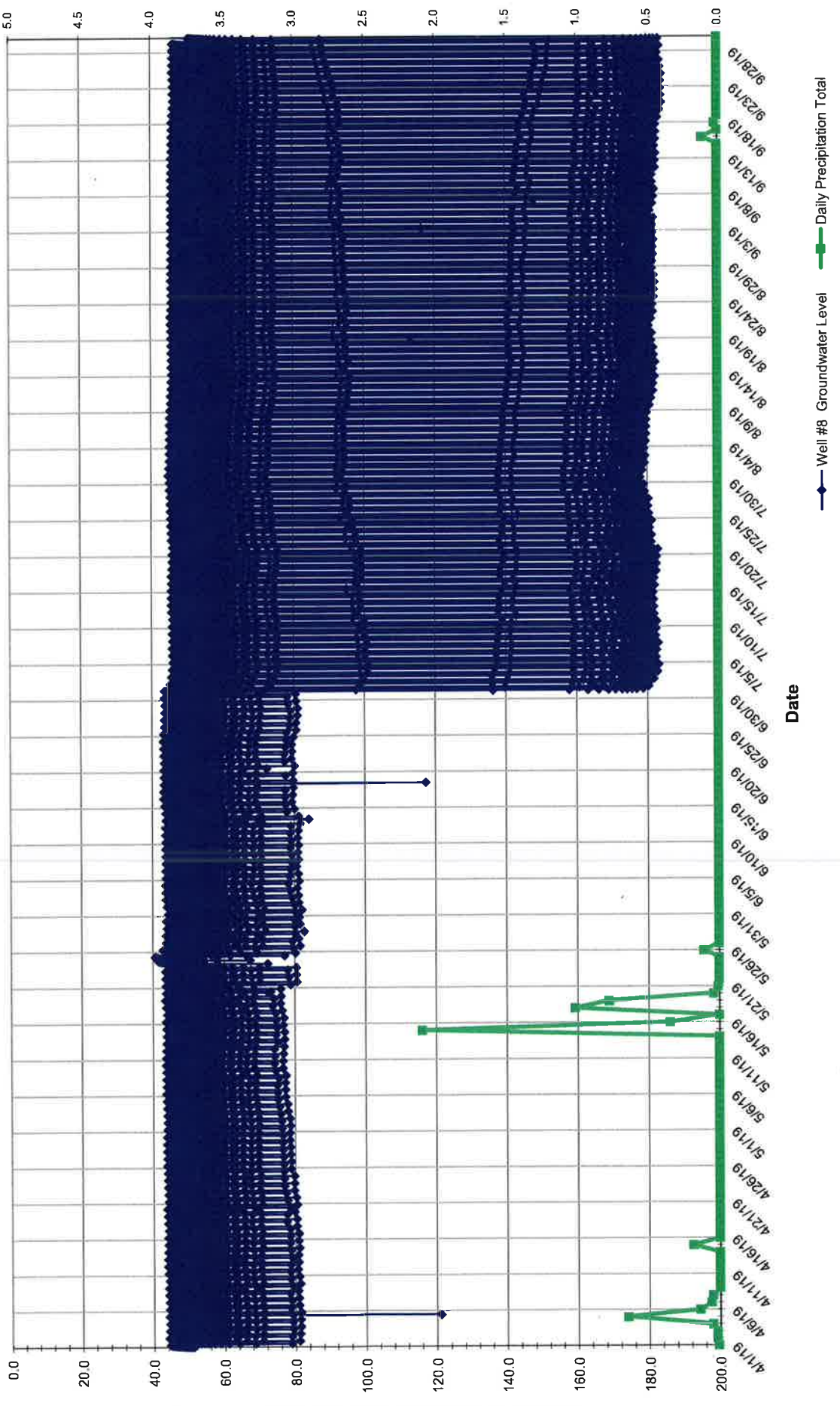
PES Environmental, Inc.

