



City of Sebastopol

Mayor
 Sarah Gurney,
 Mayor
City Council
 Una Glass, Vice
 Mayor
 John Eder
 Robert Jacob
 Patrick Slayter
 City Manager/City
 Attorney
 Larry McLaughlin
 City Clerk
 Mary Gourley

Meeting Date: Meeting of September 6, 2016
To: Mayor and City Council
From: Kenyon Webster, Planning Director
Subject: Proposed General Plan and Final
 Environmental Impact Report
Funding: Currently Budgeted: Yes No N/A
 Net General Fund Cost:
 If Cost to Other Fund(s),
Recommendation: Conduct Public Hearing, Consider Planning Commission
 Recommendations, Adopt Resolutions Certifying Final EIR and Adopting
 General Plan

Agenda Report Reviewed by
 City Manager/City Attorney *[Signature]*

Introduction: Through an extensive process, a draft General Plan for the City has been created, and an Environmental Impact Report (EIR) prepared to analyze its effects. This memorandum recommends that the City Council conduct a public hearing, review and consider public comments received on the 2016 Sebastopol General Plan and corresponding Draft EIR, review the recommendations of the Planning Commission, provide any final edits or revisions to the 2016 Sebastopol General Plan, and approve resolutions certifying the Final EIR and adopting the 2016 Sebastopol General Plan.

This has been a major undertaking for the City, and has included extensive outreach and public process. In particular, the Council, Commission, and General Plan Advisory Committee have demonstrated leadership and dedication to the public process. The proposed General Plan is intended to reflect community values, and carry the City forward into the future.

State General Plan Law: California Government Code Section 65300 et seq. requires all counties and cities in the State to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction's planning boundaries. The general plan acts as a "constitution" for development, and is the City's lead legal document in relation to growth, development, and resource management issues. Development regulations (e.g., zoning and subdivision standards and public improvement plans and projects, such as a Capital Improvement Program) are required by law to be consistent with the General Plan.

General plans must address a broad range of topics, including, at a minimum, the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. At the discretion of each jurisdiction, the General Plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction.

The California Government Code also requires that a General Plan be comprehensive, internally consistent, and plan for the long term. The General Plan should be clearly written, easy to administer, and available to all those concerned with the community's development.

State planning and zoning law (California Government Code Section 65000 et seq.) establishes that zoning ordinances are required to be consistent with the general plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the general plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]).

General Plan Update Process: The process to update the Sebastopol General Plan began in March 2014, and is scheduled to be completed with the adoption of the General Plan by the City Council in late 2016. The 2016 Sebastopol General Plan was developed with extensive community input and reflects the community's vision for Sebastopol. A summary of the community outreach and public participation process is provided below.

Visioning Workshops

In April and May 2014, the General Plan Update team held two public visioning workshops and a housing workshop to help kick-off the General Plan Update process. City residents and stakeholders attended workshops at the Sebastopol Center for the Arts. The workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the city, and what important issues should be addressed in updating the General Plan. Each workshop included a presentation by the consultant team that explained the role of the General Plan, an overview of the General Plan Update process, and an opportunity for the workshop participants to ask questions and seek clarification on the process and the role of the community. Workshop participants were asked to complete activities and exercises in order to provide information to the General Plan Update team. Each workshop focused on different themes and topics to be addressed in the General Plan. A summary of the visioning workshops is provided in Chapter 2.0 of the Issues and Opportunities Report, which is available for review online at: www.sebastopol.generalplan.org.

Online Surveys and Polls

City staff and the consultant team developed an online survey to gather additional information from the public related to the General Plan Update. The online survey was available through the General Plan Update website, and was developed to pose similar questions to those posed at the visioning workshops, and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities. The survey included 21 specific questions, and was completed or partially completed by approximately 700 people, an excellent participation rate for a small town. Detailed survey results and responses are contained in Appendix C of the Issues and Opportunities Report, which is available for review online at: www.sebastopol.generalplan.org.

General Plan Update Website

The City maintains a website (www.sebastopol.generalplan.org) devoted to informing the public about, and encouraging participation in, the General Plan Update process. The website includes all public notices, all workshop materials, presentations given to the GPAC, Planning Commission, and City Council, background materials, draft policy documents, and draft versions of the General Plan Land Use Map.

General Plan Update Newsletters

Periodic newsletters were prepared and disseminated to the public via e-mail, the General Plan Update website, and posted in locations throughout the city. The newsletters provided information regarding the status of the work efforts, upcoming meetings and workshops, and opportunities for public participation.

General Plan Advisory Committee (GPAC)

The City Council appointed a 16-member General Plan Advisory Committee (GPAC), which consisted of members from the Planning Commission, local business owners, residents, and the community at-large. The GPAC collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The GPAC met 12 times between July 2014 and December 2015, to identify key issues and challenges that Sebastopol faces over the next 20-30 years, and to develop the comprehensive set of goals, policies, and actions contained in the General Plan. Each GPAC meeting was open to the public, and numerous members of the public and other local interested agencies attended the meetings and provided detailed input to the GPAC.

Community Open House Workshop

Approximately 50 people attended the Open House Workshop on November 19, 2015. The workshop began with a presentation by the consultant team that provided a summary of the GP Update process, explained the role of the General Plan, and then transitioned into an informal workshop with various stations that identify and explain key General Plan issues and approaches (circulation/traffic, land use, economic development, conservation, etc.). Many workshop participants asked questions and provided input on key issues they think should be addressed in the General Plan Update. Some participants filled out comment cards in order to provide written comments. In general, the issues and concerns raised by the public during the workshop were similar to the issues and concerns raised during the initial public visioning workshops at the outset of the General Plan Update.

City Council and Planning Commission Workshops and Hearings

The City Council and Planning Commission has held, and continues to hold, public workshops and hearings to review and consider the goals and policies of the existing General Plan, review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the GPAC meetings, and provide specific direction and guidance to staff and the consultant team regarding how goals should be achieved and how to address current issues in the General Plan Update. Following formulation of the 'GPAC' Draft General Plan, the Commission and Council held three public work sessions in January, February, and March of this year, including public input, to provide direction on modifications to the GPAC Draft General Plan. The Draft General Plan reflects this direction.

Planning Commission Review

The Planning Commission conducted a public hearing on the Final EIR and Draft General Plan at its meeting of August 9. The Commission adopted a resolution recommending certification of the Final EIR. On August 23, 2016, the Commission continued its review of the Draft General Plan and completed formulation of a number of recommendations for revisions to the General Plan, which are set forth in Attachment 3. Staff recommends the General Plan be modified as recommended by the Commission.

Key General Plan Documents Prepared:

Existing Conditions Report

The Existing Conditions Report identifies development patterns, natural resources, socioeconomic conditions, and environmental constraints in the city, and identifies the regulatory environment for each topic. This report is a resource for the City Council, Planning Commission, General Plan Advisory Committee (GPAC), City staff, and the De Novo Planning Group team for the General Plan Update and Environmental Impact Report (EIR). The Existing Conditions Report makes extensive use of maps and graphics to help make it accessible to the general public. The Existing Conditions Report provides background data and serves as a technical framework, while the General Plan will focus on goals, policies, and action programs. The Existing Conditions Report was completed and published in August 2014.

Issues and Opportunities Report

Based on public input from community visioning workshops, information contained in the Existing Conditions Report, stakeholder interviews, and direction from City staff, this report identifies key issues and opportunities to be addressed in the General Plan and summarizes input provided by participants of the visioning workshops. This Issues and Opportunities Report provides the General Plan Advisory Committee, the Planning Commission, and the City Council with tools and information for the development of the General Plan Policy Document and associated Land Use and Circulation Maps.

Housing Element

The Housing Element of the General Plan was completed in advance of the rest of the General Plan in order to comply with State-mandated adoption deadlines. The Housing Element was presented to the Planning Commission and City Council over a series of meetings in late 2014 and early 2015, and was adopted by the City Council on March 30, 2015.

Public Draft General Plan

The Public Draft General Plan represents the culmination of all of the project efforts completed thus far, particularly the successful and collaborative work of the GPAC. The Public Draft General Plan was released for a 45-day public review and comment period that commenced on May 23, 2016 and ended on July 8, 2016. Prior to release of the Public Draft General Plan, the Planning Commission and City Council were asked to review a Preliminary Draft General Plan in detail over the course of three workshops in early 2016, in order to make edits and revisions, and prepare the document for the public review and comment period. The Public Draft General Plan included all input received from the Planning Commission and City Council during the three joint workshops in early 2016.

General Plan Elements: The 2016 Sebastopol General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 2.0-3).

- The **Land Use Element** designates the general distribution and intensity of residential, commercial, industrial, open space, public/semi-public, and other categories of public and private land uses. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the city limits and SOI/UGB.
- The **Circulation Element** correlates closely with the Land Use Element, and identifies the general locations and extent of existing and proposed major thoroughfares, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout Sebastopol by a variety of transportation modes, with an emphasis on bicycle, pedestrian, and transit.
- The **Community Services and Facilities Element** includes goals, policies, and actions that address public services and facilities, including: parks, trails, and recreation facilities; police services; fire protection services; schools; and civic, library, medical, and other community facilities. While not specifically required by State law for inclusion in the General Plan, the Community Services and Facilities Element is a critical component in meeting the infrastructure and public services needs of businesses and residents.
- The **Conservation and Open Space Element** addresses the conservation, development, and use of natural resources, riparian environments, native plant and animal species, soils, mineral deposits, cultural/historical resources, air quality, and alternative energy. It also details plans and measures for preserving open space for natural resources and the managed production of resources.
- The **Noise Element** establishes standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.
- The **Community Design Element** focuses on the ways in which Sebastopol's buildings, streets, and open spaces work together to define the City's sense of place. The purpose of this Element is to provide an overall policy framework for the continued design improvement and evolution of the City.
- The **Safety Element** establishes policies and programs to protect the community from risks associated with geologic, flood, and fire hazards, as well as setting standards for emergency preparedness.
- The **Economic Vitality Element** seeks to sustain and diversify the city's economy, recognizing the importance of supporting existing and local businesses while broadening and expanding the employment base and economic opportunities within the city. Long-term fiscal sustainability will be supported by economic growth from increasing the range of business, commercial services, and high-quality jobs in the city. Providing a broader economic base is intended to improve the city's economic vitality while increasing access for residents to local goods and services and local employment opportunities.
- The **Community Health and Wellness Element** addresses a wide range of community health topics, including access to healthy foods, substance abuse, access to medical care, and maintaining healthy lifestyles.

Environmental Determination (CEQA):

Notice of Preparation

The City circulated a Notice of Preparation (NOP) of an EIR for the project on March 1, 2016 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on March 22, 2016 with the Sebastopol Planning Commission. No public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting. However, during the 30-day public review period for the NOP, which ended on March 31, 2016, three written comment letters were received. A summary of the NOP comments is provided in Section 1.8 of the Draft EIR. The NOP and all comments received on it are presented in Appendix A of the Draft EIR.

Draft Environmental Impact Report

The City, as lead agency, determined that the General Plan Update is a “project” within the definition of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term “project” refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

The Draft EIR was prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the General Plan. The Draft EIR also discusses alternatives to the General Plan, and proposes mitigation measures that will offset, minimize, or otherwise avoid significant environmental impacts. The Draft EIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3).

The City published a public Notice of Availability (NOA) for the Draft EIR on May 23, 2016, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2016032001) and was published pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from May 23, 2016 through July 8, 2016. The Public Draft 2016 General Plan was also available for public review and comment during this time period.

Final Environmental Impact Report

The Final Environmental Impact Report (FEIR) for the 2016 Sebastopol General Plan project has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that an FEIR consist of the following:

- The Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- Any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into the Final EIR.

The Sebastopol City Council is required to review and consider the Final EIR. If the City finds that the Final EIR is “adequate and complete,” the City Council may certify the Final EIR in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- The EIR shows a good faith effort at full disclosure of environmental information; and
- The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review and consideration of the Final EIR, the City Council may take action to approve, revise, or reject the project. A decision to approve the 2016 Sebastopol General Plan, for which the EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. A Mitigation Monitoring and Reporting Program would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment.

Mitigation Monitoring and Reporting Program

The Sebastopol General Plan has been prepared to be a self-mitigating document. The policies and actions provided in the General Plan provide mitigation for potentially significant and significant environmental impacts, to the extent feasible. No additional mitigation is available, as described in the Findings of Fact. The annual report on general plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the project.

Findings of Fact and Statement of Overriding Consideration

The California Environmental Quality Act (CEQA) requires Sebastopol, as the CEQA lead agency to:

- Make written findings when it approves a project for which an environmental impact report was certified; and
- Identify overriding considerations for significant and unavoidable impacts identified in the EIR.

The findings explain how the City, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report prepared for the 2016 Sebastopol General Plan (the Project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

Comments Received on the Draft General Plan and Draft EIR: A total of three comment letters were received that addressed the content of the Draft General Plan and/or the Draft EIR. Comments were received from the following agencies, organizations, and individuals:

1. **California Department of Transportation (Caltrans).** The letter from Caltrans suggested that the City should make fair-share contributions (payments) towards the planned safety enhancement project that would install a High-Intensity Activated Crosswalk (HAWK) beacon at the southern leg of the McKinley Street (SR 116)/Petaluma Avenue (SR 116)/Laguna Park Way intersection. A detailed response to this comment is provided in the Final EIR, and staff recommends no changes to the General Plan as a result of this comment.
2. **Sonoma Local Agency Formation Commission (LAFCO).** The letter from LAFCO compliments the City in the preparation of a General Plan and EIR that properly addresses future growth-related impacts in the City's SOI and UGB, and lauds the City for ongoing cooperation and coordination with other local agencies to solve issues of regional concerns (such as traffic). The letter noted some minor inconsistencies in the Draft EIR text, which have been corrected in the Final EIR. A detailed response to this comment is provided in the Final EIR, and staff recommends no changes to the General Plan as a result of this comment.
3. **Nancy Prebilich (Sebastopol Resident).** This letter was submitted to formally request that the property at 7600 Leland Street and the adjacent property at 7605 Bodega Ave. be designated "Low Density Residential" Land Use, and subsequently rezoned "Residential Agricultural District," as part of the officially adopted General Plan Update. The letter also proposes an ordinance amendment that would allow for roadside accessory buildings within the Residential Agricultural and Rural Residential Districts for the expressed purpose of selling/buying locally produced goods in accordance with H.R. 10339 "Farm-To-Consumer Direct Marketing Act" of 1979 and AB 1616 "California Homemade Food Act" of 2012.

The City's existing (1994) General Plan Land Use Map designates both of these parcels as Medium Density Residential (MDR). The proposed (2016) Land Use Map continues to designate the parcel at 7600 Leland Street as MDR, and designates the parcel at 7605 Bodega Avenue as High Density Residential (HDR). The direction to change 7605 Bodega Avenue to HDR was provided by the GPAC, and was based on the desire to see an expanded and contiguous stretch of HDR parcels along this portion of Bodega Avenue. The Planning Commission is recommending approval of the request.

The comment letter from Ms. Prebilich did not address the EIR or the adequacy of the environmental analysis. As such, this letter is not included or responded to in the Final EIR. However, the letter from Ms. Prebilich was provided to the Planning Commission and City Council for their consideration during hearings on the General Plan.

Next Steps: Following adoption of the General Plan, a major update of the Zoning Ordinance is required to implement a number of policy changes identified in the General Plan. It is important to maintain the momentum of the planning process and proceed to Plan implementation. In anticipation of this, the Fiscal Year 2016-17 budget provides funding sufficient for this Fiscal Year for this project (\$50,000, with a projected total cost of \$100,000). As they are familiar with the community and the General Plan, De Novo Planning Group will be requested to provide a proposal for the Zoning Ordinance update for City Council consideration.

Recommendation:

- Consider any public comments and the recommendations of the Planning Commission, and direct any appropriate revisions to the General Plan.
- Direct modification of the Draft General Plan consistent with the Planning Commission's recommendations (Attachment 3).
- Adopt the attached Resolution recommending that the City Council certify the Final Environmental Impact Report for the 2016 Sebastopol General Plan project, including the adoption of Findings of Fact and a Statement of Overriding Considerations.
- Adopt the attached Resolution recommending that the City Council approve the 2016 Sebastopol General Plan.

ATTACHMENTS:

1. Resolution recommending certification of Final EIR and adoption of Findings of Fact and Statement of Overriding Considerations
2. Resolution adopting the proposed General Plan
3. Planning Commission Resolution recommending General Plan adoption and listing the Planning Commission's recommended revisions
4. 2016 Sebastopol General Plan, May 2016 (previously transmitted)
5. Public comments on 2016 General Plan
6. Planning Commission minutes

1. Resolution recommending certification of Final EIR and adoption of Findings of Fact and Statement of Overriding Considerations

City of Sebastopol City Council

City Council Resolution No. _____

A Resolution of the City Council of the City of Sebastopol Certifying the Final Environmental Impact Report, including the Adoption of Findings of Fact and a Statement of Overriding Considerations, for the 2016 Sebastopol General Plan Update Project

Whereas, on August 22, 2013, the City of Sebastopol issued a Request for Proposals to prepare a comprehensive update to the City's General Plan and preparation of an Environmental Impact Report; and

Whereas, on December 9, 2013, the City entered into a contract with De Novo Planning Group to prepare a comprehensive update to the Sebastopol General Plan and preparation of an Environmental Impact Report; and

Whereas, the City of Sebastopol has determined that an Environmental Impact Report (EIR) should be prepared to analyze both the potential impacts and any necessary mitigation measures for the General Plan Update Project; and

Whereas, the EIR evaluates impacts, mitigation, and alternatives at a program-level for the General Plan Update project; and

Whereas, a Notice of Preparation (NOP) of an EIR for the proposed project was circulated on March 1, 2016 to trustee and responsible agencies, the State Clearinghouse, and the public; and

Whereas, a scoping meeting was held on March 22, 2016 with the Planning Commission, and no public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting; and

Whereas, during the 30-day public review period for the NOP, which ended on March 31, 2016, three written comment letters were received on the NOP, and a summary of the NOP comments is provided in Chapter 1.0 of the Draft EIR; and

Whereas, a Notice of Availability (NOA) of the Draft EIR was circulated to the State Clearinghouse, all relevant agencies, and interested parties for a 45-day public comment period, beginning on May 23, 2016 and ending on July 8, 2016; and

Whereas, a total of two written comments were received on the Draft EIR during the public review period, and written responses to those comments have been prepared and included as part of the Final EIR, pursuant to the CEQA Guidelines, and

Whereas, on August 9, 2016, the Planning Commission held a public hearing to consider the following:

1. The recommendation that the City Council certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations for the General Plan Update project; and
2. The recommendation that the City Council adopt the 2016 Sebastopol General Plan.

