



Notice of Availability Sebastopol General Plan Update Draft Program Environmental Impact Report

Date: May 23, 2016

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Sebastopol Planning Department
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Project Title: 2016 Sebastopol General Plan Update

Project Location: All lands within the Sebastopol city limits, Sphere of Influence, and Urban Growth Boundary.

Project Description: The City of Sebastopol is preparing a comprehensive update to its existing General Plan, which was last comprehensively updated in 1994. The General Plan Update is expected to be complete in late 2016.

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 will 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.

Public Review: 45 days, extending from May 23, 2016 to July 8, 2016 at 5:00 p.m.

Document Availability: The Draft EIR and the Public Draft General Plan are available for review at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, CA 95472 and online at www.sebastopol.generalplan.org

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the 2016 General Plan and Draft EIR. Written comments on the 2016 General Plan and the Draft EIR can be provided to the City at the address above during the 45-day public review period.

Significant Environmental Impacts: The Draft EIR 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.