Plate 4
Groundwater Level Hydrograph - Well #7
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.

Plate 5
Groundwater Level Hydrograph - Well #8
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.
Engineering & Environmental Services

January 20, 2020

954.001.03.002

City of Sebastopol
Public Works Department
Attention: Dante Del Prete, Superintendent
714 Johnson Street
Sebastopol, California 95472

Re: Groundwater Level Data Transmittal
Fourth Quarter 2019
City of Sebastopol
Sebastopol, California

Dear Mr. Del Prete:

This data transmittal has been prepared by PES Environmental, Inc. (PES) on behalf of the City of Sebastopol (City) to summarize the results of the groundwater level monitoring program performed in the fourth quarter of 2019 (October through December). The following sections of this transmittal summarize the activities performed and data collected for the subject monitoring period.

GROUNDWATER LEVEL MONITORING PROGRAM

The activities performed for the monitoring period (October through December) included: (1) recording groundwater levels in five City production wells; (2) summarizing regional precipitation data; and (3) preparing groundwater level hydrographs.

Groundwater Level Measurements

Groundwater level data collected for the fourth quarter included groundwater elevations from five City production wells: inactive municipal Well #5, and active municipal Wells #4, #6, #7, and #8. These wells are equipped with Solinst Inc., electronic submersible "LT Edge Levellogger" absolute (i.e., un-vented) pressure transducers and data logger systems. Additionally, a Solinst Inc., "LT Edge Barologger" is installed within Well #4 to provide baseline data for barometric compensation. The pressure transducers/data loggers are programmed to record pressure-head measurements at 20-minute intervals. Pressure-head measurements stored in each data logger are normally transmitted to PES' office via telemetry stations installed within the respective pump houses; however, the telemetry systems became

inoperable due to PG&E power outages that resulted from the threat of wildfires in October 2019. On January 16, 2020, pressure-head data were directly downloaded from each transducer and telemetry re-programming was performed by PES staff. The pressure-head measurements were barometrically compensated and correlated to groundwater level measurements obtained manually using an electronic water level sounder.

Precipitation Data

Daily precipitation records maintained by the National Oceanic and Atmospheric Administration are summarized on Table 1. The precipitation data (reported in total inches per day) were measured at the Sonoma County Airport, Santa Rosa, California (Station ID: USW00023213). As indicated in Table 1, a total of 13.44 inches of rain was recorded during the monitoring period, including 0.02, 2.22 and 11.20 inches of rain in October, November, and December, respectively.

Groundwater Level Hydrographs

Following conversion of the pressure-head measurements to depth-to-groundwater levels, groundwater level hydrographs were prepared for each of the five City wells (Plates 1 through 5). To facilitate groundwater level trend analysis, groundwater level data from the previous quarter (July through September) is included on Plates 1 through 5. During the subject monitoring period (October through December), observed groundwater levels generally exhibit a trend of recovery, which appear to correlate with the seasonal increase in precipitation and associated increase in groundwater recharge.

CLOSURE

PES appreciates the opportunity to be of service to the City and in providing assistance with the subject Groundwater Level Monitoring Program. Should you have any questions regarding this information, please call PES at (415) 899-1600.

Yours very truly,

PES ENVIRONMENTAL, INC.

Peter D. Gorman, P.G., C.HG.
Associate Hydrogeologist

Carl J. Michelsen, P.G., C.HG.
Principal Geochemist

cc: Henry Mikus – City of Sebastopol (paper copy)

Attachments: Table 1 – Summary of Precipitation Totals
Plate 1 – Groundwater Level Hydrograph, Municipal Well #4
Plate 2 – Groundwater Level Hydrograph, Municipal Well #5
Plate 3 – Groundwater Level Hydrograph, Municipal Well #6
Plate 4 – Groundwater Level Hydrograph, Municipal Well #7
Plate 5 – Groundwater Level Hydrograph, Municipal Well #8