Whereas, on that date the Planning Commission did adopt a resolution recommending certification of the Final EIR; and

Whereas, on August 23, 2016, the Planning Commission completed its recommendations regarding the General Plan, and recommended its adoption, as revised, to the City Council.

Now, therefore, after consideration of the record in these proceedings, including the testimony, exhibits, and materials presented at the City Council hearing, the City Council resolves as follows:

1. That the Environmental Impact Report for the 2016 Sebastopol General Plan Project, which consists of the Draft EIR and the Final EIR (collectively the EIR), has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and
2. That the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines; and
3. That the EIR has been presented to it, that the City Council has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the City Council's independent judgment and analysis; and
4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the project, the City Council hereby certifies the Final EIR (Exhibit "A") and adopts the Findings of Fact and Statement of Overriding Considerations (Exhibit "B") in support of approval of the project; and
5. The City Council directs that, upon approval of the project, the City's Planning Department file a notice of determination with the County Clerk of Sonoma and, if the project requires a discretionary approval from any State agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA Section 21152; and
6. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its

recommendation are located in, and may be obtained from, the City of Sebastopol Planning Department at 7120 Bodega Avenue, Sebastopol, California.

Adopted by the City of Sebastopol City Council on September 6, 2016 by the following vote:

Ayes:

Nayes:

Abstain:

Absent:

Attest: _____

Mayor Sarah Glade Gurney

Certified by: _____

Mary Gourley, City Clerk

Exhibit A

Final Environmental Impact Report



FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

2016 SEBASTOPOL GENERAL PLAN UPDATE

SCH# 2016032001

JULY 2016

Prepared for:

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

Prepared by:

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1020 Suncoast Lane, Suite 106
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

2016 SEBASTOPOL GENERAL PLAN UPDATE

SCH# 2016032001

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Sebastopol, CA 95472

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FINAL EIR

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INTRODUCTION

The City of Sebastopol (City) has determined that a program-level environmental impact report (EIR) is required for the proposed 2016 General Plan (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project, which may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Program EIR is an EIR which examines the environmental impacts of an agency plan, policy, or regulatory program, such as a general plan update. Program EIRs analyze broad environmental impacts of the program, with the acknowledgement that site-specific environmental review may be required for particular aspects of the program, or particular development projects that may occur in the future. -

The City of Sebastopol circulated a Notice of Preparation (NOP) of an EIR for the proposed project on March 1, 2016 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on March 22, 2016 with the Sebastopol Planning Commission. Subsequently, Sebastopol published a public Notice of Availability (NOA) for the Draft EIR on May 23, 2016, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2016032001) and was published in pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from May 23, 2016 through July 8, 2016. The Public Draft 2016 General Plan was also available for public review and comment during this time period.

This Final EIR was prepared to address comments received in response to the Draft EIR. The City has prepared a written response to the Draft EIR comments and made textual changes to the Draft EIR where warranted. The responses to the comments are provided in this Final EIR in Section 2.0, and all changes to the text of the Draft EIR are summarized in Section 3.0. Responses to comments received during the comment period do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

PROJECT DESCRIPTION

The 2016 Sebastopol General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, community services, and other policy decisions throughout Sebastopol. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. The City may also address other topics of interest; this General Plan includes elements related to Community Services and Facilities, Economic Vitality, Community Character, and Community Health and Wellness elements. The General Plan sets out the goals, policies, and actions in each of these areas, serves as a policy guide for how the City will make key planning

decisions in the future, and guides how the City will interact with Sonoma County, surrounding cities, and other local, regional, State, and Federal agencies.

The General Plan contains the goals and policies that will guide future decisions within the city. It also identifies actions that will ensure the goals and policies in the General Plan are carried out.

Refer to Section 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed project.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR are briefly described as follows:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the City would not adopt the General Plan Update. The 1994 General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map (see Figure 3.10-1), Economic Vitality Element, Community Health and Wellness Element, Circulation Diagram, goals, policies, or actions would occur.
- **Alternative 2: Increased Open Space Alternative.** As shown on Figure 5.0-1, Alternative 2 would revise the proposed General Plan Land Use Map to include expanded areas of Open Space and Very Low Density Residential Uses around the periphery of the City, primarily within the Sphere of Influence (SOI) and Urban Growth Boundary (UGB). Under Alternative 2, all of the proposed General Plan goals, policies, and action items would be adopted, but development levels and intensities under Cumulative General Plan Buildout Conditions would decrease.
- **Alternative 3: Downtown Intensification Alternative.** Under Alternative 3, development potential within the Downtown Core would be intensified, and residential uses would not be permitted in non-residential land use designations outside of the Downtown Core (precluding residential development in the Commercial/Office, Office/Light Industrial, and Office designations). The minimum FAR in the Downtown Core designation would increase from 1.0 under the Proposed General Plan to 1.5 under Alternative 3. Additionally, all new development within the Downtown Core designation would be required to provide on-site residential uses at a density of 44 dwelling units/acre above ground-floor commercial or office uses. This alternative further assumes that a downtown parking district would be created, and that the majority of on-site parking requirements for structures in the Downtown Core would be accommodated via an in-lieu fee payment towards the construction of a new parking structure.

Alternatives are described in detail in Section 5.0 of the Draft EIR. As summarized in Table 5.0-8 of the Draft EIR, Alternative 2 is the environmentally superior alternative because it provides the greatest reduction of potential impacts in comparison to the other alternatives.

COMMENTS RECEIVED

The Draft EIR addresses environmental impacts associated with the proposed project that were known to the City, raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discusses potentially significant impacts associated with aesthetics/visual resources, agricultural/forest resources, air quality, biological/natural resources, cultural resources, geology/soils/minerals, greenhouse gases/climate change, hazards, hydrology/water quality, land use/population, noise, public services/recreation, transportation/circulation, utilities, and cumulative impacts.

NOP Comments

During the NOP process, the City received comments from the following public agencies, organizations, or individuals:

- California Native American Heritage Commission
- California Department of Transportation (Caltrans)
- County of Sonoma Permit and Resource Management Department

Draft EIR Comments

During the Draft EIR review process, the City received comments from the following public agencies, organizations, or individuals:

- California Department of Transportation (Caltrans), District 4
- Sonoma Local Agency Formation Commission

Acting as lead agency, the City of Sebastopol has prepared a response to the Draft EIR comments. The responses to the comments are provided in this Final EIR in Section 2.0 (Comments on Draft EIR and Responses) and all changes to the text of the Draft EIR are summarized in Section 3.0 (Errata). Responses to comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

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This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Sebastopol is the lead agency for the environmental review of the 2016 Sebastopol General Plan (General Plan, General Plan Update, or Project) and has the principal responsibility for approving the project. This FEIR assesses the expected environmental impacts resulting from approval and adoption of the 2016 Sebastopol General Plan and responds to comments received on the Draft EIR.

The 2016 Sebastopol General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, community services, and other policy decisions throughout Sebastopol. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. The City may also address other topics of interest; this General Plan includes elements related to Community Services and Facilities, Economic Vitality, Community Character, and Community Health and Wellness elements. The General Plan sets out the goals, policies, and actions in each of these areas, serves as a policy guide for how the City will make key planning decisions in the future, and guides how the City will interact with Sonoma County, surrounding cities, and other local, regional, State, and Federal agencies.

1.1 PURPOSE AND INTENDED USES OF THE EIR CEQA REQUIREMENTS FOR A FINAL EIR

This FEIR for the 2016 Sebastopol General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that an FEIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed projects, and obligates them to balance a variety of public objectives, including economic, environmental, and social factors.

1.0 INTRODUCTION

PURPOSE AND USE

The City of Sebastopol, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval and implementation of the 2016 General Plan. Responsible and trustee agencies that may use the EIR are identified in Chapter 1.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the proposed project. Subsequent actions that may be associated with the proposed project are identified in Chapter 2.0 (Project Description) of the Draft EIR. This EIR may also be used by other agencies within Sonoma County, including the Sonoma Local Agency Formation Commission (LAFCO), which may use this EIR during the preparation of environmental documents related to annexations, Municipal Service Reviews, and Sphere of Influence decisions in the Sebastopol Planning Area.

1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION

The City of Sebastopol circulated a Notice of Preparation (NOP) of an EIR for the proposed project on March 1, 2016 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on March 22, 2016 with the Sebastopol Planning Commission. No public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting. However, during the 30-day public review period for the NOP, which ended on March 31, 2016, three written comment letters were received. A summary of the NOP comments is provided in Section 1.8 of the Draft EIR. The NOP and all comments received on it are presented in Appendix A of the Draft EIR.

NOTICE OF AVAILABILITY AND DRAFT EIR

The City of Sebastopol published a public Notice of Availability (NOA) for the Draft EIR on May 23, 2016, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2016032001) and was published pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public

review from May 23, 2016 through July 8, 2016. The Public Draft 2016 General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

RESPONSE TO COMMENTS/FINAL EIR

The City of Sebastopol received 2 comment letters on the Draft EIR from public agencies, organizations, and members of the public during the 45-day review period. These comment letters, and written responses, are provided in Chapter 2.0 of this Final EIR.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR. The Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0 (Errata). This document and the Draft EIR, as amended herein, constitute the Final EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The Sebastopol City Council will review and consider the Final EIR. If the City Council finds that the Final EIR is "adequate and complete," then it may certify it in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review and consideration of the Final EIR, the Sebastopol City Council may take action to approve, revise, or reject the project. A decision to approve the 2016 Sebastopol General Plan, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

Policies and actions to mitigate potential environmental impacts have been incorporated into the project, to the extent feasible. No additional mitigation is feasible or available, as described in Chapters 3.1 through 4.0 of the Draft EIR. The annual report on general plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the project.

1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

CHAPTER 2.0 – COMMENTS ON DRAFT EIR AND RESPONSES

Chapter 2.0 provides a list of commenters, copies of written comments made on the Draft EIR (coded for reference), and responses to those written comments.

CHAPTER 3.0 - ERRATA

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments on the Draft EIR. The revisions to the Draft EIR do not change the intent or content of the analysis or mitigation.

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft Environmental Impact Report (Draft EIR) for the 2016 Sebastopol General Plan Update, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Chapters 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and errata.

2.2 LIST OF COMMENTERS

Table 2-1 lists the comments on the Draft EIR that were submitted to the City during the 45-day public review period. The assigned comment letter number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed.

RESPONSE LETTER	INDIVIDUAL OR SIGNATORY	AFFILIATION	DATE
A	Patricia Maurice, District Branch Chief	California Department of Transportation, District 4	7-6-16
B	Mark Bramfitt, Executive Officer	Sonoma Local Agency Formation Commission	7-7-2016

2.3 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and be detailed, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies only need to respond to significant environmental issues associated with the project and do not need to provide all of the information requested by the

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204(a)).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the project and ways to avoid or mitigate the significant effects of the project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the 2016 Sebastopol General Plan Update Draft EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

- Each comment letter is lettered (i.e., Letter A), each comment within each letter is numbered (i.e., Comment A-1, Comment A-2, etc.), and each response is numbered correspondingly (i.e., Response A-1, Response A-2, etc.).

Where changes to the Draft EIR text result from the response to comments, those changes are included in the response and identified with revisions marks (underline for new text, ~~strike out~~ for deleted text).

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p. 1

STATE OF CALIFORNIA - CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
 P.O. BOX 23660
 OAKLAND, CA 94623-0660
 PHONE (510) 286-5528
 FAX (510) 286-5559
 TTY 711
 www.dot.ca.gov



*Serious Drought,
 Help save water!*

July 6, 2016

SONVARI79
 SON-VAR-VAR
 SCH # 2016032001

Mr. Kenyon Webster
 Planning Department
 City of Sebastopol
 7120 Bodega Avenue
 Sebastopol, CA 95472

Sebastopol General Plan Update – Draft Environmental Impact Report

Dear Mr. Webster:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Sebastopol General Plan Update. Our comments seek to promote the State’s smart mobility goals and are based on the Draft Environmental Impact Report (DEIR). Additional comments may be forthcoming pending final review. Please also reference Caltrans previous letter dated March 29, 2016 as these comments still apply.

A-1

Project Understanding

The proposed project is a comprehensive update to the City of Sebastopol’s (City) General Plan, which was last comprehensively updated in 1994. The General Plan identifies the community’s vision for the future and would be updated to reflect current issues and policies. Proposed updates include sets of goals, policies, and actions that the City has identified for each plan element. These include: Land Use, Circulation, Community Services and Facilities, Conservation and Open Space, Noise, Community Character, Safety, Economic Vitality, Community Health and Wellness, and Housing. The City is located in the southern portion of Sonoma County with the cities of Santa Rosa and Rohnert Park positioned to the west. Regional access to the City is gained via State Route (SR) 116 and SR 12.

A-2

Fair Share Contribution

The City should make a fair share contribution towards Caltrans pedestrian safety enhancement project – EA 1G840K. As a part of the project, Caltrans will install a High-Intensity Activated Crosswalk (HAWK) beacon on the southern leg of the McKinley Street (SR 116)/Petaluma Avenue (SR 116)/Laguna Park Way intersection. Currently, the project is in the Project Initiation Document (PID) phase with a tentative completion date of January 2023. Page 3.13-22 of section McKinley Street/Laguna Park Way/Petaluma Avenue of the DEIR recommends the installation of

A-3

“Provide a safe, sustainable, integrated and efficient transportation system to enhance California’s economy and livability”

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p. 2

Mr. Kenyon Webster, City of Sebastopol
 July 6, 2016
 Page 2

a HAWK beacon on the southern leg crossing of this intersection; but incorrectly states that there is no identified funding source for this improvement. A fair share contribution would help mitigate the General Plan Update's significant and unavoidable impact on the intersection, as noted on page 3.13-22 of the DEIR.

A-3
 Cont

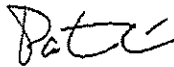
Project Scope Clarification

Please correct the information provided in the Caltrans Traffic Impact Study Guide section, on page 3.13-11, of the DEIR. This section incorrectly states that Caltrans oversees the operations of US 101 and its on- and off-ramps within the City. Although it is correct that Caltrans is the owner and operator of the State transportation network, US 101 facilities do not exist within Sebastopol city limits.

A-4

Should you have any questions regarding this letter or require additional information, please contact Cole Iwamasa at (510) 286-5534 or cole.iwamasa@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
 District Branch Chief
 Local Development - Intergovernmental Review

Cc: State Clearinghouse

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Response to Letter A Patricia Maurice, California Department of Transportation (Caltrans), District 4

Response A-1: The commenter provides introductory remarks and states that the comments are intended to promote the State's mobility goals. The commenter also references the NOP comment letter submitted by Caltrans, dated March 29, 2016. The March 29th letter was included in Appendix A of the Draft EIR, and all issues raised in this letter were addressed in the Draft EIR.

Response A-2: The commenter provides a summary of the project components.

Response A-3: The commenter states that Caltrans is in the Project Initiation Document (PID) phase of planned safety improvements to the southern leg of the McKinley Street/Petaluma Avenue/Laguna Park Way intersection, with a tentative completion date of January 2023. The commenter suggests that the City make a fair share contribution towards this improvement project. The City appreciates this comment. General Plan Action Item CIR 1r calls on the City to coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Additionally, Action CIR 1j calls for the City to provide support and a staff liaison to agencies such as Caltrans to help improve the efficiency of the roadway network in western Sonoma County.

The City will continue to coordinate with Caltrans on roadway system and safety improvements within and around the city. The City Council will determine if funding assistance for the improvement identified above is available and warranted. Regardless of City-provided funding for improvements to the above-referenced intersection, this intersection remains under the jurisdictional control of Caltrans, and the City cannot guarantee implementation of the planned improvements. For this reason, DEIR Impact 3.13.2 would remain significant and unavoidable.

Response A-4: The commenter notes a minor error in the DEIR, which states that Caltrans oversees operations of US 101 ramps within the City. While it is correct that Caltrans oversees operations of US 101 ramps, this highway does not pass through the City of Sebastopol. This correction has been made in Section 3.0, Errata, of this Final EIR. This minor correction does not alter any of the conclusions or analysis contained in the Draft EIR.

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
 (707) 565-2577 FAX (707) 565-3778
 www.sonomalafco.org

July 7, 2016

Kenyon Webster, Planning Director
 City of Sebastopol
 7120 Bodega Avenue
 Sebastopol, CA 95472

Re: Draft Environmental Impact Report for the City of Sebastopol General Plan

Dear Mr. Webster:

Thank you for providing Sonoma LAFCO the opportunity to review and comment on the Draft Environmental Impact Report for the City of Sebastopol General Plan ("DEIR").

B-1

In that LAFCO is the agency authorized to promote the efficient provision of governmental services and discourage urban sprawl, pursuant to state law LAFCO is charged with determining the sphere of influence of cities and special districts within the County. "Sphere of influence" is defined in state law as "a plan for the probable physical boundaries and service area of a local agency."

B-2

Based on Figure 2.0-2 in the DEIR, it appears that the City is interested in amending its sphere to include a few parcels just east and just north of the City and has, in its DEIR, analyzed the impact of build-out of these and other areas outside the City boundary but within the current or desired sphere.

