






**NEARBY
GROUNDWATER
CONTAMINATION**

City of
SEBASTOPOL
Urban Boundaries

Legend

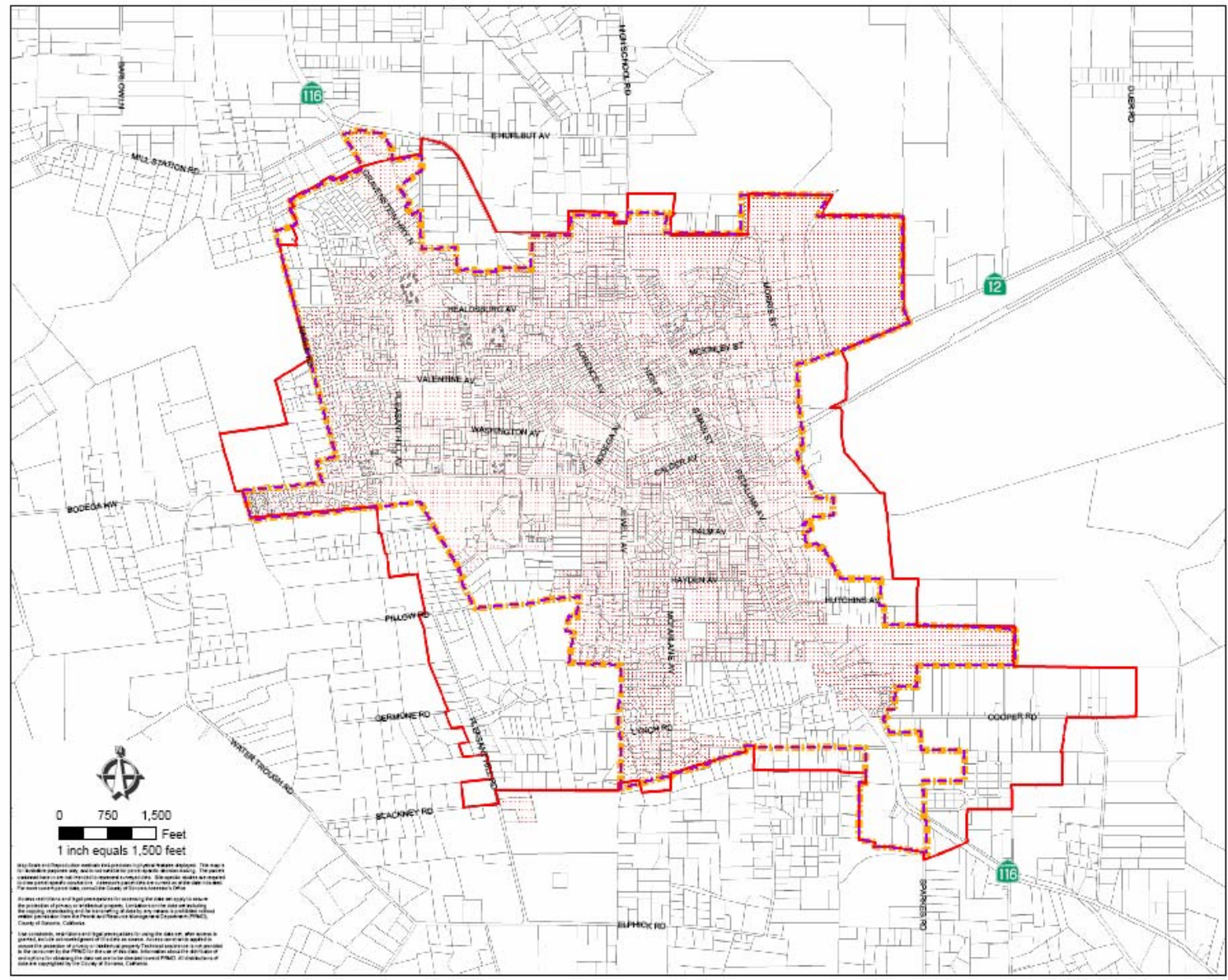
-  City Limit
-  Current County General Plan USA Boundary
-  Sphere of Influence
-  Urban Growth Boundary
-  Assessor Parcel