TABLE

Table 1
Summary of Precipitation Totals
Sonoma County Airport
Santa Rosa, California

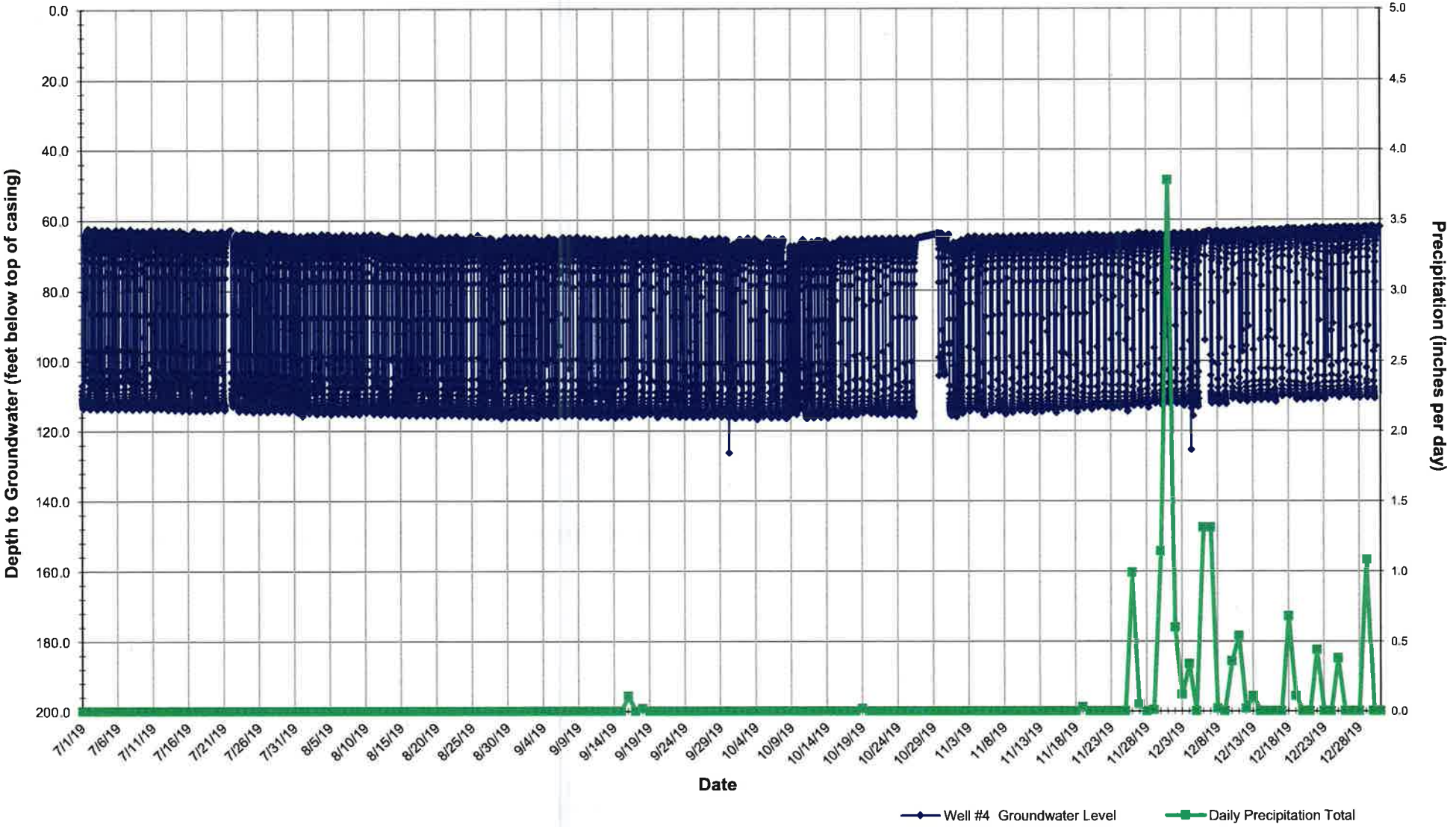
Day	Daily Precipitation Totals (Inches)		
	Oct-2020	Nov-2020	Dec-2020
1	--	--	3.78
2	--	--	0.60
3	--	--	0.12
4	--	--	0.34
5	--	--	T
6	--	--	1.31
7	--	--	1.31
8	--	--	0.02
9	--	--	--
10	--	--	0.36
11	--	--	0.54
12	--	--	0.02
13	--	--	0.11
14	--	T	T
15	--	--	--
16	--	--	--
17	T	--	T
18	--	--	0.68
19	0.02	0.03	0.11
20	--	T	--
21	--	--	--
22	--	--	0.44
23	--	--	--
24	--	--	T
25	--	--	0.38
26	--	0.99	--
27	--	0.05	--
28	--	T	--
29	--	0.01	1.08
30	--	1.14	--
31	--	na	--
Total (inches)	0.02	2.22	11.20
Total Precipitation (in inches) for October through December: 13.44			