B-3

In its consideration of an amendment to the sphere of influence that the City may propose, in accordance with state law, the Commission must prepare a written statement of determinations for: (1) the present and planned land uses in the area, including agricultural and open-space lands; (2) the present and probable need for public facilities and services in the area; (3) the present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and (4) the existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

B-4

In general, LAFCO's interests, to be evaluated in an environmental document, include: consistency between proposed general plan land-use designations and zoning districts; traffic and circulation impacts, infrastructure impacts related to the capacity of City water, sanitation, and flood control systems to support proposed density; impacts on the provision of other public services which the City provides, such as fire and police services, and impacts of meeting local housing needs.

The DEIR appears to address a number of the areas cited above. Provision of water and sanitary sewer services to meet needs of proposed development are of key interest to LAFCO, and it appears that in the DEIR analysis, sufficient water would be available at projected build-out.

B-5

Regarding provision of wastewater services, we understand the City's reliance on the Subregional Water Reclamation System's permitted capacity and its current restrictions and acknowledge the City's commitment to require development projects to demonstrate adequate service capacity or improvements to meet increased demand prior to approval (Policy CSF 4-6)

B-6

We note some inconsistencies in information provided in the DEIR regarding current and projected demand and capacity and suggest that clarification would assist readers' understanding. Specifically, on page 3.14-20, information is provided about the Average Daily Dry Weather Flow, the demand for approved and pending projects, reserve treatment capacity, and what would remain under the current entitlement. It appears that much of this is based on 2012 information. Table 3.14-3, on page 3.14-27, however, uses 2015 data, citing different numbers which, in our opinion, makes it difficult for a reader to discern which numbers to use. Perhaps the information on page 3.14-20 could simply be updated to reflect what is provided on page 3.14-27.

B-7

Lastly, regarding Table 3.14-3, if the "Subtotal-Treatment Capacity Used, Reserved and Committed" is intended to be the sum of the first three lines on the table, the total does not add up, and that number affects most of the remaining numbers.

B-8

Regarding traffic and circulation, the DEIR indicates significant and unavoidable impacts on Highways 12 and 116, both CalTrans regional highways. LAFCO lauds the City for including in the DEIR actions by which the City will cooperate with other jurisdictions to reduce or attempt to alleviate transportation congestion affecting City streets, to provide a supportive environment for its residents and visitors to the area.

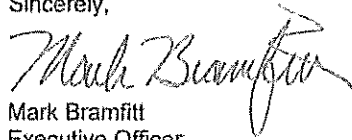
B-9

To the extent that development in the City resulting from General Plan build-out impacts traffic and circulation in other jurisdictions, like the County of Sonoma or nearby cities, the City should consider contributing to a regional fund to help mitigate those impacts. As an example, when Sonoma LAFCO approved the annexation of the Northwest Specific Plan Area to the City of Rohnert Park in 2015, the approval was conditioned on the City and County's agreeing to establish and collect regional traffic impact fees from the City, pursuant to a nexus study.

B-10

Again, thank you for the opportunity to provide comment. We look forward to working with the City in implementation of its General Plan.

Sincerely,



Mark Bramfitt
Executive Officer

Response to Letter B Mark Bramfitt, Sonoma Local Agency Formation Commission

- Response B-1:** The commenter provides introductory remarks.
- Response B-2:** The commenter provides a summary of LAFCO's purpose and mandate.
- Response B-3:** The commenter notes that the City appears interested in amending its sphere to include a few parcels east and north of the City, and that the DEIR has analyzed the impact of buildout of these areas and other areas outside of the City boundary. This comment is correct, and no changes to the DEIR are warranted.
- Response B-4:** The commenter provides a summary of the steps and requirements that LAFCO must complete in order to process and approve revisions to the City's SOI. The City concurs with the summary provided by the commenter.
- Response B-5:** The commenter notes that the DEIR addresses the areas cited in the previous paragraph, and notes the DEIR conclusion that sufficient water supplies are available at project buildout. The City appreciates this comment and agrees that the DEIR has accurately and completely analyzed full buildout of the General Plan, inclusive of all areas within the City's desired sphere.
- Response B-6:** The commenter notes the City's reliance on the Subregional Water Reclamation System's permitted capacity and current restrictions, and acknowledges the City's commitment to require development projects to demonstrate adequate capacity or provide improvements to meet increased demand prior to approval. The City appreciates this comment.
- Response B-7:** The commenter notes some minor inconsistencies in data provided for sewer treatment capacity in Section 3.14 of the DEIR (2012 data used on page 3.14-20 and 2015 data used in the analysis on page 3.14-27). This comment is noted, and minor corrections to this information have been provided in Section 3.0 of this Final EIR. These minor corrections do not alter any of the analysis or conclusions contained in the DEIR.
- Response B-8:** The commenter notes a minor math error in Table 3.14-3 regarding the Subtotal-Treatment Capacity Used, Reserved, and Committed. The commenter is correct that the math overstates the total treatment capacity used, reserved, and committed by 0.01. This is an exceedingly minor discrepancy, and actually overestimates used capacity, rather than underestimating used capacity. This issue has no bearing on the environmental analysis or conclusions contained in the DEIR, given the minute size of the mathematical error.

- Response B-9:** The commenter lauds the City for including actions in the General Plan and DEIR calling on the City and other local agencies to attempt to alleviate transportation congestion in Sebastopol. The City appreciates this comment.
- Response B-10:** The commenter suggests that the City consider contributing to a regional fund to mitigate traffic impacts from future projects developed in the City. The City appreciates this comment, and will continue to coordinate with regional agencies such as SCTA, Sonoma County, Caltrans, etc. to improve regional traffic conditions. This comment has been forwarded to the City Council for their consideration.

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This chapter includes minor edits to the EIR. These modifications resulted from responses to comments received during the Draft EIR public review period.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5. Changes are provided in revision marks with underline for new text and ~~strike-out for deleted text~~.

3.1 REVISIONS TO THE DRAFT EIR

EXECUTIVE SUMMARY

No changes were made to the Executive Summary of the Draft EIR (DEIR).

1.0 INTRODUCTION

No changes were made to Chapter 1.0 of the DEIR.

2.0 PROJECT DESCRIPTION

No changes were made to Chapter 2.0 of the DEIR.

3.1 AESTHETICS AND VISUAL RESOURCES

No changes were made to Section 3.1 of the DEIR.

3.2 AGRICULTURAL AND FOREST RESOURCES

No changes were made to Section 3.2 of the DEIR.

3.3 AIR QUALITY

No changes were made to Section 3.3 of the DEIR.

3.4 BIOLOGICAL AND NATURAL RESOURCES

No changes were made to Section 3.4 of the DEIR.

3.5 CULTURAL RESOURCES

No changes were made to Section 3.5 of the DEIR.

3.6 GEOLOGY, SOILS, AND MINERALS

No changes were made to Section 3.6 of the DEIR.

3.7 GREENHOUSE GASES AND CLIMATE CHANGE

No changes were made to Section 3.7 of the DEIR.

3.0 ERRATA

3.8 HAZARDS

No changes were made to Section 3.8 of the DEIR.

3.9 HYDROLOGY AND WATER QUALITY

No changes were made to Section 3.9 of the DEIR.

3.10 LAND USE AND POPULATION

No changes were made to Section 3.10 of the DEIR.

3.11 NOISE

No changes were made to Section 3.11 of the DEIR.

3.12 PUBLIC SERVICES AND RECREATION

No changes were made to Section 3.12 of the DEIR.

3.13 TRANSPORTATION AND CIRCULATION

The following changes are made to page 3.13-11 of the DEIR:

CALTRANS TRAFFIC IMPACT STUDY GUIDE

The Caltrans *Guide for the Preparation of Traffic Impact Studies*, 2002, includes criteria for evaluating the effects of land use development and changes to the circulation system on State highways. In Sebastopol, Caltrans oversees operation on ~~US-101~~, Gravenstein Highway (SR 116), SR 12, and the ~~freeway on-ramp and off-ramp~~ intersections serving these two facilities. Caltrans generally endeavors to maintain a target level of service at the transition between LOS "C" and LOS "D," though for select facilities has designated lower LOS targets.

The following changes are made to page 3.13-22 of the DEIR:

McKinley Street/Laguna Park Way/Petaluma Avenue

The intersection of McKinley Street/Laguna Park Way/Petaluma Avenue would operate at LOS F on the Laguna Park Way and McKinley Street stop-controlled approaches. These volumes meet peak hour traffic signal warrants during the PM peak hour under both the General Plan Buildout and General Plan Cumulative Buildout scenarios. Of primary concern is the volume of pedestrian crossings on the south leg of the intersection and the potential increase to these crossings with continued development to the east in the Barlow area. It is recommended that a HAWK (High-Intensity Activated Crosswalk) beacon be installed at the south leg crossing while also narrowing the northbound approach to one lane. The inside lane is generally only used by traffic as a passing lane since the majority of traffic on this approach turns right onto North Main Street. The HAWK will

allow for protected pedestrian crossings, stopping traffic only as needed. When activated, the break in traffic will provide gaps for traffic on the southbound approach of Laguna Park Way and the westbound approach of McKinley Street to proceed from the stop-controlled approach.

~~Since there is no identified funding source for this improvement and the~~ The intersection is controlled by Caltrans, outside the control of the City of Sebastopol. Caltrans has indicated that a project to install a HAWK beacon at the south leg of the crossing is currently in the Project Initiation Document (PID) stage, and project completion is anticipated in January 2023. However, the City cannot guarantee the timing or full funding of this improvement, as the intersection is under Caltrans' jurisdiction. The City will continue to coordinate with Caltrans on this improvement, however, this would be considered a **significant and unavoidable** impact.

3.14 UTILITIES

The following changes are made to page 3.14-20 of the DEIR:

WASTEWATER FLOWS

Wastewater flows are typically evaluated for several conditions, including:

- Average Dry Weather Flow (ADWF) – This is the flow rate that is considered to be the actual wastewater flow from homes and businesses in the community (although it may include some flow resulting from groundwater entering the sewer system). It is measured during the summer, when the weather is dry and there is minimal infiltration and no inflow. This flow is dependent on the number of residents and number and type of businesses within the community. It varies throughout the day, with the peak diurnal flow typically occurring in the morning as the community residents wake up and prepare for the day.
- Infiltration and Inflow (I&I) – This is flow that enters the sewer system from rainfall and from increased levels of groundwater caused by the rainfall or by seasonal variation of groundwater levels.
- Peak Hour Wet Weather Flow (PHWWF) – This is the sum of the peak WWF and the peak I&I. The PHWWF is the peak flow rate that is expected to occur during large storm events.

The City's average dry weather flow to the Laguna WWTP in ~~2012~~ 2015 was ~~.474~~ .413 mgd, about ~~56%~~ 49% of the City's treatment entitlement. The 2005 Sewer Master Plan indicates that the City's existing wastewater collection and conveyance system is adequately designed to accommodate current collection and conveyance demands. The Plan also identifies areas where sewer lines require replacement. Additionally, assuming recommended repairs are made, the collection and conveyance system should be adequate to accommodate projected future growth within the City limits. However, the

3.0 ERRATA

system may not be adequate to accommodate future projected growth within the City's sphere of influence (SOI).

The City's ability to accommodate future development is limited by the entitlement in the Subregional Water Reclamation System. To estimate the treatment capacity available for future development, the estimated flows were calculated based on ~~2012~~ 2015 flow rates. Projected sewer demand for approved projects is ~~0.020~~ 0.008 mgd, and projected demand for pending applications is ~~0.021~~ 0.028 mgd. Combining these figures with the ~~2012~~ 2015 ADDWF of ~~0.474~~ 0.413 mgd and the existing General Plan requirement to reserve treatment capacity of 5% (0.042 mgd), the ADDWF for all current and planned future commitments is ~~0.557~~ 0.473 mgd. This rate leaves ~~0.283~~ 0.339 mgd available for future projects under the current entitlement of 0.840 mgd. (Water Production and Usage, and Wastewater statistics for Annual Level of Service Report ~~2012~~ 2015).

4.0 OTHER CEQA-REQUIRED TOPICS

No changes were made to Section 4.0 of the DEIR.

5.0 ALTERNATIVES

No changes were made to Chapter 5.0 of the DEIR.

6.0 REPORT PREPARERS

No changes were made to Chapter 6.0 of the DEIR.

Exhibit B

Findings of Fact and Statement of Overriding Considerations

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

FOR THE

2016 SEBASTOPOL GENERAL PLAN UPDATE

REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Public Resources Code, Section 21000 et seq)

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires the City of Sebastopol (City), as the CEQA lead agency to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

These findings explain how the City, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report (EIR) prepared for the 2016 General Plan Update (2016 General Plan, General Plan, or Project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

As required under CEQA, the Final EIR describes the Project, adverse environmental impacts of the Project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the City's independent judgment regarding the potential adverse environmental impacts of the Project.

The Final EIR (which includes the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, and revisions to the Draft EIR) for the Project, examined several alternatives to the Project that were not chosen as part of the approved project (the No Project Alternative, the Increased Open Space Alternative, and the Downtown Intensification Alternative).

The Findings of Fact and Statement of Overriding Considerations set forth below ("Findings") are presented for adoption by the City Council (Council) as the City's findings under the California Environmental Quality Act ("CEQA") (Public Resources Code, §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.) relating to the Project. The Findings provide the written analysis and conclusions of this Council regarding the Project's environmental impacts, mitigation measures, alternatives to the Project, and the

overriding considerations, which in this Council's view, justify approval of the 2016 General Plan, despite its environmental effects.

II. GENERAL FINDINGS AND OVERVIEW

A. Project Background

The process to update the Sebastopol General Plan began in March 2014, and is scheduled to be completed with the adoption of the General Plan by the City Council in late 2016. The 2016 Sebastopol General Plan (General Plan, General Plan Update, or proposed project) was developed with extensive community input and reflects the community's vision for Sebastopol. A summary of the community outreach and public participation process is provided below.

In April and May 2014, the General Plan Update team held two public visioning workshops and a housing workshop to help kick-off the General Plan Update process. Additionally, City staff and the consultant team developed an online survey to gather additional information from the public related to the General Plan Update. The online survey was available through the General Plan Update website, and was developed to pose similar questions to those posed at the visioning workshops, and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities. The survey included 21 specific questions, and was completed or partially completed by approximately 700 people.

The City Council appointed a 16-member General Plan Advisory Committee (GPAC), which consisted of members from the Planning Commission, local business owners, residents, and the community at-large. The GPAC collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The GPAC met 12 times between July 2014 and December 2015, to identify key issues and challenges that Sebastopol faces over the next 20-30 years, and to develop the comprehensive set of goals, policies, and actions contained in the General Plan. Each GPAC meeting was open to the public, and numerous members of the public and other local interested agencies attended the meetings and provided detailed input to the GPAC.

The City Council and Planning Commission has held, and continues to hold, public workshops and hearings to review and consider the goals and policies of the existing General Plan, review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the GPAC meetings, and provide specific direction and guidance to staff and the consultant team regarding how goals should be achieved and how to address current issues in the General Plan Update.

The updated Sebastopol General Plan includes a framework of goals, policies, and actions that will guide the community toward its common vision. The General Plan is supported with a variety of maps, including a Land Use Map and Circulation Map.

B. Procedural Background

The City of Sebastopol circulated a Notice of Preparation (NOP) of an EIR for the Project on March 1, 2016 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on March 22, 2016 with the Sebastopol Planning Commission. No public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting. However, during the 30-day public review period for the NOP, which ended on March 31, 2016, three written comment letters were received. Concerns raised in response to the NOP were considered during preparation of the Draft EIR.

The City published a public Notice of Availability (NOA) for the Draft EIR on May 23, 2016, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2016032001) and the County Clerk, and was published pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from May 23, 2016 through July 8, 2016. The Public Draft 2016 General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

The City received two comment letters regarding the General Plan Draft EIR from public agencies, organizations and members of the public during the public comment period. In accordance with CEQA Guidelines Section 15088, a Final EIR was prepared that responded to the written comments received, as required by CEQA. The Final EIR document and the Draft EIR, as amended by the Final EIR, constitute the Final EIR.

C. Record of Proceedings and Custodian of Record

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, Notice of Availability, and all other public notices issued by the City in relation to the 2016 Sebastopol General Plan Update EIR.
- The 2016 Sebastopol General Plan Update Final EIR, including comment letters and technical materials cited in the document.
- All non-draft and/or non-confidential reports and memoranda prepared by the City of Sebastopol and consultants in relation to the EIR.
- Minutes of the discussions regarding the Project and/or Project components at public hearings held by the City.
- Staff reports associated with Planning Commission and City Council meetings on the Project.
- Those categories of materials identified in Public Resources Code Section 21167.6.

The City Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the City of Sebastopol at the Planning Department, at 7120 Bodega Avenue, Sebastopol, CA 95472.

D. Consideration of the Environmental Impact Report

In adopting these Findings, this Council finds that the Final EIR was presented to this Council, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the 2016 General Plan. By these findings, this City Council ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The City Council finds that the Final EIR was completed in compliance with the California Environmental Quality Act. The Final EIR represents the independent judgment and analysis of the City.

E. Severability

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the 2016 Sebastopol General Plan, shall continue in full force and effect unless amended or modified by the City.