*CAC for General Plan 2020
 has recommended changing
 Urban Service Area Boundary
 to match Urban Growth Boundary*

Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95409
 707-545-1900 FAX 707-545-1188



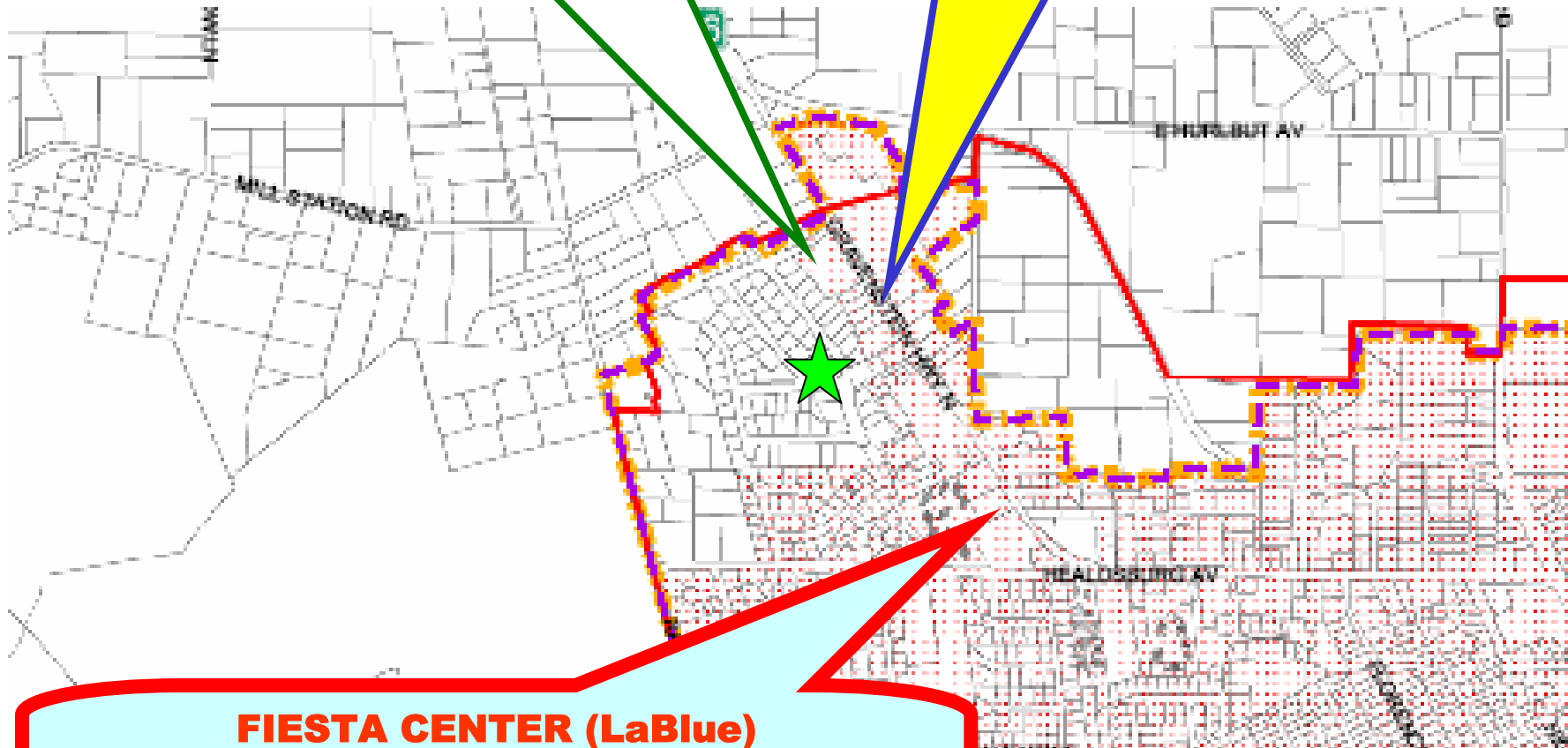
Author: PRMD
 Cartographer: Shelly L. Egan/Wilkinson
 File No.: C-SQP 2020 Public Facilities Element/CAC Proposed USA
 Boundary/City of Sebastopol USA & City Urban Boundaries
 .indd
 Date: February 27, 2024