Notes:

Source of Data: National Oceanic and Atmospheric Administration (NOAA)
Preliminary Record of Climatological Observations for Sonoma County Airport - Cooperative Station Network (Station ID: USW00023213)
-- = No measurable/reported precipitation
T = Trace precipitation event
na = Not Applicable

PLATES

Plate 1
Groundwater Level Hydrograph - Well #4
City of Sebastopol Municipal Wellfield
Sebastopol, California



PES Environmental, Inc.

Plate 2
Groundwater Level Hydrograph - Well #5
City of Sebastopol Municipal Wellfield
Sebastopol, California

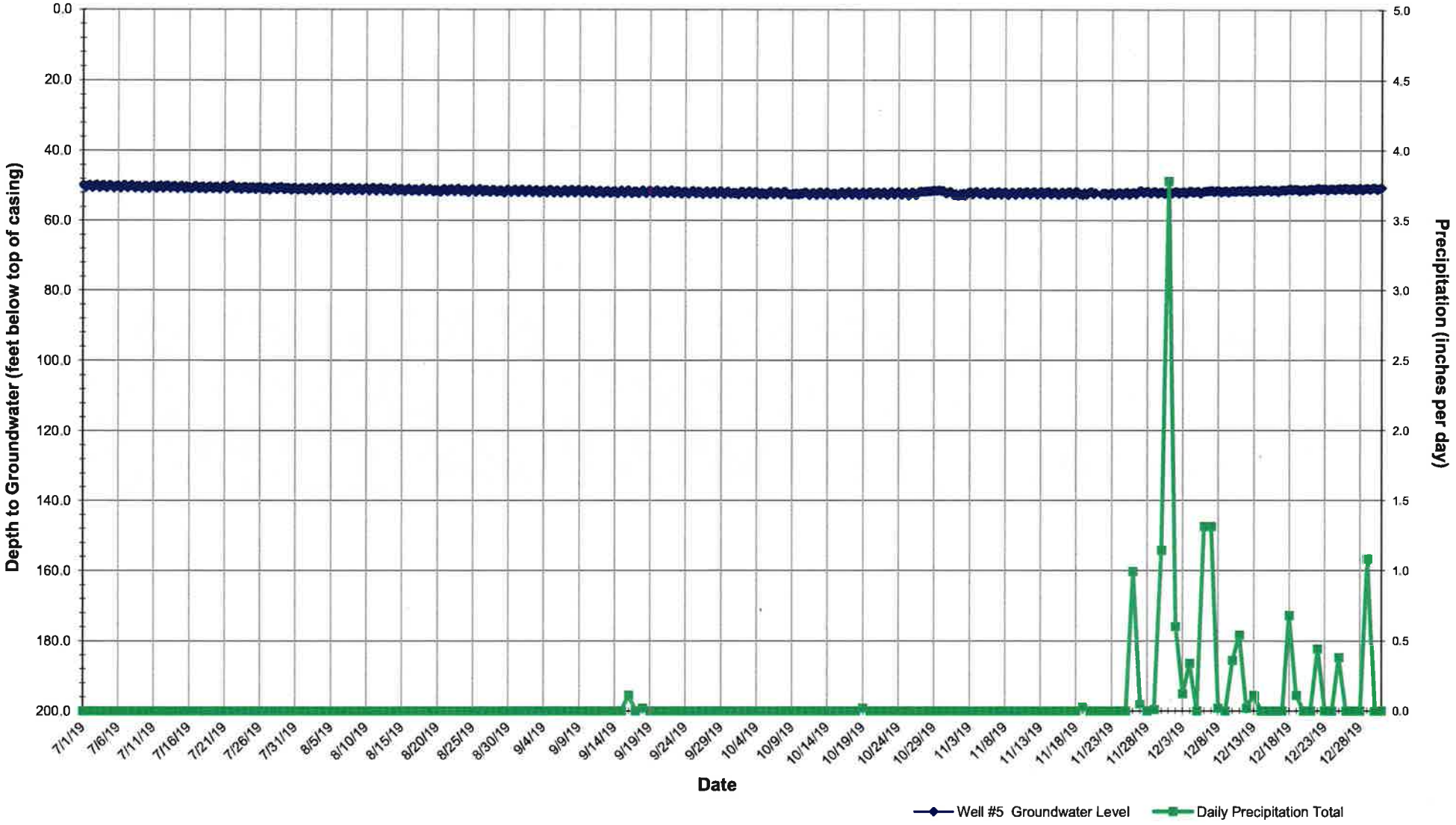


Plate 3
Groundwater Level Hydrograph - Well #6
City of Sebastopol Municipal Wellfield
Sebastopol, California

