NOTICE OF PUBLIC HEARING ON FINAL ENVIRONMENTAL IMPACT REPORT AND DRAFT SEBASTOPOL GENERAL PLAN

Notice is hereby given that the City Council of the City of Sebastopol will conduct a hearing on the Final Environmental Impact Report (FEIR) and Draft General Plan. The General Plan sets broad, long-term City policy in a number of areas, and may result in changes to land use and zoning designations, changes to the Zoning Ordinance, and revisions to other City codes.

The process to date has included two public workshops, a workshop focused on housing issues, an 'open house' session, 12 public meetings of the General Plan Advisory Committee (GPAC), three joint meetings of the Planning Commission and City Council, an EIR scoping hearing by the Planning Commission, a 45-day public review period for the Draft EIR, and a public hearing before the Planning Commission. There were also separate hearings on a draft Housing Element, which has been adopted in advance of the rest of the General Plan, due to State deadlines.

The overall purpose of the Sebastopol General Plan is to create a policy framework that articulates a vision for the city's long-term physical form and development, while preserving and enhancing the quality of life for Sebastopol residents, and increasing opportunities for high-quality local job growth balanced with robust environmental sustainability principles. The key components of the General Plan include broad goals for the future of Sebastopol, and specific policies and actions that will help implement the stated goals. The Sebastopol General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map. The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. The Sebastopol General Plan will include all of the State-mandated elements, as well as several optional elements, including: Community Services and Facilities, Economic Vitality, Community Character, and Community Health and Wellness. The General Plan addresses the entire City of Sebastopol, as well as its Sphere of Influence.

The FEIR provides an analysis of the potential environmental impacts associated with implementation of the 2016 Sebastopol General Plan. The FEIR identifies significant environmental impacts related to the following environmental topics: Aesthetics/Visual Resources, Flooding, Noise, Traffic and Circulation, Wastewater Treatment, Cumulative Visual Character, Cumulative Noise, Cumulative Transportation and Circulation, Cumulative Utilities, and Irreversible Effects.

The purpose of the public hearing is to provide an opportunity for public comment on both the FEIR and draft General Plan, and for the Council to consider the recommendations of the Planning Commission. The EIR and Draft General Plan are available for review at the Sebastopol General Plan Update Web site, at: http://sebastopol.generalplan.org/

The public hearing will be conducted at:

Tuesday, September 6, 2016 at 6:00 P.M.
Sebastopol Youth Annex
425 Morris Street
Sebastopol, CA 95472

Anyone interested may attend and be heard. Comments may also be sent via email to: kwebster@cityofsebastopol.org or mailed to: Planning Department, 7120 Bodega Avenue, Sebastopol, CA 95472.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Sebastopol at or prior to the public hearing.

A copy of the EIR and Draft General Plan are available for public review at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, Monday through Thursday from 7:30 AM to 5:00 PM (lunch hour excluded). A copy of the staff report will be made available the Friday before the scheduled meetings at the Sebastopol Library Reference Desk, Sebastopol Library, 7140 Bodega Avenue.

Mary C Gourley

Mary Gourley, MMC, City Clerk

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