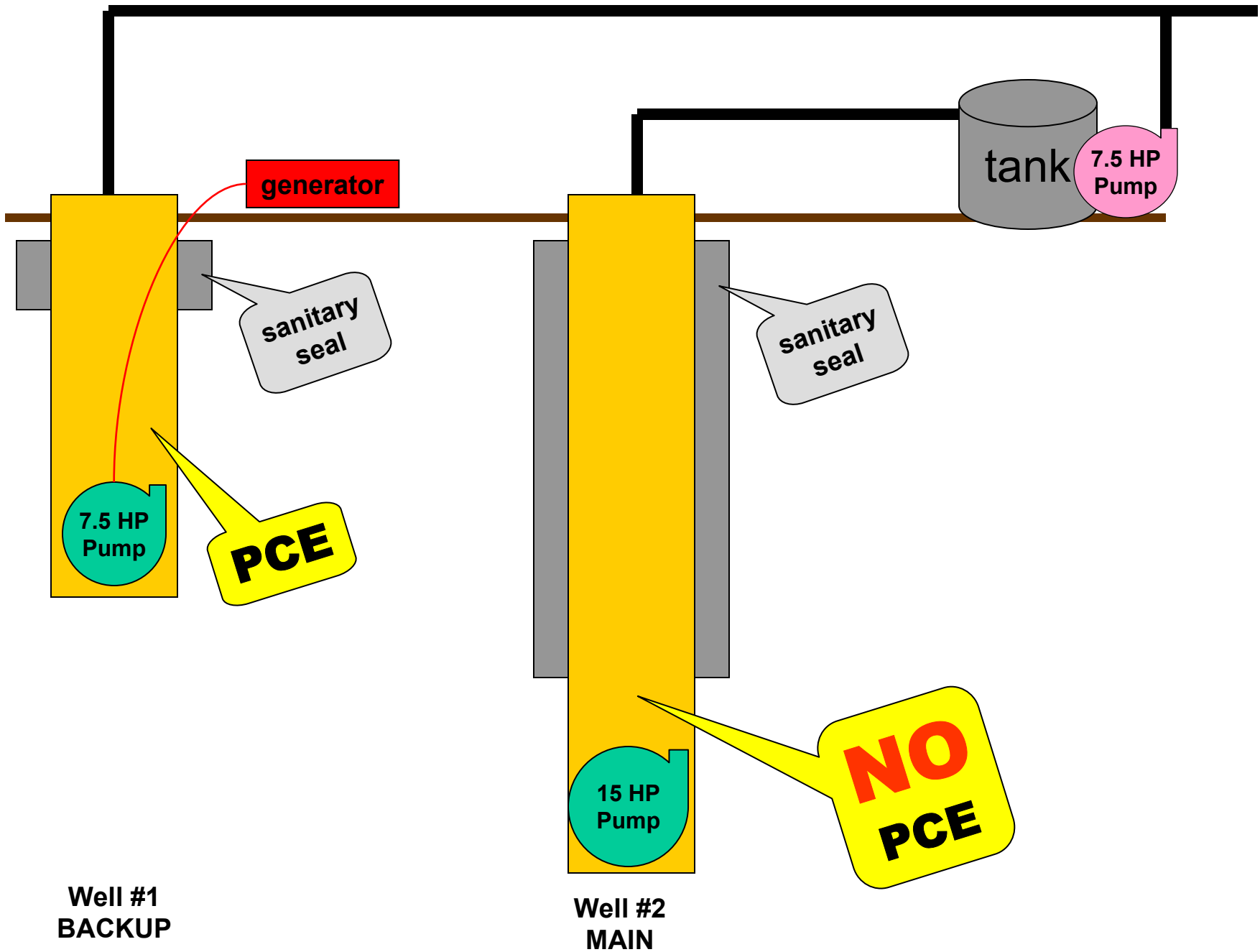
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HOMAN TIRES
Shallow well 100-200 ppb PCE
MTbE; hydrocarbons; solvents