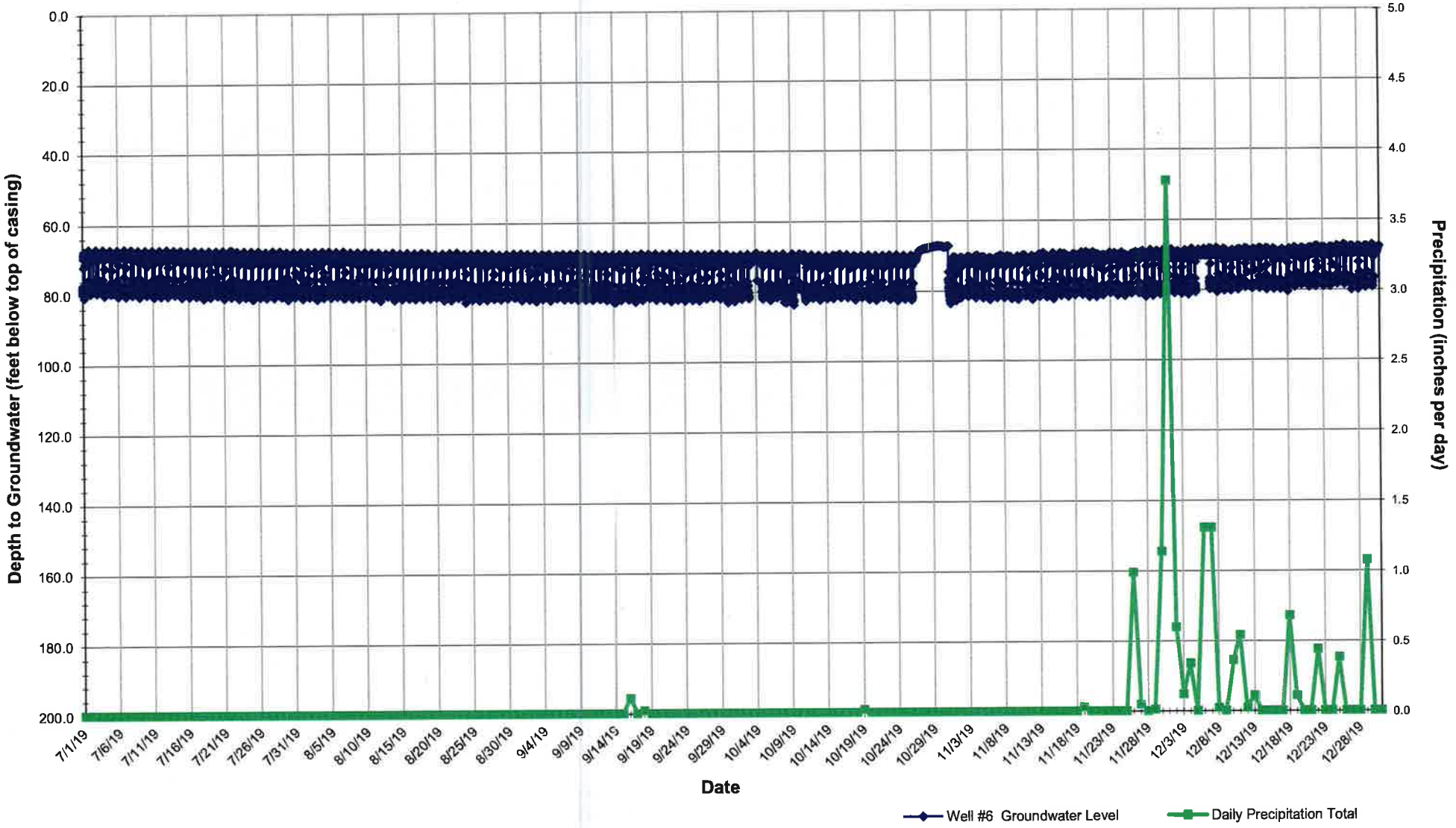


Plate 4
Groundwater Level Hydrograph - Well #7
City of Sebastopol Municipal Wellfield
Sebastopol, California