III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

A. Aesthetics and Visual Resources

General Plan Implementation Could Result in Substantial Adverse Effects on Visual Character, Including Impacts to Scenic Vistas or Scenic Resources (EIR Impact 3.1-1)

- (a) **Potential Impact.** The potential for the Project to result in substantial adverse effect on visual character, including scenic vistas and resources, is discussed at pages 3.1-11 through 3.1-23 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation is available. This impact was mitigated to the greatest extent feasible through General Plan Policies and Actions.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Effects of Mitigation and Remaining Impacts.** As described on pages 3.1-11 through 3.1-23 of the Draft EIR, the Project includes numerous policies and actions that would reduce the severity of this impact to the extent feasible. However, even with the implementation of the policies and actions in the 2016 General Plan, the potential for new development to interrupt scenic views, particularly new industrial and commercial development on agricultural or undeveloped lands, would remain. Existing scenic views may be diminished or obscured. While the 2016 General Plan policies and programs would ensure that impacts are reduced to the greatest extent feasible, the only method to completely avoid impacts to scenic resources would be to severely limit the development potential on all undeveloped lands, including development of jobs-generating uses along the State Route 116 corridor. This type of mitigation is not consistent with the objective of the 2016 General Plan to support local employment opportunities and expand the local jobs base. Therefore, this would represent a significant and unavoidable impact of the Project.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any

remaining significant adverse impact of the Project associated with impacts to scenic resources and visual character.

B. Hydrology and Water Quality

General Plan Implementation Could Place Housing and Structures Within a 100-year Flood Hazard Area as Mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or Other Flood Hazard Delineation Map (EIR Impact 3.9-5)

- (a) **Potential Impact.** The potential for the Project to place housing and structures within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, is discussed at pages 3.9-33 through 3.9-37 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation is available. This impact was mitigated to the greatest extent feasible through General Plan Policies and Actions.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Effects of Mitigation and Remaining Impacts.** As described on pages 3.9-33 through 3.9-37 of the Draft EIR, the Project includes numerous policies and actions that would reduce the severity of this impact to the extent feasible. However, even with the implementation of policies and actions that would reduce flood hazard impacts, the potential remains to place housing and structures within a 100-year flood hazard area. The General Plan Safety Element includes numerous policies specifically designed to address flood hazards. However, even with the implementation of the policies, actions, and requirements provided within the General Plan could result additional people and structures placed within a delineated flood hazard area. This impact is mitigated to the greatest extent feasible through General Plan policies and actions. However, even with implementation of these polices, actions, and requirements, this would represent a significant and unavoidable impact of the Project.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with impacts to placing housing and structures within a 100-year flood hazard area.

C. Noise

General Plan Implementation May Result in Exposure to Significant Traffic Noise Sources (EIR Impact 3.11-1)

- (a) **Potential Impact.** The potential for the Project to result in exposure to significant traffic noise sources is discussed at pages 3.11-20 through 3.11-29 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.11-20 through 3.11-29 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the greatest extent feasible. While implementation of the proposed policies and actions of the General Plan will reduce noise and land use compatibility impacts from vehicular traffic noise sources, and would ensure that new development is designed to include noise-attenuating features, some traffic noise impacts cannot be mitigated to a less-than-significant level due the proximity of sensitive receivers to major roadways, and because noise attenuation may not be feasible in all circumstances. There would be a significant increase in ambient noise levels with buildout of the General Plan to the City Planning Area as shown in Table 3.11-11 of the Draft EIR. The proposed General Plan would have a significant and unavoidable impact relative to traffic noise. This would represent a significant and unavoidable impact of the Project.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with transportation noise sources.

D. Transportation and Circulation

General Plan Buildout as Well as Regional Growth Would Require Improvements on Caltrans Facilities (SR 12 and SR 116) (EIR Impact 3.13-2)

- (a) **Potential Impact.** The potential for the Project to require improvements on Caltrans facilities is discussed at pages 3.13-21 through 3.13-26 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.13-21 through 3.13-26 of the Draft EIR, development allowed under buildout of the Project would result in increased use of SR 12 and SR 116, regional highway facilities owned and operated by Caltrans that also serve local traffic within Sebastopol. Caltrans has established a standard of LOS D for intersections in the study area that are on the State highway system, consistent with the City of Sebastopol's standard. With the installation of traffic controls at these intersections, impacts would be reduced to a less than significant level. However, because the City does not control the funding or timing of these improvements, the City cannot determine that the improvements will be made in time to accommodate regional and local growth, this impact would represent a significant and unavoidable impact of the Project.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with requiring improvements on Caltrans facilities.

E. Utilities

General Plan Buildout has the Potential to Exceed Wastewater Treatment Capacity or the Requirements of the RWQCB (EIR Impact 3.14-3)

- (a) **Potential Impact.** The potential for the Project to exceed wastewater treatment capacity or the requirements of the RWQCB is discussed at pages 3.14-27 through 3.14-30 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation is available.

(c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

(1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.14-27 through 3.14-30 of the Draft EIR, upon full buildout of the General Plan within the City limits, total sewer demand is projected to increase by 0.44 mgd. Within the entire Planning Area, the sewer demand would be approximately 0.853 mgd upon full buildout of the General Plan. These projections exceed the Current Capacity Entitlement allocation under the existing Sub-regional Treatment System agreement terms. General Plan policies and actions would assist in reducing wastewater generation flows to the greatest extent feasible, and would ensure that new development is not approved until it can be demonstrated that adequate wastewater treatment capacity exists to serve new and existing development demands. Implementation of these policies and actions would assist in ensuring that adequate treatment plant capacity and permitted capacity is available prior to the approval of new development, including wastewater demands generated by the City of Sebastopol and the rest of the Regional Partners. The Proposed General Plan Policies and Actions would reduce this impact to the greatest extent feasible. However, at the time of preparation of this EIR, an increase in permitted capacity cannot be guaranteed. As such, this impact would represent a significant and unavoidable impact of the Project.

(2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with the potential to exceed wastewater treatment capacity or the requirements of the RWQCB.

D. Cumulative Impacts

1. Aesthetics - Cumulative Degradation of the Existing Visual Character of the Region (EIR Impact 4.1)

(a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative degradation of visual character is discussed at pages 4.0-4 and 4.0-6 of the Draft EIR.

- (b) **Mitigation Measures.** No feasible mitigation measures are available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-4 and 4.0-6 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the greatest extent feasible. However, even with implementation of adopted policies and regulations, the 2016 General Plan has the potential to considerably contribute to permanent changes in visual character, such as obstruction of scenic views, conversion of existing visual character, and increased lighting. No feasible mitigation is available to fully reduce the cumulative effect on visual character, or to mitigate the proposed project's contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and an unavoidable cumulative impact.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative degradation of visual character.

2. Noise - Cumulative Exposure of Noise-Sensitive Land Uses to Noise in Excess of Normally Acceptable Noise Levels or to Substantial Increases in Noise (EIR Impact 4.11)

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative noise impacts is discussed at pages 4.0-13 and 4.0-14 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation measures are available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-13 and 4.0-14 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the greatest extent feasible. However, it may not be feasible to mitigate this impact to a less-than-significant level in all instances, particularly in areas where existing development is located near proposed development. Although the policy and regulatory controls for noise related impacts are in place in the cumulative

analysis area, subsequent development projects may result in an increase in ambient noise levels at specific project locations, which may subject surrounding land uses to increases in ambient noise levels. No feasible mitigation is available to fully reduce the cumulative effect on noise, or to mitigate the proposed project's contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project and a significant and unavoidable cumulative impact.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative increases in noise levels.

3. **Transportation and Circulation - Cumulative Impact on the Transportation Network (EIR Impact 4.13)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impacts on the transportation network is discussed at pages 4.0-14 and 4.0-15 of the Draft EIR.

- (b) **Mitigation Measures.** No feasible mitigation measures are available.

- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

- (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-14 and 4.0-15 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the greatest extent feasible. However, it may not be feasible to mitigate this impact to a less-than-significant level in all instances, particularly along SR 12 and SR 116, regional highway facilities owned and operated by Caltrans that also serve local traffic with Sebastopol. With the installation of traffic controls at these intersections, impacts would be reduced to a less than significant level. However, because the City does not control the funding or timing of these improvements, the City cannot determine that the improvements will be made in time to accommodate regional and local growth, this would represent a cumulatively considerable contribution to the Project and a significant and unavoidable impact.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the

Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts on the transportation network.

4. **Utilities and Service Systems - Cumulative Impact on Utilities (EIR Impact 4.14)**
- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impacts on utilities is discussed at pages 4.0-15 and 4.0-19 of the Draft EIR.
 - (b) **Mitigation Measures.** No feasible mitigation measures are available.
 - (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
 - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-15 and 4.0-19 of the Draft EIR, cumulative growth that occur within the cumulative analysis area over the life of the Project will result in increased demand for water service, sewer service, and solid waste disposal services. Implementation of the policies and actions identified in Section 3.14 of the Draft EIR would assist in reducing potential impacts. However, at the time of preparation of the Draft EIR, an increase in permitted wastewater capacity cannot be guaranteed. Therefore, this would represent a cumulatively considerable contribution to the Project and a significant and unavoidable impact.
 - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts utilities.

K. **Significant Irreversible Effects**

1. **Irreversible Effects (EIR Impact 4.15)**

- (a) **Potential Impact.** The potential for the Project to result in a significant irreversible effect associated with the consumption of nonrenewable resources and irretrievable commitments/irreversible physical changes is discussed at pages 4.0-21 and 4.0-22 of the Draft EIR.
- (b) **Mitigation Measures.** No feasible mitigation measures are available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

- (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-21 and 4.0-22 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the greatest extent feasible. One of the objectives of the 2016 General Plan is to conserve open spaces and other natural resources within the SOI/UGB. As such, the proposed General Plan focuses most new development to infill areas, and areas surrounding existing neighborhoods and urbanized areas. As a result of this design, the General Plan would minimize the potential for impacts to the nonrenewable resources in the Planning Area, including agricultural resources, biological resources, water resources, and energy resources, and the irretrievable commitment of resources and irreversible physical changes. In summary, the 2016 General Plan includes an extensive policy framework that is designed to address land use and environmental issues to the greatest extent feasible while allowing growth and economic prosperity for the City. However, even with the policies and actions that will serve to reduce potential significant impacts, the 2016 General Plan will result in significant irreversible changes. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with irreversible effects.

IV. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT, LESS THAN CUMULATIVELY CONSIDERABLE, OR HAVE NO IMPACT

- A. Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the Draft EIR.
 1. **Aesthetics and Visual Resources:** The following specific impact was found to be less than significant:
 - a. Impact 3.1-2: General Plan implementation could result in the creation of new sources of nighttime lighting and daytime glare

2. **Agricultural Resources:** The following specific impacts were found to be less than significant:
 - a. Impact 3.2-1: General Plan implementation would result in the conversion of farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance
 - b. Impact 3.2-2: General Plan implementation may result in conflicts with existing Williamson Act Contracts, or Conflict with existing zoning for agricultural use
3. **Air Quality:** The following specific impacts were found to be less than significant:
 - a. Impact 3.3-1: The General Plan would not conflict with or obstruct implementation of the applicable air quality plan
 - b. Impact 3.3-2: General Plan implementation would not cause health risks associated with toxic air contaminants
 - c. Impact 3.3-3: The General Plan would not create objectionable odors
 - d. Impact 3.3-4: The General Plan would not conflict with Regional Plans
4. **Biological Resources:** The following specific impacts were found to be less than significant:
 - a. Impact 3.4-1: General Plan implementation could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
 - b. Impact 3.4-2: General Plan implementation could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
 - c. Impact 3.4-3: General Plan implementation could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
 - d. Impact 3.4-4: General Plan implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident

or migratory wildlife corridors, or impede the use of native wildlife nursery sites

- e. Impact 3.4-5: The General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
 - f. Impact 3.4-6: General Plan implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan
5. **Cultural Resources:** The following specific impacts were found to be less than significant:
- a. Impact 3.5-1: General Plan implementation could result in a substantial adverse change in the significance of a historical or archaeological resource
 - b. Impact 3.5-2: Implementation of the General Plan could lead to the disturbance of human remains
 - c. Impact 3.5-3: General Plan implementation may result in damage to or the destruction of paleontological resources
6. **Geology, Soils, and Minerals:** The following specific impacts were found to be less than significant:
- a. Impact 3.6-1: General Plan implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction
 - b. Impact 3.6-2: General Plan implementation has the potential to result in substantial soil erosion or the loss of topsoil
 - c. Impact 3.6-3: General Plan implementation has the potential to result in development located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse
 - d. Impact 3.6-4: General Plan implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property
 - e. Impact 3.6-5: General Plan implementation does not have the potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water

- f. Impact 3.6-6: General Plan does not result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state; or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan
7. **Greenhouse Gases and Climate Change:** The following specific impacts were found to be less than significant:
- a. Impact 3.7-1: General Plan implementation could generate GHGs, either directly or indirectly, that may have a significant effect on the environment
 - b. Impact 3.7-2: General Plan implementation would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases
8. **Hazards:** The following specific impacts were found to be less than significant:
- a. Impact 3.8-1: General Plan implementation has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment
 - b. Impact 3.8-2: General Plan implementation has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
 - c. Impact 3.8-3: General Plan implementation has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
 - d. Impact 3.8-4: The General Plan Area is not located an airport land use plan, two miles of a public airport or public use airport, or within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project area
 - e. Impact 3.8-5: General Plan implementation does not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
 - f. Impact 3.8-6: General Plan implementation does not have the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

- 9. Hydrology and Water Quality:** The following specific impacts were found to be less than significant:
- a. Impact 3.9-1: General Plan implementation could result in a violation of water quality standards or waste discharge requirements
 - b. Impact 3.9-2: General Plan implementation could result in the depletion of groundwater supplies or interfere substantially with groundwater recharge
 - c. Impact 3.9-3: General Plan implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, or polluted runoff
 - d. Impact 3.9-4: General Plan implementation could otherwise substantially degrade water quality
 - e. Impact 3.9-5: General Plan implementation could place housing and structures within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map
 - f. Impact 3.9-6: The General Plan would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of failure of a levee or dam, seiche, tsunami, or mudflow
- 10. Land Use and Population:** The following specific impacts were found to be less than significant or to have no impact:
- a. Impact 3.10-1: General Plan implementation has the potential to physically divide an established community
 - b. Impact 3.10-2: General Plan implementation has the potential to conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect
 - c. Impact 3.10-3: General Plan implementation has the potential to induce substantial population growth
 - d. Impact 3.10-4: General Plan implementation has the potential to displace substantial numbers of people or existing housing
- 11. Noise:** The following specific impacts were found to be less than significant:
- a. Impact 3.11-2: Stationary Noise Sources
 - b. Impact 3.11-3: Construction Noise Sources
 - c. Impact 3.11-4: Construction Vibration

- 12. Public Services and Recreation:** The following specific impacts were found to be less than significant:

 - a. Impact 3.12-1: General Plan implementation could result in adverse physical impacts on the environment associated with governmental facilities and the provision of public services
 - b. Impact 3.12-2: General Plan implementation may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities or the construction of new parks and recreation facilities

- 13. Transportation and Circulation:** The following specific impacts were found to be less than significant:

 - a. Impact 3.13-1: Implementation of the proposed General Plan would result in acceptable traffic operation at the study intersections and roadways segments controlled by the City of Sebastopol
 - b. Impact 3.13-3: The proposed General Plan would not conflict with an applicable congestion management program
 - c. Impact 3.13-4: The proposed General Plan would not result in a change in air traffic patterns
 - d. Impact 3.13-5: Implementation of the proposed General Plan would not substantially increase hazards due to a design feature
 - e. Impact 3.13-6: Emergency Access
 - f. Impact 3.13-7: The proposed General Plan would accommodate increased demand for public transit and supports a shift in trips from automobile to transit modes
 - g. Impact 3.13-8: The proposed General Plan is consistent with adopted bicycle and pedestrian plans, and supports enhancements that emphasize bicycle and pedestrian circulation

- 14. Utilities:** The following specific impact was found to be less than significant:

 - a. Impact 3.14-1: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed
 - b. Impact 3.14-2: Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
 - c. Impact 3.14-4: Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

- d. **Impact 3.14-5:** The project would be served by a landfill for solid waste disposal needs and will require compliance with various laws and regulations
 - 15. **Growth-Inducing:** The 2016 General Plan was found to result in a less than significant impact related to growth inducement (pages 4.0-19 through 4.0-21 of the Draft EIR).
- B. The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.
 - 1. **Agricultural Resources:** The project would have a less than cumulatively considerable contribution to cumulative impacts on agricultural land (Impact 4.2).
 - 2. **Air Quality:** The project would have a less than cumulatively considerable contribution to cumulative impacts on air quality (Impact 4.3).
 - 3. **Biological Resources:** The project would have a less than cumulatively considerable contribution to cumulative impacts on Biological Resources Including Habitats and Special Status Species (Impact 4.4).
 - 4. **Cultural Resources:** The project would have a less than cumulatively considerable contribution to cumulative impacts on known and undiscovered cultural resources (Impact 4.5).
 - 5. **Geology, Soils, and Minerals:** The project would have a less than cumulatively considerable contribution to cumulative impacts related to geology and soils (Impact 4.6).
 - 6. **Greenhouse Gases and Climate Change:** The project would have a less than cumulatively considerable contribution to cumulative impacts related to increased greenhouse gas emissions that may contribute to climate change (Impact 4.7).
 - 7. **Hazards:** The project would have a less than cumulatively considerable contribution to cumulative impacts from hazardous materials and risks associated with human health (Impact 4.8).

8. **Hydrology and Water Quality:** The project would have a less than cumulatively considerable contribution to cumulative impacts to hydrology and water quality (Impact 4.9).
 9. **Land Use and Population:** The project would have a less than cumulatively considerable contribution to cumulative impacts associated with communities and local land uses (Impact 4.10).
 10. **Public Services and Recreation:** The project would have a less than cumulatively considerable contribution to cumulative impacts on public services and recreation (Impact 4.12).
- C. The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:
1. The EIR determined that the impact is less than significant for the Project.
 2. The EIR determined that the Project would have a less than cumulatively considerable contribution to the cumulative impact.