REDWOOD MARKET (Superior)
Shallow wells - no PCE
No deep wells

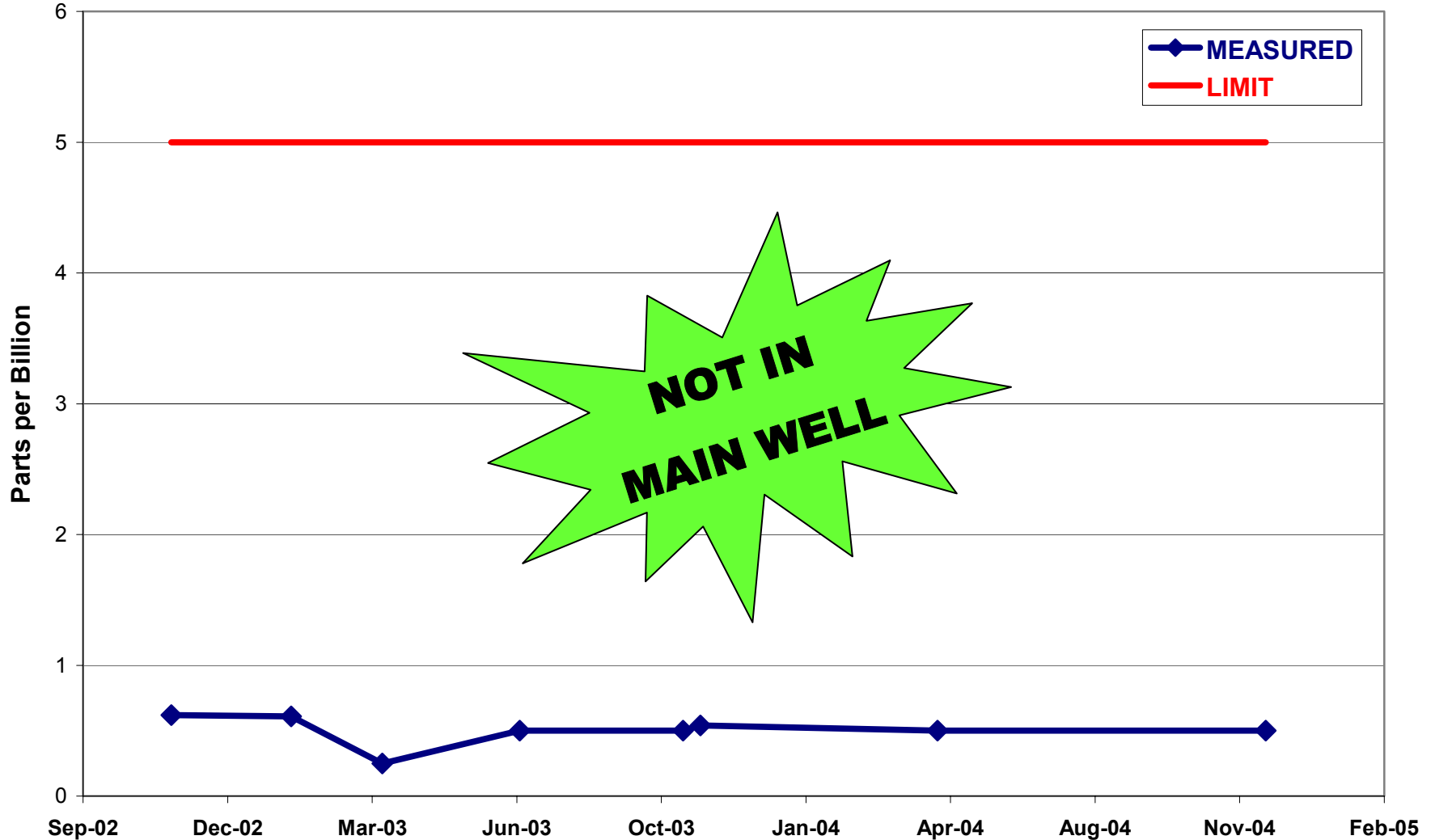


FIESTA CENTER (LaBlue)
• Shallow well in back - **8,000 ppb PCE**
• 600 ft well - no results



WATER QUALITY

BELMONT TERRACE BACKUP WELL PCE CONTAMINATION



**UPGRADE NEEDS
(WATER & WASTEWATER)**

WATER UPGRADE NEEDS

WHY?