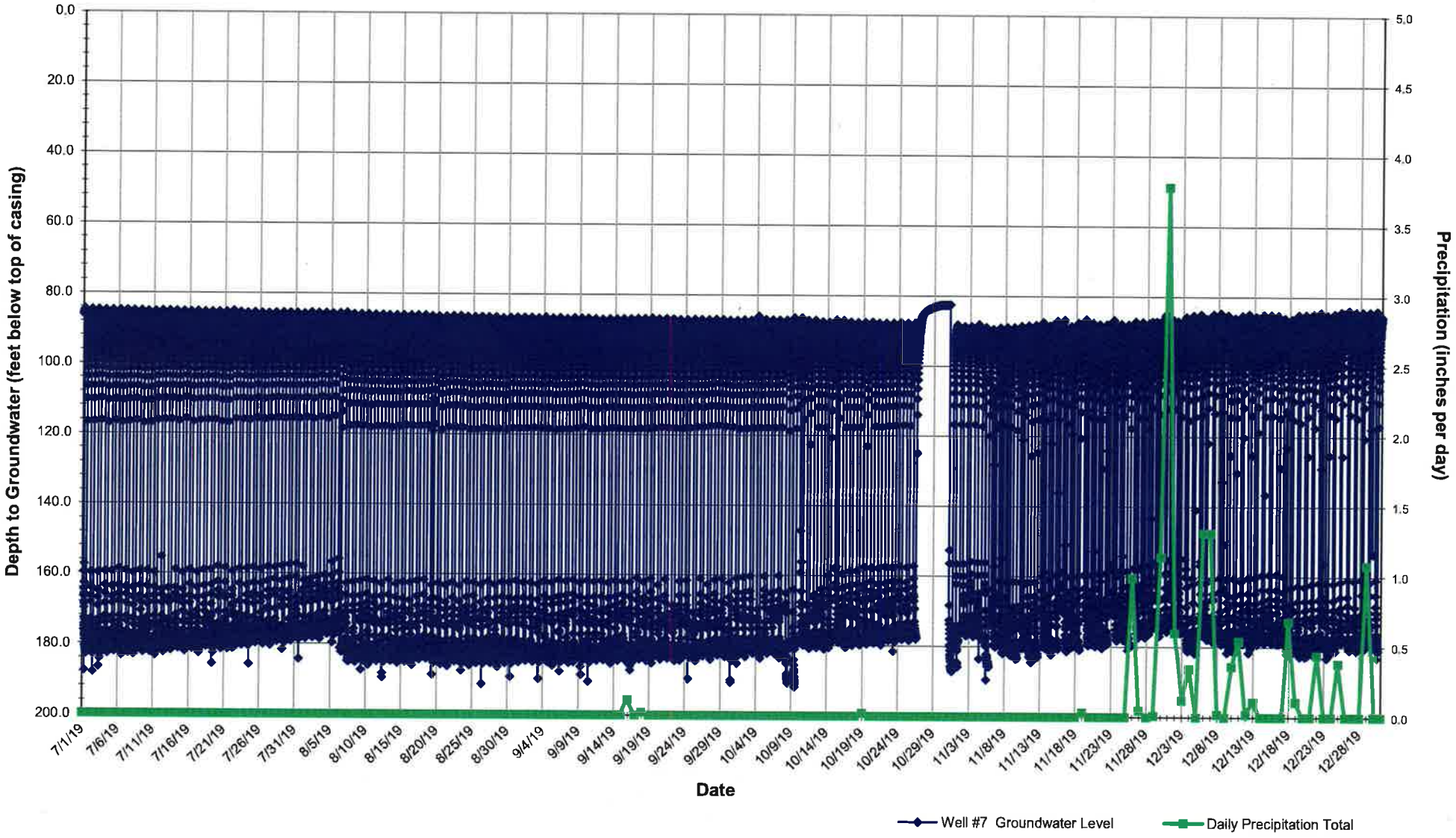