V. PROJECT ALTERNATIVES

A. Identification of Project Objectives

An EIR is required to identify a “range of potential alternatives to the project [which] shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects.” Chapter 2.0 of the Draft EIR identifies the Project’s goals and objectives. The Project objectives include:

- Protect Sebastopol's small-town charm, unique character, and strong sense of community.
- Support and enhance local businesses to sustain a vibrant Downtown core and strong community identity.
- Improve traffic conditions in Downtown through reduced congestion, reduced speeds, and expanded facilities for bicycles and pedestrians.
- Emphasize sustainability and environmental stewardship in future planning decisions.

- Provide opportunities for extensive community input and participation in the General Plan Update process.

B. Alternatives Analysis in EIR

1. Alternative 1: No Project Alternative

The No Project Alternative is discussed on pages 5.0-3 through 5.0-6 of the Draft EIR. Under Alternative 1, the City would continue to implement the adopted 1994 General Plan and no changes would be made to address the requirements of state law. Since adoption of the 1994 General Plan, state legislation has been passed requiring the City to address new safety and circulation requirements in the General Plan and to address greenhouse gas emissions. These requirements of state law would not be addressed. The General Plan goals, objectives, policies, and actions as well as the Land Use Map would not be updated to address the vision and concerns of the City's residents, property owners, decision-makers, and other stakeholders that actively participated in the Visioning and goal and policy development process.

Alternative 1 would result in the continuation of existing conditions and development levels, as described in Chapter 2.0, Land Use, and shown in Table 2.0-5. New growth would be allowed as envisioned under the 1994 General Plan, with land uses required to be consistent with the 1994 General Plan Land Use Map, as shown on Figure 5.0-1. As shown in Figure 5.0-1, Alternative 1 would not combine the General Commercial and Office Land Use designations into a single Commercial Office designation.

Alternative 1 would also provide for a decrease in allowable residential density within the residential land use designations and the Commercial/Office and Light Industrial land use designations, when compared to the proposed project. Under Alternative 1, there would be a reduction in residential growth (-130 units), a decrease in office uses (-13,508 s.f.), and an increase in commercial uses (50,909 s.f.) within the City limits, when compared to the proposed General Plan.

Under Alternative 1, the 1994 General Plan policy framework would still be in effect, which would constitute a business-as-usual approach to land use regulation in the City. The policy framework proposed by the General Plan Update that encourages a mix and balance of uses to provide an improved ratio of local jobs to population, would ensure that development pays its fair-share of necessary roadway, public service, and other infrastructure improvements, and provides for protection of natural resources would not occur. This alternative would not include safety policies, particularly those related to flooding, required by State law. This alternative would not include various policies provided to ensure protection of environmental resources, both at the project level and under cumulative conditions, consistent with the objectives of CEQA.

Further, this alternative would not prevent all potential impacts associated with increased development, because development would continue to occur. The land disturbance associated with this alternative is expected to be less than the proposed project under project-level conditions and slightly less than the proposed project under cumulative conditions. The reduction in land disturbance would result in a reduction in associated impacts to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and hydrology and water quality compared to the proposed project.

At the project level, development within the City limits would result in a slight increase in the amount of trip generation (approximately 14 more trips), resulting in comparable traffic and associated air quality and noise impact increases. Under cumulative conditions, this alternative would result in a slight increase of approximately 91 trips generated within the SOI compared with the Project and would result in a slight increase in associated traffic-related impacts, particularly along SR 12 and SR 116. There would be less demand for public services and utilities, resulting in a reduction in environmental impacts associated with facilities improvements to provide public services and utilities.

- a. **Findings:** The No Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.
- b. **Explanation:** This alternative would not realize the benefits of the Project and fails to achieve some of the Project objectives. This alternative would not reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders associated with increased opportunities for economic development and job-creating land uses. This alternative would also not be consistent with the land use vision identified by city residents, businesses, decision-makers, and other stakeholders during the Visioning and General Plan Advisory Committee processes. Additionally, this alternative would not fully avoid or mitigate any of the impacts associated with the Project.

2. Alternative 2: Increased Open Space Alternative

The Increased Open Space Alternative is discussed on pages 5.0-6 and 5.0-10 of the Draft EIR. Under Alternative 2, the City would adopt and implement the proposed General Plan, but the Land Use Map would be revised to include expanded areas of Open Space and Very Low Density Residential Uses around the periphery of the City, primarily within the SOI and UGB, as shown in Figure 5.0-2 of the Draft EIR.

Under Alternative 2, all of the proposed General Plan goals, policies, and action items would be adopted, but development levels and intensities under Cumulative General Plan Buildout Conditions would decrease.

Table 5.0-4 of the Draft EIR shows the maximum level of new development that may occur within the existing City limits under Alternative 2, while taking into account growth restrictions identified under the proposed General Plan. As shown in the table, when accounting for the growth restrictions, Alternative 2 would result in 328 single family units, 422 multi-family units, 341,159 s.f. of commercial uses, 137,375 s.f. of office uses, 59,959 s.f. of industrial uses, and 173 hotel rooms.

Table 5.0-5 of the Draft EIR shows the maximum level of new development that may occur within the existing City limits and the City's SOI and UGB under Alternative 2, if every single parcel in the City and the SOI/UGB developed at or near the higher end of densities and intensities allowed under the alternative. As shown in the table, when accounting for the growth restrictions, Alternative 2 would result in 330 single family units, 628 multi-family units, 341,159 s.f. of commercial uses, 137,375 s.f. of office uses, 560,429 s.f. of industrial uses, and 173 hotel rooms.

As shown in Table 5.0-4, under Alternative 2, there would be an equal amount of residential growth, an equal amount of office uses, and an equal amount of commercial uses within the City limits.

Under cumulative conditions, development in the SOI under Alternative 2 would result in a decrease in residential units (-227 units), an equal amount of commercial uses, an equal amount of office uses, and a decrease in industrial uses (-124,460 s.f.).

Potentially significant impacts that would be reduced to less than significant as described in Sections 3.1 through 4.0 would also be reduced to less than significant with implementation of the proposed General Plan policies and actions described in Sections 3.1 through 4.0. Alternative 2 would not result in an increase in the significance of any impacts or new environmental impacts in comparison to the proposed project. The potential for Alternative 2 to reduce or avoid significant and unavoidable impacts that would occur under the proposed project is discussed below.

- a. **Findings:** The Increased Open Space Alternative is rejected as an alternative because it would not reflect the City's vision for its development.
- b. **Explanation:** This alternative would not reflect the City's vision for its development. This alternative would not be consistent with the land use vision identified by City residents, businesses, decision-makers, and other

stakeholders during the Visioning and General Plan Advisory Committee processes for the areas outside of the city limits. Furthermore, this alternative would be less likely to support and enhance local businesses to sustain a vibrant Downtown core and strong community identity (one of the project objectives).

3. Alternative 3: Downtown Intensification Alternative

The Downtown Intensification Alternative is discussed on pages 5.0-10 and 5.0-15 of the Draft EIR. Under Alternative 3, development potential within the Downtown Core would be intensified, and residential uses would not be permitted in non-residential land use designations outside of the Downtown Core (precluding residential development in the Commercial/Office, Office/Light Industrial, and Office designations). The minimum FAR in the Downtown Core designation would increase from 1.0 under the Proposed General Plan to 1.5 under Alternative 3. Additionally, all new development within the Downtown Core designation would be required to provide on-site residential uses at a density of 44 dwelling units/acre above ground-floor commercial or office uses. This alternative further assumes that a downtown parking district would be created, and that the majority of on-site parking requirements for structures in the Downtown Core would be accommodated via an in-lieu fee payment towards the construction of a new parking structure.

Under Alternative 3, the FAR in the Commercial/Office Land Use Designation would decrease from 0.7 (under the proposed project) to 0.5. Additionally, the FAR in the Office/Light Industrial and the Light Industrial Land Use Designations would decrease from 0.5 (under the proposed project) to 0.4. Under Alternative 3 development intensities within the Downtown Core would increase, while development intensities throughout other areas of the City would decrease.

Table 5.0-6 shows the maximum level of new development that may occur within the existing City limits under Alternative 3, while taking into account growth restrictions identified under the proposed General Plan. As shown in the table, when accounting for the growth restrictions, Alternative 3 would result in 328 single family units, 481 multi-family units, 424,037 s.f. of commercial uses, 157,654 s.f. of office uses, 50,041 s.f. of industrial uses, and 173 hotel rooms.

Table 5.0-7 shows the maximum level of new development that may occur within the existing City limits and the City's SOI and UGB under Alternative 3, if every single parcel in the City and the SOI/UGB developed at or near the higher end of densities and intensities allowed under the alternative. As shown in the table, when accounting for the growth restrictions, Alternative 3 would result in 514 single family units, 594 multi-

family units, 424,037 s.f. of commercial uses, 157,654 s.f. of office uses, 674,970 s.f. of industrial uses, and 173 hotel rooms.

- a. **Findings:** The Downtown Intensification Alternative is rejected as an alternative because it would not reflect the City's vision for its development.
- b. **Explanation:** This alternative would not reflect the City's vision for its development. This alternative would not be consistent with the land use vision identified by City residents, businesses, decision-makers, and other stakeholders during the Visioning and General Plan Advisory Committee processes for the areas within the downtown.

CEQA requires that an environmentally superior alternative be identified among the alternatives that are analyzed in the EIR. If the No Project Alternative is the environmentally superior alternative, an EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)). The environmentally superior alternative is that alternative with the least adverse environmental impacts when compared to the proposed project.

As discussed in Chapter 5.0 of the Draft EIR and summarized in Table 5.0-8 of the Draft EIR, Alternative 2 (Increased Open Space) is the environmentally superior alternative because Alternative 2 would provide the greatest reduction of potential impacts in comparison with the other alternatives. As such, Alternative 2 is the environmentally superior alternative for the purposes of the EIR analysis.

As previously discussed, Alternative 2 would not reflect the City's vision for development, and it would not be consistent with the land use vision identified by City residents, businesses, decision-makers, and other stakeholders during the Visioning and General Plan Advisory Committee processes for the areas outside of the city limits. Throughout the preparation of the General Plan Update, the City Council, Planning Commission, and Advisory Committee all expressed a desire and commitment to ensuring that the General Plan not only reflect the community's values and priorities, but also serve as a self-mitigating document and avoid significant environmental impacts to the greatest extent feasible. The result of this approach and this process is a proposed General Plan and Land Use Map that has reduced potentially significant impacts to the environment to the greatest extent feasible, while still meeting the basic project objectives identified by the City of Sebastopol. For these economic, social, and other reasons, the Project is deemed superior to Alternative 2, the Increased Open Space Alternative.

VI. STATEMENTS OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Section 21081(b) and the CEQA Guidelines Section 15093, the City of Sebastopol has balanced the benefits of the proposed General Plan against the following unavoidable adverse impacts associated with the proposed General Plan and has included all feasible mitigation measures as policies and action items within the General Plan. Sebastopol has also examined alternatives to the proposed project, and has determined that adoption and implementation of the proposed General Plan is the most desirable, feasible, and appropriate action. The other alternatives are rejected as infeasible based on consideration of the relevant factors discussed in Chapter 5.0 of the Draft EIR.

A. Significant Unavoidable Impacts

Based on the information and analysis set forth in the EIR and reiterated in Section III of these Findings, implementation of the proposed General Plan would result in the following project-specific significant impacts related to: aesthetics and visual resources, hydrology and water quality, noise, traffic and circulation, utilities, cumulative degradation of visual character, cumulative exposure to noise-sensitive land uses, cumulative impact on the transportation network, cumulative impact on utilities, and irreversible effects.

- Impact 3.1-1: General Plan Implementation could result in Substantial Adverse Effects on Visual Character, including Scenic Vistas or Scenic Resources (significant and unavoidable)
- Impact 3.9-5: General Plan Implementation Could Place Housing and Structures Within a 100-year Flood Hazard Area As Mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or Other Flood Hazard Delineation Map (significant and unavoidable)
- Impact 3.11-1: General Plan buildout Could Contribute to an Exceedance of the City's Transportation Noise Standards and/or Result in Significant Increases in Traffic Noise Levels at Existing Sensitive Receptors (Significant and Unavoidable)
- Impact 3.13-2: General Plan Buildout Would Require Improvements to Caltrans Facilities (SR 12 and SR 116) (Significant and Unavoidable)
- Impact 3.14-3: Potential to Exceed Wastewater Treatment Capacity or the Requirements of the RWQCB (Significant and Unavoidable)
- Impact 4.1: Cumulative Degradation of the Existing Visual Character of the Region (Considerable Contribution and Significant and Unavoidable)
- Impact 4.11: Cumulative Exposure of Noise-Sensitive Land Uses to Noise in Excess of Normally Acceptable Noise Levels or to Substantial Increases in Noise (Considerable Contribution and Significant and Unavoidable)

- Impact 4.13: Cumulative Impact on the Transportation Network (Considerable Contribution and Significant and Unavoidable)
- Impact 4.14: Cumulative Impact on Utilities (Considerable Contribution and Significant and Unavoidable)
- Impact 4.15: Irreversible Effects (Significant and Unavoidable)

Aesthetics and Visual Resources

Buildout of the proposed 2016 General Plan would allow for new development to occur in areas that have historically been used for agricultural operations, open space, and areas that have been previously undeveloped. The introduction of new development into previously undisturbed areas or areas that have been historically used for agricultural operations may result in potentially significant impacts to scenic resources or result in the degradation of the Planning Area’s visual character.

Even with the implementation of the policies and actions in the 2016 General Plan, the potential for new development to interrupt scenic views, particularly new industrial and commercial development on undeveloped lands, would remain. Existing scenic views may be diminished or obscured. While the 2016 General Plan policies and programs would ensure that impacts are reduced to the greatest extent feasible, the only method to completely avoid impacts to scenic resources would be to severely limit the development potential on all undeveloped lands, including development of jobs-generating uses along the State Route 116 corridor. This type of mitigation is not consistent with the objective of the 2016 General Plan to support local employment opportunities and expand the local jobs base. Therefore, the General Plan’s contribution to this impact is considerable and the impact is significant and unavoidable.

Hydrology and Water Quality

The City of Sebastopol is subject to flooding problems along the natural creeks and drainages that traverse the area. The Laguna de Santa Rosa is the most prominent drainages in Sebastopol that is subject to flooding. Small areas in the western-most portion of the city are also subject to flooding from Atascadero Creek. The 100-year floodplain extends onto many properties that are located immediately adjacent to these drainages. Additionally, land near the Downtown Area, and in the southeast portions of the city is within the 500-year floodplain. The flood hazards in Sebastopol are illustrated in Figure 3.9-2 of the Draft EIR. Table 3.9-4 of the Draft EIR presents a breakdown of the acreage and percentage of the City, Sphere of Influence, and Urban Growth Boundary that are designated as a FEMA flood zone.

Overall, areas prone to flooding within the Sebastopol Planning Area are largely built-out. However, even with the implementation of the various policies, actions, and requirements, implementation of the General Plan could result additional people and structures placed within a delineated flood hazard area. This impact is mitigated to the greatest extent feasible through

the General Plan policies and actions listed under Impact 3.9-5 of the Draft EIR. However, this impact is considered significant and unavoidable relative to this topic.

Noise

Buildout of the General Plan may contribute to an exceedance of the City's transportation noise standards and/or result in significant increases in traffic noise levels at existing sensitive receptors. As indicated by Table 3.11-10 of the Draft EIR, the related traffic noise level increases under buildout of the General Plan to City Limits are predicted to increase between 0.8 to 1.4 dB. Under Buildout of the General Plan to the City Planning Area, the increases would be 1.0 to 1.9 dB, as shown by Table 3.11-11 of the Draft EIR.

The General Plan includes Policies N 1-1 through N 1-10, N 2-2, N2-4 and Actions N-1a, N-1c through N-1e, which are intended to minimize exposure to excessive noise, including noise associated with traffic. Specifically, Policies N 1-1 and N 1-2 support noise-compatible land uses in the vicinity of traffic noise sources and require that new development and infrastructure projects be reviewed for consistency with the noise standards established in Table N-1. The proposed General Plan standards, required under Policies N 1-2 and Action N 1c, for exposure to traffic noise shown in Table 3.11-10 and Table 3.11-11 meet or exceed the noise level standards of the adopted General Plan shown in Table 3.11-6. Policy N 1-3 and N 1-4 and Actions N 1a and N 1c would ensure that new development mitigates potential noise impacts through incorporating the noise control treatments necessary to achieve acceptable noise levels. Policy N 1-7 establishes standards to determine the significance of increased noise levels associated with transportation. Policy N 1-5 requires the City to review and update the City's noise ordinance to address excessive noise from noise-generating land uses and to address vehicle noise to the extent allowed by State law; Action N 1a would ensure that the municipal code, including the new noise ordinance, is consistent with the noise standards established in the General Plan. Policy N 1-9 would limit truck traffic to specific routes to reduce potential noise impacts on residential streets. Policy N 1-10 would encourage working with Caltrans to ensure that adequate noise studies are prepared and that noise mitigation measures are considered in State transportation projects.

While implementation of the proposed policies and actions of the General Plan will reduce noise and land use compatibility impacts from vehicular traffic noise sources, and would ensure that new development is designed to include noise-attenuating features, some traffic noise impacts cannot be mitigated to a less-than-significant level due the proximity of sensitive receivers to major roadways, and because noise attenuation may not be feasible in all circumstances. There would be a significant increase in ambient noise levels with buildout of the General Plan to the City Planning Area as shown in Table 3.11-11 of the Draft EIR. Therefore, the General Plan's contribution to this impact is considerable and the impact is significant and unavoidable.

Transportation and Circulation

Development allowed under buildout of the Sebastopol General Plan would result in increased use of SR 12 and SR 116, regional highway facilities owned and operated by Caltrans that also serve local traffic within Sebastopol.

With the installation of traffic controls and/or improvements at various intersections throughout the Plan area, impacts would be reduced to a less than significant level. However, because the City does not control the funding or timing of these improvements, the City cannot determine that the improvements will be made in time to accommodate regional and local growth, the General Plan's contribution to this impact is considerable and the impact is significant and unavoidable.