- PCE in backup well
- Summer nitrate high in backup well
- Old equipment is failing
- Need larger generator for main well
- Unbalanced PG&E power
- Reduce electricity costs
- 50-year piping old system; need replacement plan
- Need to document our groundwater as an asset

NEW SEPTIC/LEACH REGULATIONS

were supposed to start Jan 1, 2007; already started in Marin

- **New design standards**
- **Mandatory monitoring**

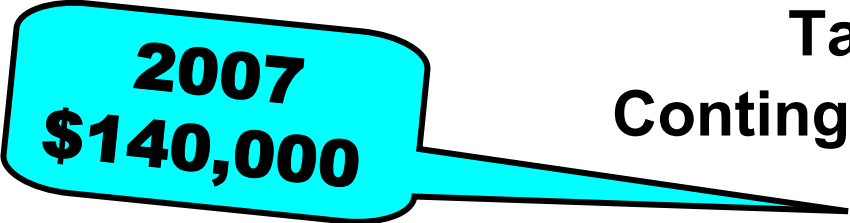


**NEW COSTS
FOR EACH HOME
upgrades
certification
monitoring**

UPGRADE COSTS

WATER QUALITY & WELL SYSTEM UPGRADE

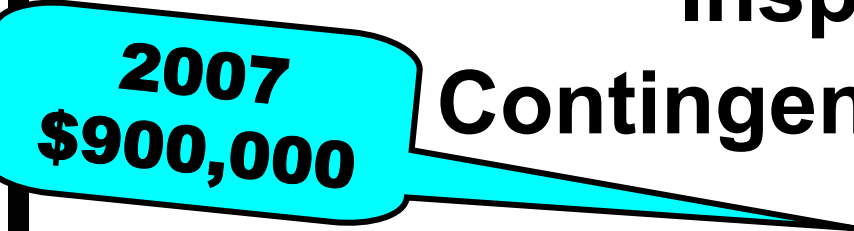
ITEM	COST
75 KW emergency generator	\$30,431
Electrical upgrades	\$15,000
Efficient main well pump/motor	\$8,953
Efficient booster pumps/motors/VSD	\$8,508
Improved pressure controls	\$3,530
Abandon and seal backup well	\$15,875
Installation	\$20,750
Inspections/Permits (5%)	\$5,152
Tax/shipping	\$4,479
Contingency (15%)	\$16,902
TOTAL	\$130,000
Average cost per lot \$1,500	



RESERVE FOR WATER MAINS REPLACEMENT

(emergency repair only)

ITEM	COST
Water Distribution (8")	\$628,943
Repave streets	\$69,219
Curb/Gutter Repair	\$46,460
Inspections	\$22,339
Contingency 15%	\$115,044
TOTAL	\$880,000
Average cost per lot	\$10,400



ANNEXATION COSTS (to Sebastopol)		
ITEM	LOW	HIGH
Planning	\$1,284,000	\$1,512,000
Construction	\$1,831,000	\$2,484,000
Contingency	\$467,000	\$599,000
TOTAL	\$3,582,000	\$4,595,000
Average cost per lot	\$42,000	\$54,000

RATES
\$150/mo
+ 9%/yr

2007
\$80,000

ON-SITE SERVICE DISTRICT (water/sewer)		
ITEM	LOW	HIGH
Planning	\$335,000	\$629,000
Construction	\$1,483,000	\$2,224,000
Contingency	\$454,000	\$713,000
TOTAL	\$2,272,000	\$3,566,000
Average cost per lot	\$27,000	\$42,000