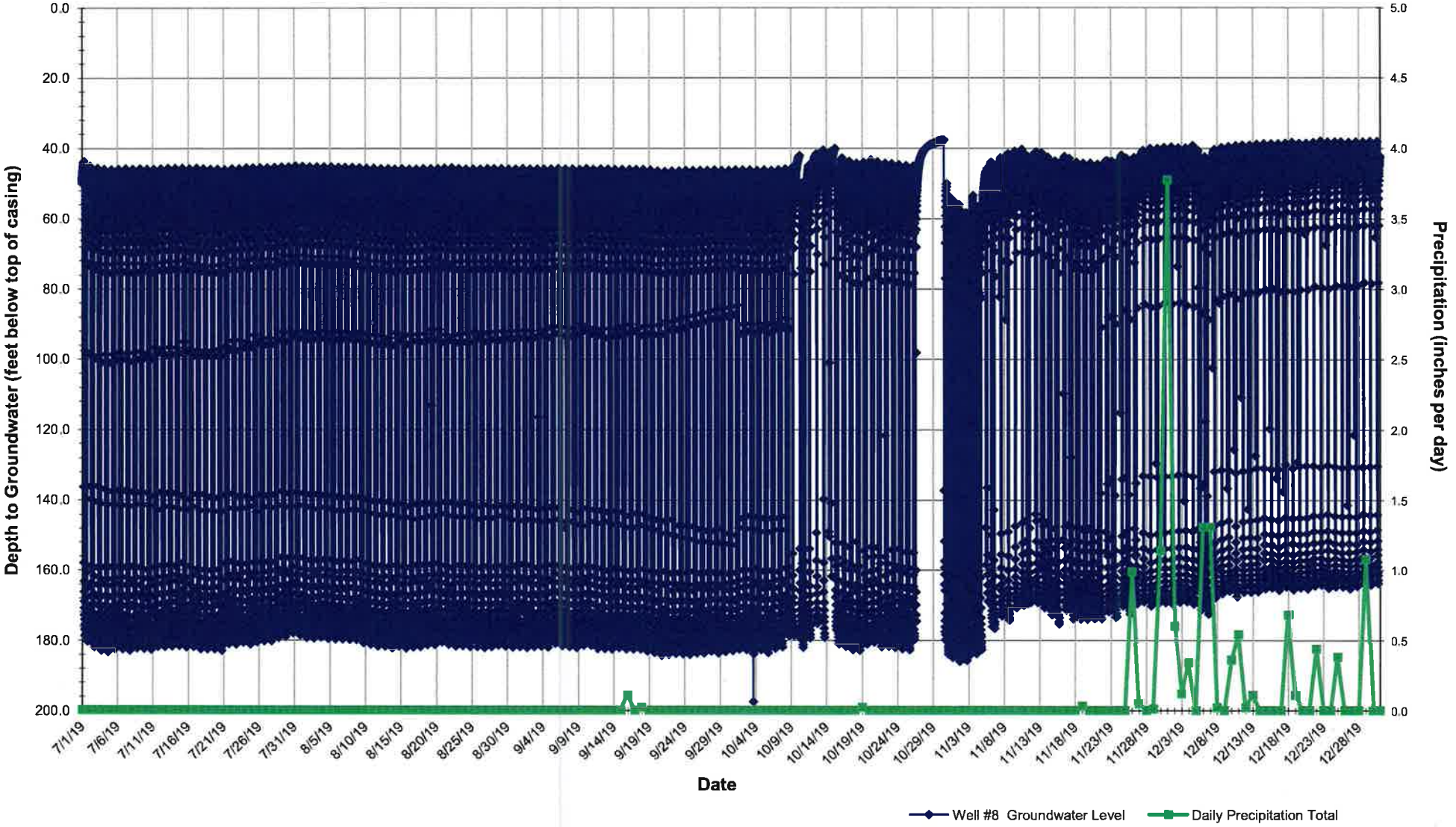