Utilities

The City of Santa Rosa Utilities Department is responsible for managing the Subregional Wastewater Treatment and Reclamation system, which handles the wastewater treatment for the City of Sebastopol. In 1975, the City of Santa Rosa executed an Agreement with the Cities of Rohnert Park, Sebastopol and the South Park County Sanitation District for treatment of wastewater at the Laguna Treatment Plant.

Sebastopol's ability to accommodate future development is limited by the City's entitlement in the Sub-regional Water Reclamation System. To estimate the treatment capacity available for future development, the 2015 Sebastopol LOS Report calculated flows from current project commitments. Table 3.14-3 provides information about ADDWF, estimated future water and sewer demand attributable to currently Approved Projects, and Projects Pending in the planning process.

The Sebastopol General Plan includes policies and actions to ensure wastewater treatment capacity is available to serve existing and future development. General Plan Policy CSF 4-1 requires the city maintains adequate sewage conveyance infrastructure to meet existing and projected demand throughout the buildout of the General Plan. Policy CSF 4-2 ensures sewage system capacity is adequate to match the rate of development. Policy CSF 4-5 ensures compliance with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of the City's sanitary sewer collection system. Policy CSF 4-6 requires projects to demonstrate that existing services are adequate to accommodate the increased demand or that improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

Implementation of the relevant policies and actions including with the General Plan would assist in ensuring that adequate treatment plant capacity and permitted capacity is available prior to the approval of new development, including wastewater demands generated by the City of Sebastopol and the rest of the Regional Partners. The Proposed General Plan Policies and Actions would reduce this impact to the greatest extent feasible. However, at the time of

preparation of this EIR, an increase in permitted capacity cannot be guaranteed. Therefore, the General Plan's contribution to this impact is considerable and the impact is significant and unavoidable.

B. Benefits of the Proposed General Plan/Overriding Considerations

The City of Sebastopol has (i) independently reviewed the information in the EIR and the record of proceedings; (ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the proposed 2016 General Plan to the extent feasible by including policies and actions in the General Plan that effectively mitigate potential environmental impacts to the greatest extent feasible; and (iii) balanced the project's benefits against the project's significant unavoidable impacts.

Adoption and implementation of the 2016 General Plan would provide the following economic, social, legal, and other considerable benefits:

1. The 2016 General Plan promotes compact and environmentally-sustainable development through goals and policies that balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management, environmental protection, and preservation of quality of life for Sebastopol residents.
2. The 2016 General Plan implements principles of sustainable growth by concentrating new urban development around existing urban development, around nodes of transportation, and along key commercial and transportation corridors; thereby minimizing land consumption while maintaining open space, habitat, recreation, and agricultural uses throughout the Planning Area.
3. The 2016 General Plan provides a land use map that accounts for existing development, physical constraints, agricultural preservation, economic development, hazards, and incompatible uses and assigns densities and use types accordingly to enhance the safety, livability, and economic vitality of Sebastopol.
4. The 2016 General Plan improves mobility options through the development of a multi-modal transportation network that enhances connectivity, supports community development patterns, limits traffic congestion, promotes public and alternative transportation methods, and supports the goals of adopted regional transportation plans.
5. The 2016 General Plan directs the preservation and environmental stewardship of the vast array of agricultural, natural, cultural and historic resources that uniquely define the character and ecological importance of the City and greater region.

6. The 2016 General Plan addresses adverse environmental effects associated with global climate change by facilitating sustainable development, promoting energy efficiency, and promoting development that reduces greenhouse gas emissions.
7. The 2016 General Plan enhances the local economy and provides opportunities for future jobs and business development commensurate with forecasted growth by planning for commercial and industrial development near existing urbanized areas and transportation corridors.
8. The 2016 General Plan is the product of a comprehensive public planning effort driven by members of the public, the General Plan Advisory Committee, city stakeholders, the Planning Commission and the City Council through a series of public meetings, hearings and workshops that resulted in a thoughtful balance of community, economic, agricultural, and environmental interests.

VII. CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Council finds that the unavoidable adverse environmental impacts identified may be considered “acceptable” due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the proposed project.

The Sebastopol City Council has considered information contained in the EIR prepared for the proposed General Plan as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable aesthetics and visual resources, hydrology and water quality, noise, transportation and circulation, and utilities impacts may result from implementation of the proposed General Plan, the Council finds that the benefits of the General Plan and overriding considerations outweigh the adverse effects of the Project. Having included all feasible mitigation measures as policies and actions in the General Plan, and recognized all unavoidable significant impacts, the Council hereby finds that each of the separate benefits of the proposed General Plan, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants adoption of the proposed General Plan and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption of the proposed General Plan.

Based on the foregoing findings and the information contained in the record, the Council hereby determines that:

1. All significant effects on the environment due to implementation of the proposed General Plan have been eliminated or substantially lessened where feasible;

2. There are no feasible alternatives to the proposed 2016 General Plan which would mitigate or substantially lessen the impacts; and
3. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.

2. Resolution adopting the proposed General Plan

City of Sebastopol City Council

City Council Resolution No. ____

A Resolution of the City Council of the City of Sebastopol Adopting the 2016 Sebastopol General Plan

Whereas, on August 22, 2013, the City of Sebastopol issued a Request for Proposals to prepare a comprehensive update to the City's General Plan and preparation of an Environmental Impact Report; and

Whereas, on December 9, 2013, the City entered into a contract with De Novo Planning Group to prepare a comprehensive update to the Sebastopol General Plan and preparation of an Environmental Impact Report; and

Whereas, as detailed in the General Plan and staff reports to the Planning Commission and City Council, there has been an extensive public process to develop the Draft General Plan; and

Whereas, the Planning Commission of the City of Sebastopol held a public hearing on the Final Environmental Impact Report and the Draft General Plan at its regular meeting of August 9, 2016, and accepted and considered public comments; and

Whereas, on August 9, 2016, following the public hearing, the Commission adopted a resolution recommending certification of the Final Environmental Impact Report on the Draft General Plan, and began formulating its recommendations for revisions to the Draft General Plan; and

Whereas, on August 23, 2016, the Commission completed identification of its recommended revisions to the General Plan and adopted a resolution recommending adoption of the General Plan with recommended revisions; and

Whereas, on September 6, 2016, the City Council held a public hearing on the Final Environmental Impact Report and the Draft General Plan and accepted and considered public comments; and

Whereas, in the review process, the City Council has considered the staff report, supporting documents, public testimony, Planning Commission recommendations, and all other appropriate information that has been submitted with the proposed project.

Now, Therefore, Be It Resolved that the City Council of the City of Sebastopol:

A. Hereby finds that:

1. The requested 2016 Sebastopol General Plan has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act, in that the public hearing was duly noticed and a Final Environmental Impact Report was prepared, including discussion of the Draft 2016 Sebastopol General Plan.
2. Approval of the Draft General Plan is in the public interest and accomplishes the goals identified by the Planning Commission, City Council, and the community.
3. The potential impacts of the requested General Plan have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. All potentially significant impacts have been analyzed in the Final Environmental Impact Report and have been mitigated to less-than-significant levels, with the exception of those related to Aesthetics and Visual Resources, Flooding, Noise, Traffic and Circulation, Wastewater Treatment, and Irreversible Effects, which have been noted as significant and unavoidable.
4. The requested General Plan establishes a comprehensive update to the City's General Plan that is internally consistent within and among the various elements, including the goals, policies, and actions of each.

B. Hereby adopts the 2016 Sebastopol General Plan.

Adopted by the City of Sebastopol City Council on _____, 2016 by the following vote:

Ayes:

Nays:

Abstain:

Absent:

Attest: _____

Sarah Glade Gurney, Mayor

Certified by: _____

Mary Gourley, City Clerk

3. Planning Commission resolution recommending General Plan adoption and listing the Planning Commission's recommended General Plan revisions

City of Sebastopol
Planning Commission Resolution

A Resolution of the Planning Commission of the City of Sebastopol recommending that the City Council adopt the 2016 Sebastopol General Plan

Whereas, on August 22, 2013, the City of Sebastopol issued a Request for Proposals to prepare a comprehensive update to the City's General Plan and preparation of an Environmental Impact Report; and

Whereas, on December 9, 2013, the City entered into a contract with De Novo Planning Group to prepare a comprehensive update to the Sebastopol General Plan and preparation of an Environmental Impact Report; and

Whereas, as detailed in the General Plan and the August 9, 2016 staff report to the Planning Commission, there has been an extensive public process to develop the Draft General Plan; and

Whereas, the Planning Commission of the City of Sebastopol held a public hearing on the Final Environmental Impact Report and the Draft General Plan at its regular meeting of August 9, 2016, and accepted and considered public comments; and

Whereas, on August 9, 2016, following the public hearing, the Commission adopted a resolution recommending certification of the Final Environmental Impact Report on the Draft General Plan, and began formulating its recommendations for revisions to the Draft General Plan; and

Whereas, on August 23, 2016, the Commission completed identification of its recommended revisions to the General Plan, which summarized in a memorandum which is attached as Exhibit A to this Resolution; and

Whereas, in the review process, the Planning Commission has considered the staff report, supporting documents, public testimony, and all appropriate information that has been submitted with the proposed project.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Sebastopol:

A. Hereby finds that:

1. The requested 2016 Sebastopol General Plan has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act, in that the public hearing was duly noticed and a Final Environmental Impact Report was prepared, including discussion of the Draft 2016 Sebastopol General Plan.

2. Approval of the Draft General Plan is in the public interest and accomplishes the goals identified by the Planning Commission, City Council, and the community.
 3. The potential impacts of the requested General Plan have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. All potentially significant impacts have been analyzed in the Final Environmental Impact Report and have been mitigated to less-than-significant levels, with the exception of those related to Aesthetics and Visual Resources, Flooding, Noise, Traffic and Circulation, Wastewater Treatment, and Irreversible Effects, which have been noted as significant and unavoidable.
 4. The requested General Plan establishes a comprehensive update to the City's General Plan that is internally consistent within and among the various elements, including the goals, policies, and actions of each.
- B. Hereby recommends that the City Council adopt the 2016 Sebastopol General Plan with the revisions set forth in Exhibit A.


Adopted by the City of Sebastopol Planning Commission on August 23, 2016 by the following vote:

Ayes: Commissioners Doyle, Fritz, Pinto, Skinner and Chair Kelley

Nays: None

Abstain: None

Absent: Commissioners Douch, Fernandez, Jacob

Certified by:  _____

Kenyon Webster, Planning Director

Exhibit A
Memorandum with List of the Planning Commission's
Recommended Revisions to the Draft General Plan



MEMORANDUM

TO: Sebastopol City Council

FROM: Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: **Planning Commission Recommended Revisions and Edits to the Draft General Plan**

DATE: August 24, 2016

INTRODUCTION

This memo provides a summary of the revisions and edits to the Public Draft General Plan (May 2016) that were provided by the Sebastopol Planning Commission during public hearings held on August 9th and August 23, 2016. Revisions to policies and actions are shown in ~~striketrough~~/underline format. Edits and revisions provided by the Planning Commission are organized by General Plan Element.

The Council is asked to provide direction as to whether or not the Planning Commission's revisions should be included in the Final General Plan, in addition to any and all edits and revisions directed by the Council.

GLOBAL COMMENTS

1. Ensure no references are made to "Palm Drive Hospital"
 - *A global search revealed no instances where this term is used. No changes warranted.*
2. Global search for term "Barlow" and replace with a geographic description of the area commonly known as The Barlow. Also include small graphic depicting this area on a map.

1. INTRODUCTION

The Planning Commission had no suggested revisions to this section.

2. LAND USE

1. Page 2-2: Update Urban Growth Boundary (UGB) description to reflect recently adopted UGB update, including dates and horizons.
2. Policy LU 1-4: **Medium Density Single Family Residential:** Designates areas suitable for ~~single family dwellings~~ residential development at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit.
 - *This change was requested in order to provide flexibility to allow for duplex-type residential units in the Medium Density Single Family Residential land use category, rather than restricting units to detached single-family dwellings.*
3. Figure 2-1 (Land Use Map): Regarding the request from Nancy Prebilich to designate the parcels located at 7600 Leland Street and the adjacent property at 7605 Bodega Ave. to Low Density

Residential, the Planning Commission was in support of this request, provided that the owner of the property at 7605 Bodega Ave. provided clear and direct verification that this request was valid and supported by the owner(s) of said property.

4. Action LU 1e: add new bullet item- Develop standards that guide allowed uses in The Barlow (alternative location name to be used)
 - *The PC debated whether or not to apply a different Land Use Designation to The Barlow, and decided the best approach was to craft new development and use standards in the Zoning Ordinance to help ensure that The Barlow develops with uses complimentary to the Downtown, rather than traditional Light Industrial uses that may be incompatible with the character of the area (such as auto repair shops, etc).*
5. Policies LU 2-1 through 2-3: update all language related to the UGB to reflect the recently readopted UGB.
6. Action LU 6b: delete action.
 - *The PC felt that this action may be too permissive of tiny houses in all residential districts, and that a future update to the Zoning Code to establish provisions for tiny houses was best guided by the language provided in Action G-4 of the Housing Element.*
7. Page 2-15: New Action in Support of Goal LU 6- Consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate Medium Density Residential areas.
 - *This action supports the changes made to Policy LU 1-4, which would allow for consideration of duplexes or attached housing in MDR areas.*

3. CIRCULATION

1. Action CIR 1r: Coordinate with Caltrans to implement traffic calming, vehicle safety, and bicycle/pedestrian network improvements throughout Sebastopol. Also encourage Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.
2. Policy CIR 6-5: Look for ways to generate revenue from areas of high-demand parking to put towards bicycle facilities, ~~schools,~~ and public spaces.
3. Action CIR 6d: ~~During the development review process, require~~ Consider developing protocols for parking study requirements for major commercial, multi-family residential, mixed-use, and other projects that seek relief from the City's adopted parking provision requirements in order to that may result in parking impacts to submit parking studies to ensure that adequate parking is provided.
 - *This action was revised to clarify that parking studies would only be required for projects that propose less than the required amount of parking, as specified in the Municipal Code.*

4. COMMUNITY SERVICES AND FACILITIES

The Planning Commission had no suggested revisions to this element.

5. CONSERVATION AND OPEN SPACE

The Planning Commission had no suggested revisions to this element.

6. NOISE

The Planning Commission had no suggested revisions to this element.

7. COMMUNITY DESIGN

1. Action CD 1b: Develop and update urban design guidelines to include design standards and goals for key districts, areas, or types of development throughout the community, including, but not limited to, the Downtown, Gravenstein Highway (north and south), as well as single family and multifamily types of development. Design guidelines should include provisions that enhance and support the unique qualities of areas, as well as supporting the character of residential neighborhoods. The design guidelines should allow for creative design solutions and architectural diversity. Consideration should be given to incorporating form-based code components into the design guidelines.
2. Action CD-2d: Implement the policies and actions in the Circulation Element ~~that to consider~~ establishing flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown Core.

8. SAFETY

The Planning Commission had no suggested revisions to this element.

9. ECONOMIC VITALITY

1. Action EV 3e: Maintain Zoning Ordinance provisions allowing conversion of existing homes to permitted office, commercial, and mixed use uses along South Main Street and Petaluma Avenue in the Commercial Office ~~and Office~~ districts in order to encourage economic development consistent with the General Plan.
2. Add new action: Action EV 3f: Consider expanding the Downtown Association to include The Barlow area.
 - *Note: The term "Barlow" will be replaced with a geographic description of the area.*
3. Policy EV 4-6: Encourage people traveling through Sebastopol to stop, visit, and shop, including through emphasizing the ~~Park Once and Walk, Sebastopol Ped Line, and other~~ pedestrian- and visitor-oriented programs.
 - *The PC felt that the use of these specific terms may become obsolete during the life of the General Plan.*

10. COMMUNITY HEALTH AND WELLNESS

1. Add new action: Action CHW-4h: Support efforts to approach and encourage the California Public Utilities Commission (CPUC) to allow the City to opt out of public utility wireless data transmission systems (such as smart meters).

11. HOUSING

The Housing Element was adopted in March 2015, and was not re-reviewed by the Planning Commission.

12. IMPLEMENTATION

The Planning Commission had no suggested revisions to this element. It is noted that all changes to actions, as listed above, would be reflected in the Implementation Element of the Final General Plan.

4. 2016 Sebastopol General Plan, May 2016 (previously transmitted)

5. Public comments on 2016 General Plan

July 7, 2016

Dear City Council,

By recommendation of city staff, I would like to formally request that both my property at 7600 Leland Street and the adjacent property at 7605 Bodega Ave. be designated "Low Density Residential" Land Use, and subsequently rezoned "Residential Agricultural District," as part of the officially adopted General Plan Update. Furthermore, I would like to propose an ordinance amendment that would allow for roadside accessory buildings within the Residential Agricultural and Rural Residential Districts for the expressed purpose of selling/buying locally produced goods in accordance with H.R. 10339 "Farm-To-Consumer Direct Marketing Act" of 1979 and AB 1616 "California Homemade Food Act" of 2012. I am attaching the 114/124 (respectively) unsolicited signatures of neighboring residents who lend their support and share in this request. I have reviewed the General Plan Update draft and can demonstrate the already existing support for this request as outlined in the GPU's guiding principles and vision, and as they pertain specifically to Land Use, Circulation, Conservation and Open Space, Economic Vitality, and Community Health and Wellness.