RATES
\$150/mo
+ 5%/yr

increase
3%/yr

ANNEXATION COSTS (to Sebastopol)		
ITEM	LOW	HIGH
Annexation fee	\$190,000	\$210,000
Preliminary review	\$2,000	\$2,000
Pre zoning review	\$4,000	\$4,000
Environmental Impact Review	\$100,000	\$150,000
Sewer/Water Connection Charge	\$870,000	\$960,000
Wastewater Retrofit Impact Fee	\$0	\$10,000
Dedication of Right of Way	\$0	\$5,000
LAFCO procedures	\$50,000	\$100,000
Bonds	\$50,000	\$55,000
School impact fees	\$8,000	\$8,000
Encroachment Permit	\$5,000	\$6,000
Grading Permit	\$1,000	\$1,000
Building permits	\$5,000	\$6,000
Water Distribution (8")	\$630,000	\$630,000
Sanitary Sewer, Gravity	\$440,000	\$440,000
Seal existing septic tanks	\$90,000	\$130,000
Storm Drainage	\$250,000	\$380,000
Repave streets	\$280,000	\$420,000
Street lighting	\$0	\$50,000
Sidewalk	\$90,000	\$370,000
Inspections	\$50,000	\$70,000
Contingency 15%	\$470,000	\$600,000
TOTAL	\$3,585,000	\$4,607,000
Average cost per lot	\$42,200	\$54,200

**2007
(So. Cal)
\$160,000**

**RATES
\$150/month
+ 9%/yr increase**

ON-SITE SERVICES DISTRICT (water/sewer) COSTS		
ITEM	LOW	HIGH
Annexation fee	\$0	\$0
Preliminary review	\$2,000	\$2,000
Pre zoning review	\$4,000	\$4,000
Environmental Impact Review	\$50,000	\$75,000
Sewer/Water Connection Charge	\$0	\$0
Wastewater Retrofit Impact Fee	\$0	\$0
Dedication of Right of Way	\$0	\$0
Assessment District Formation	\$100,000	\$300,000
Bonds	\$50,000	\$55,000
School impact fees	\$0	\$0
Encroachment Permit	\$43,000	\$64,000
Grading Permit	\$1,000	\$1,000
On-Site permits	\$85,000	\$130,000
Water Distribution (8") Modifications	\$63,000	\$94,000
Septic/leach upgrades (<30% remodel)	\$850,000	\$1,280,000
Seal existing septic tanks	\$0	\$0
Storm Drainage	\$250,000	\$380,000
Repave streets	\$280,000	\$420,000
Street lighting	\$0	\$0
Sidewalk	\$0	\$0
Inspections	\$43,000	\$65,000
Contingency 25%	\$450,000	\$710,000
TOTAL	\$2,272,000	\$3,567,000
Average cost per lot	\$26,700	\$42,000

**increase
3%/yr**

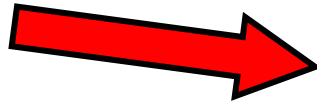
**RATES
\$200/month
+ 5%/yr increase**

2006 COST vs REVENUE

	SERVICE	BRUCE
	\$/yr	\$/yr
Basic	\$6,720	\$11,100
Special	\$20,060	\$1,700
TOTAL	\$26,780	\$12,800

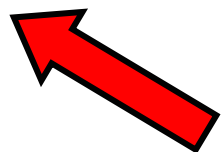
\$90/hr

\$45/hr



•No increase in reserves

ACTUAL COSTS
\$52,841
REVENUE
\$52,200



	MAIN COSTS
	\$/yr
OPERATIONS	
Operator expenses	\$13,200
Utilities	\$3,800
Water tests	\$3,300
Supplies & Repairs	\$1,600
Equipment Rental	\$1,100
	\$23,000
OVERHEAD	
Accounting/Billing	\$9,000
Insurance	\$8,000
Engineering/Legal	\$8,000
Taxes	\$1,600
Licenses	\$500
Training	\$500
	\$27,600
TOTAL	\$50,600