Plate 5
Groundwater Level Hydrograph - Well #8
City of Sebastopol Municipal Wellfield
Sebastopol, California



City of Sebastopol

FIRE DEPARTMENT
7425 Bodega Ave.
Sebastopol, CA 95472
707 823-8061
Fax 823-4703

Bill Braga
Fire Chief

SEBASTOPOL FIRE DEPARTMENT
2019 ANNUAL RECAP
INCIDENTS

- Emergency Calls for Service:
    - **Year-to-Date = 1306 (New Record)!**
    - Types:
        - Medical/Vehicle – 702 (54%)
        - Public Service – 81 (6%)
        - Fire Alarms – 97 (8%)
        - Hazmat/Spills – 85 (7%)
        - Good Intent – 297 (22%)
        - Fires/Misc – 44 (3%)

Sebastopol Police Department

2019 Statistics

Dispatch Incoming Calls:

Business	23,120	Average Per Day	63
911	2,748	Average Per Day	8

Incidents:

Calls from Citizens	8,683 (52%)	Initiated by Officer	7,979 (48%)
Traffic Stops	3,123	Average Per Day	9
Total	19,785	Average Per Day	54

Reports:

Arrest	491
Collision	68
Crime	271
Information	330

Arrests:

Actual Arrests	493
Misdemeanor	411
Felony	82

Top Four Arrest Charges:

Warrant	132
Violation of Probation	121
Possession of Control Substance	77
Driving w/ Suspended License	75

Citations:

Criminal Violations	213
Parking Violations	1,192
Traffic Violations	953
Total	2,358

Top Four Traffic Citations:

Expired Registration	236
Proof of Insurance	132
Basic Speed Law	50
Unlicensed Driver	72

Top Two Parking Citations:

Expired Vehicle Registration Tab	455
Parked Over Time Limit	380