Throughout the GPU process, a primary guiding principle has been to "Protect Sebastopol's small-town charm, unique character, and strong sense of community," with a particular emphasis on "sustainability and environmental stewardship." I submit that the retention and promotion of small-scale agricultural practices, even within city limits, inherently encompasses the goal of natural resource conservation and open space preservation while preserving Sebastopol's unique history, culture, and charm. It is also proactive and forward thinking in areas of economic vitality, sustainability and community wellness, as it is a well-known fact that urban farming is a key strategy towards food sovereignty. Since the late 1800's, American leaders, from Detroit Mayor Hazen S. Pingree (1893) to Woodrow Wilson, Eleanor Roosevelt and most recently Michelle Obama, have called upon the American people to practice urban subsistence farming, particularly during our most depressed moments in history, not as a novelty, but as a necessity towards creating income opportunity, food security, and community health and vitality. One has only to look at the recently revealed success of Cuba's urban farming to understand that it is in the best interest of self-preservation to encourage and protect one's right to farm. The properties at 7600 Leland St. and 7605 Bodega Ave. have historically utilized small farming practices and have continued to do so for the past 80 years. Now is the time and the GPU is the process by which to protect both Sebastopol's history and future.

One of the goals within the GPU Land Use element is to set forth a vision for how open space and agricultural use "will occur in the city limits." This vision is congruent with California state law requiring "proposed general distribution, general location, and extent of uses of land for... open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty." Both 7600 Leland Street and 7605 Bodega Ave. are currently designated as "Medium Density Residential," allowing for 2.1 to 6.0 units/acre and eligible to be zoned "Rural Residential." A re-zoning of these properties, as they currently exist, would be in keeping with the last remaining Rural Residential properties that stretch adjacently from Jewel/Leland/First St. to the city's southern border. More progressive, however, would be a change to "Low Density Residential" which would be in keeping with the also adjacent "Residential Agricultural District," stretching from Leland Street to the southern border. While this change would be reducing the number of potentially permitted units, it would be a bold move towards open space preservation and natural resource conservation, particularly considering that Calder Creek runs through both

these properties. Additionally, continuing the linear “Residential Ag” land use application would help to optimize the natural health benefits associated with strategic land management practices such as rotational planting and livestock grazing.

A change in the Land Use designation and zoning of these two properties, and making the suggested amendment to allow farm stands, also sets a progressive example in the area of “Circulation.” By preserving and embracing one of the oldest neighborhoods in Sebastopol, where “Shared Space” currently minimizes ever-increasing vehicular traffic, and creating more destination points outside of the Downtown Core, the city residents can enjoy making pedestrian and bicycle transportation a reasonable and practical way of daily life. Roadside farm stands will accomplish Goal CIR3 “Coordinate Circulation Facilities with Land Use and Development Patterns to Create an Environment that Encourages Walking, Bicycling, and Transit Use,” and actively reinforce policies CIR 3-1 through CIR 3-8.

Perhaps the single most significant justification for granting this request is in the area of “Conservation and Open Space.” As stated, “this element also addresses the topics of energy conservation, air quality, water quality, and the preservation of cultural and historical resources.” Policy COS 1-1 notes that the City strive “to establish Sebastopol as a leader in environmental protection, environmental stewardship, and sustainability.” Part of protecting and enhancing sensitive habitats, including creek corridors (Policy 2-1) *is* to preserve biodiversity including agricultural lands (Policy 2-2). These two properties should be considered part of a “high priority conservation area” (COS 2-3) as the creek corridor provides habitat for native species. They too should be “managed with minimal interference from nearby urban land use.”

While it is often argued by the uninformed that naturally sensitive areas should remain untouched in order to preserve them, it is a well-known fact among practical conservationists that sustainable agricultural/permacultural practices not only maintain, but also repair and enhance such areas. Such sustainable practices include the recycling of food waste as animal nutrition, which leads to natural soil fertilization, aeration, and compression, which encourages vegetative propagation, which in turn controls soil erosion, protects water quality, and reduces potential flooding (Policy COS 9-12/9-14). These very practices have been in existence on the two mentioned properties for over 80 years. To legitimately allow them to continue would not only be environmentally responsible, it would fulfill Policy COS 10-5: “Protect important historical resources and use these resources to promote a sense of place and history in Sebastopol” Policy COS 10-6: “Encourage the voluntary identification, conservation, and re-use of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value, Policy 11-4: “Preserve and protect prominent views of scenic resources...”, Policy COS 12-2: “Preserve open space for conservation, recreation, and agricultural uses in order to enhance the quality of life and the quality of the environment in Sebastopol,” Policy COS 12-5: “Recognize urban open space as essential to maintaining a high quality of life within the city limits of Sebastopol,” Policy COS 12-7: “Encourage public and private efforts to preserve open space,” Policy COS 12-16: “Minimize conflicts between agricultural and urban land uses,” **Policy COS 12-18: “Assist agricultural landowners and farmers, as feasible, with a variety of programs aimed at preserving agricultural lands, increasing opportunities for local sales of agricultural products, and increasing access to local commodities markets,”** and last but not least Policy COS 12-19: “Encourage small -scale food production,

such as community gardens and cooperative neighborhood growing efforts, on parcels within city limits.”

The GPU draft has also identified several “Key industries to attract” within its “Economic Vitality Element.” Among these are “green business, agricultural research and development, and ecotourism.” While the “Economic Vitality element” is not mandated by State law, it is the expressed desire of the city to create “more economic diversity and emphasize culture, arts, and cultural diversity.” It is the goal of the Economic Vitality Element to “Provide Services and Goods that Reflect the City’s Values” (Goal EV 1) as well as to “Support Home-based Work” (Goal EV 5).

Preserving agricultural land use and accommodating direct-to-consumer outlets would be actively “encouraging micro-enterprises, entrepreneurial ventures, home-based businesses...” (Policy EV 5-3) The allowance of accessory buildings to serve as roadside farm stands would directly accomplish Policy EV 1-7: “Encourage local-serving neighborhood retail uses readily accessible to residential areas. The intent of this policy is to encourage small-scale developments, compatible with the immediately surrounding area. For example, local pedestrian-oriented stores would be encouraged...”

Lastly, I would like to reference the opening remarks under the “Community Health and Wellness” element:

Land use and planning decisions play a role in determining community members’ behavioral and lifestyle choices that ultimately impact their physical health and mental wellbeing. The quality, safety, location, and convenience of the pedestrian or bicycle environment, such as sidewalks, bicycle lanes, signals, and crosswalks, can impact a resident’s decision to use them, which in turn influences physical activity levels. Similarly, neighborhood parks and open space provide an avenue for increased physical activity. Infrastructure and zoning to support local food processing and distribution enables local food to be used in the community where it was grown. Access to full-service grocery stores and farmers’ markets is also correlated with increased consumption of fruits and vegetables....

...

Addressing public health and wellness in the Sebastopol General Plan acknowledges the profound effects of the built environment on travel choices, access to food, levels of physical activity, and exposure to risk from accidents or pollution. Each of these has a health impact, and the General Plan provides an opportunity to prevent further disease and injury and sustain healthy lifestyle choices for Sebastopol residents. Through the creation of a healthy general plan, Sebastopol can focus on opportunities to affect changes in the overall health and wellbeing of the community.

As such, the issues that affect and surround community health and wellness are addressed throughout all elements of this General Plan. For example:

The Land Use Element addresses the built environment including the mix of uses, density and intensity and creating a walkable environment.

The Circulation Element includes goals and policies on creating a multi-modal transportation system that promotes walkability, bicycle use, and alternatives to single-passenger vehicle use.

The Conservation and Open Space Element lays out goals and policies to improve the amount of, access to, and quality of parks and open spaces in and around Sebastopol, addresses key aspects of environmental health, including clean water, clean air, and the protection of natural resources.

...

The Economic Vitality Element includes a range of policies and programs aimed at improving local economic conditions, providing increased job opportunities, and supporting local businesses that serve as the backbone of the local economy.

...

This Community Health and Wellness Element addresses public health at a broad level in order to support a healthy community through increasing access to necessary services, considering public health in land use decisions, and encouraging provision of healthy foods.

Granting this request will serve to fulfill Actions CHW-1a, 1c, 1d, 1l, and particularly noteworthy CHW 3f: *“Work with the Sonoma County Food System Alliance, Health Action, non-profits, community groups and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, and orchards. The work effort should explore the feasibility of implementing the following strategies:*

- *Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;*
- *Supporting the development of appropriate agriculture in residential, industrial, business, and open space zones;*
- *Support farm to institution (such as schools, hospitals, nursing homes, daycare centers) and businesses (such as restaurants and food outlets), while creating economic opportunities for urban growers and related industries;*
- *Support efforts of local gardening organizations to promote the development and expansion of family and community gardens as well as edible landscaping;*
- *Encourage and promote local garden food exchanges and local food cooperatives; and*
- *Work with representatives of local farming organizations to meet needs unique to urban farm enterprises.”*

Moreover, it would fulfill the following Policies:

Policy CHW 3-1: Promote the availability of locally grown and locally sourced fresh fruits and vegetables, meats, dairy, eggs, and other natural and nutritional food options.

Policy CHW 3-2: Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, urban agriculture, federal food assistance programs, and healthy food retailers.

Policy CHW 3-3: Recognize that small-scale community agriculture programs, including but not limited to community gardens, urban farms, residential chicken-raising, and bee keeping have the potential to supplement the availability of fresh fruits, vegetables, and other food resources in the community, provide economic opportunities to Sebastopol residents, lower food costs, reduce overall energy consumption and build social cohesion.

Policy CHW 3-4: Encourage new and existing convenience stores, supermarkets, liquor stores, and neighborhood markets to stock nutritional food choices, including local produce, local meats and dairy, 100% juices, and whole-grain products.

I hope that I have clearly demonstrated all the reasons why the land use and zoning re-designation of 7600 Leland St. and 7605 Bodega Ave, and the amendment to the limitation of accessory buildings within the Rural Residential/Residential Agricultural Districts, would not only be in compliance with the Goals and Actions Plans laid out in the General Plan Update, but would be in the best overall interest of the City of Sebastopol and its residents. I would also like to remind you that this is not only a personal request, but a request supported by over 100 residents who live, walk, bike, drive by these properties each and every day. If I had wanted to go door-to-door to solicit support, I am without a doubt that the number of signatures would have soared into the hundreds, however, I thought it'd speak for itself; the fact that the support demonstrated was unsolicited and unpressured. It is a true and genuine reflection of the will of the people whose lives would be positively impacted by granting this request. I sincerely hope you will take it to heart and act accordingly.

Respectfully,
Nancy Prebilich

7600 Leland St.
Sebastopol, CA 95472

We, the undersigned residents of Sebastopol hereby petition the City of Sebastopol to adopt an ordinance allowing for roadside accessory buildings within the Residential Agricultural and Rural Residential Districts for the expressed purpose of selling/buying locally produced goods in accordance to H.R. 10339 "Farm-To-Consumer Direct Marketing Act" of 1976 and AB 1616 "California Homemade Food Act" of 2012.

(Signees must be residents of Sebastopol and at least 18 years of age)

NAME (Print)	ADDRESS	PHONE	SIGNATURE
TERRY CHAFMAN	7777 BODEGA	707-906-9069	<i>[Signature]</i>
MICHAEL BROWN	7145 Mc LAUREN	707-831-4444	<i>[Signature]</i>
TELECHIESTE	638 ROBINSON RD	707-466-1177	<i>[Signature]</i>
KAREN EINHORN	655 ROBINSON RD SW	707-533-4040	<i>[Signature]</i>
LEAS TOLSON	776 PALMIST AV SE	707-418-8122	<i>[Signature]</i>
LELAND BARN	7777 BODEGA ST	824 0815	<i>[Signature]</i>
A. O'LEARY	7775 BODEGA		<i>[Signature]</i>
ISIAH GUNDEL	7450 CALDER AVE	707-851-8251	<i>[Signature]</i>
CHRIS KASIK	7450 CALDER AVE	858-250-0257	<i>[Signature]</i>
MARILYN ZUCKERMAN	624 VINE AVE. SEB	917-251-4411	<i>[Signature]</i>
JON ZUCKERMAN	624 VINE AVE	917-500-9361	<i>[Signature]</i>
JEANNE O'BRIEN	740 ROBINSON RD	707-970-2222	<i>[Signature]</i>
Alicia Whitford	507 LANGE RD	707-551-7777	<i>[Signature]</i>
TAMARA B		916-007-7071	<i>[Signature]</i>
R. GARCIA	906 McFarlane Ave		<i>[Signature]</i>
SARAH SHIMODA	906 McFarlane Ave		<i>[Signature]</i>
WILLIAM RAY	743 BODEGA	707-312-1115	<i>[Signature]</i>
CAROL BROWN	515 HILL ST		<i>[Signature]</i>
ROY BURNS	505 HILL ST		<i>[Signature]</i>
BOB HOWARD	7705 SERRA AVE		<i>[Signature]</i>
CHRIS BOWEN	7705 SERRA AVE	629-14-018	<i>[Signature]</i>
JANINE FISH	7717 BODEGA	917-733-1112	<i>[Signature]</i>
HAROLD BUSH	7777 BODEGA AVE G-6	707-758-7553	<i>[Signature]</i>
CHRISTINA LOU	601 SERRA AVE	707-527-1449	<i>[Signature]</i>
KATHY WILSON	76 SERRA AVE SE		<i>[Signature]</i>
BONNIE MEYER	740 PALMIST AVE E	707-824-1593	<i>[Signature]</i>
ELBA LAY	6104 ROBINSON RD	707-494-8223	<i>[Signature]</i>
PJ OBI	678 ROBINSON RD		<i>[Signature]</i>
ILHAN MCDONALD	743 RAVENHILL RD	415-414-7298	<i>[Signature]</i>
ALAN COFFMAN	560 1ST ST	707-332-2832	<i>[Signature]</i>
ANGELA BEE	7777 Leland St	415-858-5101	<i>[Signature]</i>

(37)

We, the undersigned residents of Sebastopol, hereby petition the City of Sebastopol to designate the properties at **7600 Leland Street** and **7605 Bodega Ave** as "Low Density Residential" Land Use within the adopted 2016 General Plan Update, and to re-zone said properties as inclusive of the "Residential Agricultural District."

(Signees must be residents of Sebastopol and at least 18 years of age)

NAME (Print)	ADDRESS	PHONE	SIGNATURE
Maryann Kitchin	7600 Leland St Sebastopol	707 477 0117	Maryann Kitchin
David Kitchin	1243 Biny Tracing Seb	707 676 0008	David Kitchin
DAVID SUMNER	" "	707 615 6401	David Sumner
Mike Major	3515 Preston rd Sebastopol	707 914 1275	Mike Major
Urbrecht	7600 1st St Seb	707 823 4561	Urbrecht
Ryan Muel	559 Alcott Hill Rd	415 423-4451	Ryan Muel
Ledra Sorensen	851 Robinson Rd	855 572 6410	Ledra Sorensen
KEITH MALL	7675 LELAND ST	707 575 4375	Keith Mall
Ellen Sorensen	1625 1st St		Ellen Sorensen
William Sorensen	" "		William Sorensen
BOB SORRESEN	7075 FLOWERS AV		Bob Sorresen
Natiles Rosehart	" "		Natiles Rosehart
Lyman Flores	370 Lowell Ave	(805) 455 6570	Lyman Flores
John Rosehart	710 1st St		John Rosehart
David D. S.	1525 Fremont Ave	415 711	David D. S.
William D.	815 Robinson Rd	827-9777	William D.
David Rosehart	815 Robinson Rd	827-9777	David Rosehart
Sarah Tomkowiak	7725 Bodega Ave	707 703 2070	Sarah Tomkowiak
John Tomkowiak	7725 Bodega Ave	707 703 2070	John Tomkowiak
Paul W. Sorensen	7003 Snow St	707 574 2855	Paul W. Sorensen
John Sorensen	516 1st St	87-574 1990	John Sorensen
Miguel Sorensen	7075 Bodega Ave	523-5005	Miguel Sorensen
Michael Sorensen	7111 Bodega Ave	823 927 4668	Michael Sorensen
Janice Hartman	400 First	707 821 0158	Janice Hartman
Lucy Sorensen	830 First St Sebastopol	823 949 0380	Lucy Sorensen
Michael Sorensen	830 First St Sebastopol	823 949 0380	Michael Sorensen
Mikhail Grombatsky	560 First St Sebastopol	(707) 823-1298	Mikhail Grombatsky
Viktor Sorensen	7001 Bodega Ave	707 827 4184	Viktor Sorensen
Barbara Sorensen	7220 Snow St	707 578 5019	Barbara Sorensen
Thomas Sorensen	1819 Sorensen rd	707 590 8110	Thomas Sorensen
John Sorensen	6700 Bodega Ave	(707) 823 5820	John Sorensen
David Sorensen	7114 Bodega Ave	415 706 1619	David Sorensen
Michael Sorensen	5505 Bodega Ave	707 823 4121	Michael Sorensen
John Sorensen	885 1st St	707 835 4500	John Sorensen
Sophia M. Sorensen	800 Robinson Rd	707 823 2115	Sophia M. Sorensen
Julian Titus	4617 Conventry Hwy N	707 324 9931	Julian Titus
EVA GUSTAFSSON	1400 Collier Ave Sebastopol	707 823 0000	EVA GUSTAFSSON
Ann Sorensen	770 Pinecrest Dr	707 455 4537	Ann Sorensen

We, the undersigned residents of Sebastopol, hereby petition the City of Sebastopol to designate the properties at **7600 Leland Street** and **7605 Bodega Ave** as "Low Density Residential" Land Use within the adopted 2016 General Plan Update, and to re-zone said properties as inclusive of the "Residential Agricultural District."

(Signees must be residents of Sebastopol and at least 18 years of age)

NAME (Print)	ADDRESS	PHONE	SIGNATURE
BRUCE LOHME	7525 Leland Ave	535-6355	[Signature]
JERRY CHIPMAN	7777 BODEGA	292-9068	[Signature]
[Signature]	7111 Garden Ave N-7	821-1321	[Signature]
[Signature]	7521 Leland St	257-651305	[Signature]
[Signature]	7426 Leland St	834-3559	[Signature]
[Signature]	7151 McFarlane Ave	509-34-4412	[Signature]
KAREN EINSTEIN	658 Robinson Rd. Seb	707-953-9146	[Signature]
STEVE EINSTEIN	658 Robinson Rd	534-4647	[Signature]
LEAS BOERHA	776 Pinecrest Ave S-3	707-251-8000	[Signature]
LEONARD BACON	7777 Bodega Ave S-2224	724-0805	[Signature]
H. Lohme	7425 Bodega Ave		[Signature]
CHRIS LASUNKA	7455 CALDERA AVE S-3	858-254-6787	[Signature]
DAVID MCGHEE	7435 CALDERA AVE	707-837-8081	[Signature]
TOM ZACHAR	6204 VINE AVE	917-200-6351	[Signature]
DANIEL ZACHAR	6229 VINE AVE S-3	917-251-9410	[Signature]
EMILY CART	7426 Robinson Rd	292-1120	[Signature]
[Signature]	1497 Caldera Ave		[Signature]
[Signature]	" "		[Signature]
[Signature]	706 McFarlane Ave		[Signature]
[Signature]	746 McFarlane Ave		[Signature]
ROGER BURNS	505 Hill St		[Signature]
CECILIA STACCOLO	505 Hill St		[Signature]
[Signature]	44 S. Hill St		[Signature]
[Signature]	7725 Bodega Ave		[Signature]
HAROLD BUSCH	7777 BODEGA AV. S-6	707-755-8558	[Signature]
MARILENE WILSON	6010 SULLY AVE	707-523-4444	[Signature]
KATHY WILSON	7022 SULLY ST		[Signature]
ROBERT METER	740 PINECREST AVE	707-234-1552	[Signature]
ESTERA LEN	757-494-8227	664 Robinson Rd	[Signature]
MARYS FRATE	707-917-0320	Homeless	[Signature]
SARA MARDIANI	713 Robinson Rd	415-411-7214	[Signature]
BARB COFFIN	860 Hill St	707-332-2032	[Signature]
ANITA BLO	7676 WIND ST	415-953-7131	[Signature]
BOB MORCAN	400 ROBINSON RD #8	650-701-0555	[Signature]
SARAH GILBERT	" " "	925-787-1867	[Signature]
ANDY MULLIN	ROBINSON RD		[Signature]
DELORE POPE	650 First St	825-2993	[Signature]

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(Signees must be residents of Sebastopol and at least 18 years of age)

NAME (Print)	ADDRESS	PHONE	SIGNATURE
Shula Zuckerman	7777 Bodega Ave	634-6174	[Signature]
Sharon Martone	7777 Bodega Ave		[Signature]
[Signature]			
[Signature]	1125 McClallan Ave		[Signature]
Dimitri Allou	1125 McClallan Ave		[Signature]
[Signature]	6191 Winton Rd Sebastopol CA		[Signature]
[Signature]	512 S. [unclear]	(707) 827-2021	[Signature]
Rebecca Shirley	5353 Mason Lane	707-827-1011	[Signature]
Margaret Allen	535 Pleasant Hill Rd	707-434-1192	[Signature]
Kevin Anderson	375 Healdsburg	707-225-2027	[Signature]
[Signature]	7649 Leland St. Sebastopol	707-223-0500	[Signature]
[Signature]	1633 Stevanini Ct Sebastopol	707-824-8689	[Signature]
Maxime Stadler	7808B Stevanini Ct Sebastopol	707-827-6936	[Signature]
[Signature]	7565 Bodega Ave Sebastopol	707-455-1374	[Signature]
Benjamin Vogel	732 Robinson Rd	707-481-8692	[Signature]
[Signature]	7730 Winton Ave	707-874-2373	[Signature]
[Signature]	7565 Bodega Ave	707-823-8117	[Signature]



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6. Planning Commission minutes



City of Sebastopol
Incorporated 1902
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
707-823-1135 (Fax)
www.ci.sebastopol.ca.us
Email: kwebster@cityofsebastopol.org

PLANNING COMMISSION
MEETING OF: August 09, 2016
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

APPROVED MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF August 09, 2016

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on August 04, 2016.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Chair Kelley called the meeting to order at 7:03 p.m.

2. ROLL CALL:

Present: Chair Kelley, Vice Chair Fritz, and Commissioners Pinto, Douch, Doyle, Skinner and Jacob (arrived at 7:06 p.m.)

Absent: Commissioner Fernandez (excused)

Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: There were none.

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendaized business to be conducted.

There were none.

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Webster provided the following update:

- Each Commissioner was provided with a copy of the Mitigated Negative Declaration for Hotel Sebastopol prior to the start of tonight's meeting. This item involves a Use Permit for the hotel along with some Code amendments related to height, and parking arrangements. This item requires a 30-day public review period and will be before the Commission for a public hearing at their regular meeting on September 27th.
- At the City Council meeting on September 6th, the Council will hear an update, possibly some kind of proposal from West County Community Services that is looking at possibly taking over management of the Village Mobile Home Park from the City and implementing some limited homeless housing in some of the vacant apartments and perhaps a couple of mobile home spaces as well.
- The City expects to rollout its new website sometime in September.
- Later in September the Council will receive an update on the Wayfinding Sign project.
- The Skategarden Expansion project is nearing completion and is expected to be open to the public in September.
- Assistant Planner, Jonathan Atkinson, has accepted another job. His last day with the City will be Monday, August 15th. The Planning Department hopes to fill the vacancy within 6-8 weeks.
- The next Planning meeting will take place on August 23rd. That meeting is available for continued discussion of the General Plan, if necessary. A Use Permit will be on that agenda as well.
- Climate Action 2020 is expected to be before the Commission at their regular meeting on September 13th.
- As mentioned previously, a public hearing on the Mitigated Negative Declaration for Hotel Sebastopol is expected to be one of the items before the Commission at their regular meeting on September 27th.

The Commission had no questions for Director Webster.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED): None

8. PUBLIC HEARING:

- A. The Planning Commission 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 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 Commission to provide recommendations for revisions to the draft General Plan that they may deem needed. The EIR and Draft General Plan are available for review at the Sebastopol General Plan Update Web site, at: <http://sebastopol.generalplan.org/>.

Director Webster presented the staff report.

Director Webster introduced Ben Ritchie and Beth Thompson of De Novo Planning Group.

Mr. Ritchie gave a presentation and was available for questions.

Chair Kelley thanked Ms. Thompson and Mr. Ritchie for all of their work.

The Commission asked procedural and clarifying questions of Mr. Ritchie.

Mr. Ritchie commented that there were a handful of significant and unavoidable impacts identified in the EIR. He then summarized what those were, why they were significant and unavoidable, why there was no meaningful mitigation, and explained the analysis and thought process behind those conclusions.

The Commission asked questions of Mr. Ritchie.

The Commission asked procedural questions of Director Webster.

Chair Kelley opened the Public Hearing on the FEIR and Draft General Plan.

Nancy Preblich, 7600 Leland Street, commented:

- Provided the Commission with a handout.
- Wished to comment on her request to downzone 7600 Leland Street and 7605 Bodega Avenue.
- The proposed Land Use Map shows a change from medium density residential for both properties, to high density residential for the property at 7605 Bodega Avenue. The density of the property at 7600 Leland Street is proposed to remain medium density residential.
- The request is to change the land use designation to low density residential, or at most, medium density residential for both parcels.
- Both properties have been in her family historically and the intent is for them to remain that way in the future.
- She placed an unmanned petition in support of retaining the agricultural condition of these properties on her property and it garnered 125 signatures over the course of one week.
- This is more of a community request and it is the spirit of preserving what has been going on on these properties for 80 years without interruption.
- Referenced California State Law, which requires preservation of open space, including agricultural, and enjoyment of scenic beauty, among other things.
- Available for questions.
- Thanked the Commission for their time and consideration of her request.

Hearing nothing further, Chair Kelley closed the Public Hearing.

Chair Kelley brought it back to the Commission for discussion.

Commissioner Douch made a motion to adopt a Resolution recommending Certification of the FEIR and Adoption of Findings of Fact and Statement of Overriding Considerations.

Vice Chair Fritz seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Pinto, Douch, Doyle, Skinner and Jacob
NOES: None
ABSTAIN: None

The Commission discussed the procedure for discussing the Draft General Plan.

Chair Kelley asked to hear from the Commission on the Land Use Element of the Draft General Plan.

Mr. Ritchie updated the Commission on updates that will be made to the General Plan as a result of recent action as it relates to the Urban Growth Boundary (UGB).

Commissioner Fritz commented:

- UGB related updates are needed on page 2-2 as well.

The Commission asked questions of Mr. Ritchie and Ms. Thompson.

Commissioner Fritz commented:

- Expressed having a concern with The Barlow remaining an industrial zone.
- Urged consideration of a combined/unique zoning district or overlay for The Barlow.
- It would be unfortunate to wind up with uses like auto sales and repair and/or a construction yard in The Barlow.
- Interested in trying to increase the variety of housing options in Sebastopol.
- There are a lot of opportunities for smaller multi-family buildings that could fit into medium density single-family neighborhoods. This would allow for more affordable housing options in town.

Commissioner Fritz asked a clarifying question of Mr. Ritchie.

Chair Kelley asked a clarifying question of Director Webster and Mr. Ritchie regarding previous discussions on doing an overlay for The Barlow.

Director Webster and Mr. Ritchie responded:

- One option could be that the General Plan includes another policy that suggests consideration of revised zoning parameters for The Barlow development given its unique character.
- Doing so would provide an opening in the Zoning Ordinance discussion to possibly keep the base zoning but add an overlay within The Barlow's geographic area.
- A wholesale land use change in the General Plan wouldn't necessarily be required.

Commissioner Fritz commented that creation of a possible overlay, as part of a Zoning Ordinance discussion would be a good approach.

Commissioner Doyle asked if The Barlow was referenced specifically in the General Plan. He commented that it would be more appropriate to reference it by its boundaries instead.

Director Webster and the Commission agreed.

Commissioner Doyle commented:

- Discussion of Commissioner Fritz's comments regarding smaller multi-family buildings being mixed in with medium density single-family neighborhoods should not be discussed during the General Plan process, except for possible reference in an Action Item. Discussion during amendments to the Zoning Ordinance would be more appropriate.

Mr. Ritchie suggested that a bullet be added under Action LU 1e on page 2-8, which is a carryover from page 2-7, which calls for development of standards for The Barlow.

Commissioner Doyle and Douch commented that The Barlow should at least be defined if used anywhere in the General Plan.

Ms. Thompson commented that a figure could be added to show the boundaries of The Barlow.

The Commission agreed that that would be a good approach.

Commissioner Jacob asked Vice Chair Fritz if he was concerned about auto-related uses in all industrially zoned areas, or just at The Barlow.

Vice Chair Fritz commented that he was primarily concerned with those uses at The Barlow.

Mr. Ritchie summarized talking points on the subject of The Barlow and its zoning during the GPAC process. Adding the additional bullet under Action LU 1e on page 2-8, as previously mentioned, would accomplish the goal of future consideration of this issue as discussed by both the GPAC and Commission.

Chair Kelley asked to hear from the Commission about allowing duplexes and other smaller multi-family buildings in medium density single-family neighborhoods.

Commissioner Doyle commented:

- Expressed not being in favor of that.
- Second dwelling units are already allowed in any residential zone, therefore a single family residence can have a second residence of up to 840 square feet which he considered to be a good compromise between adding additional units and maintaining the character of single-family residential districts.
- Would not be supportive of allowing duplexes on any single-family residential lot.

Commissioner Jacob asked Commissioner Doyle what the downside of allowing a duplex in a single-family residential district would be.

Commissioner Doyle responded:

- Duplexes are already allowed in single-family residential zoning districts so long as one of the units is not greater than 840 square feet.
- Duplexes are more often rentals versus owner-occupied.
- Property values would be impacted.

Vice Chair Fritz commented:

- Understood Commissioner Doyle's points.
- Lives in a mixed-income neighborhood himself. The impact on his neighborhood is positive, not negative.
- Affordable housing is important.
- Allowing smaller multi-family buildings would not drastically change or compromise the character of our medium density single-family neighborhoods.
- Understands the controversy.
- Expressed having no issue with rentals being mixed in with owner-occupied residences.

Commissioner Douch commented:

- Expressed being sympathetic to the idea, however, changing medium density single-family zones to allow duplexes is too broad a brush, which he was not in favor of.
- Expressed being interested in ways of adding density, as appropriate.

Commissioner Jacob commented:

- Supports Vice Chair Fritz's comments.
- Lives in a medium density neighborhood with a nearby mix of single-family and duplexes side by side.
- In general, most of our town is pretty built out.
- Any change to the landscape of Sebastopol will be very slow and incremental.
- Giving us a twenty-year horizon of more options to make the City denser and to have more diverse neighborhoods is a good thing.

Chair Kelley and Commissioner Doyle asked a clarifying question of Mr. Ritchie.

Ms. Thompson commented that 'Medium Density Single Family Residential' on page 2-3 under Policy LU 1-4 could be revised in order for it to be left open for future consideration. The language could be revised to read; Designates areas suitable for residential development at a density of 2.6 to 12.0 units per acre.

Vice Chair Fritz asked if an Action could be added to consider revising the Zoning Code to allow for multiple-family units in the medium density single-family zoning district.

Ms. Thompson responded that an Action could be added.

Commissioner Jacob asked a clarifying question of Ms. Thompson.

Chair Kelley commented that there are some areas where duplexes would be appropriate in medium density areas.

Commissioner Douch suggested that the Action be added under Goal LU 6 on page 2-15.

Mr. Ritchie agreed that that would be a great location for it, if the Commission wanted to include that language.

Hearing support from the Commission to do so, Mr. Ritchie commented that the description of 'Medium Density Single Family Residential' on page 2-3 under Policy LU 1-4 would be amended to read, Designates areas suitable for residential development at a density of 2.6 to 12.0 units per acre. In addition, an Action would be added on

page 2-15 under Goal LU6 to 'Consider revisions to the Zoning Code that will allow for duplex development in some areas zoned for medium density single-family residential.'

Commissioner Doyle asked for a vote because he was not in favor of that.

Commissioner Fritz clarified that his request was for smaller multi-family buildings, not just duplexes.

The majority of the Commission was in favor of the changes as stated by Mr. Ritchie in that they'd like to look into this topic further during revisions to the Zoning Code.

Commissioner Doyle referred to Action LU 6b on page 2-15 and commented:

- Expressed being totally against it and requested that it be removed.
- This would be allowing high density in any residential zone.
- People buy in to residential neighborhoods with an expectation and an understanding of densities.
- His feelings on this are consistent to those that he expressed during the previous discussion of allowing smaller multi-family buildings on single-family residential properties.

Commissioner Skinner commented:

- Lives in a high-density residential district currently.
- Neighborhood wise, the mix of housing feels like a positive thing.
- Expressed not being in support of striking Action LU 6b.

Commissioner Douch commented:

- The issue of allowing smaller multi-family buildings on single-family medium density residential properties is about density, as is the issue of tiny homes. Both issues are related.
- Action LU 6b is not appropriate in the General Plan.
- Expressed being in favor of substituting Action LU 6b with something along the lines of exploring densities in single-family dwelling areas in order to promote Goal 6.

Mr. Ritchie responded:

- Read Action G-4 in the Housing Element as referenced in Action LU 6b.
- Suggested that Action LU 6b be stricken and replaced with language along the lines of, consider Zoning Code revisions to allow duplexes and/or attached housing in appropriate medium density residential areas.

Commissioner Jacob asked a clarifying question of Mr. Ritchie.

Mr. Ritchie asked if the Commission was amendable to the change to Action LU 6b as well as a change to the description of 'Medium Density Single Family' as previously discussed.

The Commission agreed.

Mr. Ritchie summarized key issues that had been raised thus far.

Commissioner Doyle asked a clarifying question of Mr. Ritchie on Policy LU 2-6(d) on page 2-11.

Director Webster and Mr. Ritchie responded.

Commissioner Skinner asked a clarifying question.

Mr. Ritchie responded.

Commissioner Doyle asked a clarifying question of Mr. Ritchie.

Mr. Ritchie responded.

The Commission agreed to leave Policy 2-6(d) as is.

Commissioner Skinner asked if, in light of earlier discussions on increasing densities, the Commission wished to discuss Industrial and Light Industrial properties that are marked for Open Space.

Mr. Ritchie responded.

Commissioner Doyle asked a question of Mr. Ritchie.

Mr. Ritchie responded.

Chair Kelley asked to hear from the Commission on Ms. Prebilich's request regarding downzoning 7600 Leland Street and 7605 Bodega Avenue.

The Commission asked questions of Director Webster.

Commissioner Pinto commented:

- It's intriguing to be at this point of the General Plan process with a request to downzone, it's usually the opposite.
- Expressed being open to the idea.
- The main feature of the property is the open creek. Preservation of which he appreciates and supports.
- Any landowner does not have to build out to the full extent of the permitted uses.

The Commission asked additional questions of Director Webster and Mr. Ritchie.

Commissioner Pinto asked a question of Ms. Prebilich.

Commissioner Jacob commented:

- Lives near Ms. Prebilich's property.
- Knowing the neighborhood the way he does, he expressed being in support of the request to down zone the Land Use designation of these properties.
- Grappling with this being a matter of public policy versus a one-off situation.

Commissioner Pinto commented:

- Expressed being very supportive of the city taking on as much high-density as possible.
- The city should be a place where density happens.
- There is a lot to be said about the livability of a community when you have interfaces between different land uses.
- Likes the juxtaposition of the properties in this area.
- Expressed being in support of this request to down zone.

Mr. Ritchie commented:

- There are very specific, robust policies in the Conservation and Open Space Element that protect creeks.
- Wouldn't use the tool of a Land Use designation to protect a natural resource in this particular instance.
- Advised against coming up with a Zoning Code provision to be drafted later to be kind of custom tailored to this request.
- Encouraged the Commission to focus on the fundamental question.

Commissioner Jacob commented:

- Recommends that the Commission accept Ms. Prebilich's request to down zone these properties.

Commissioner Doyle asked a question of Ms. Prebilich.

Commissioner Doyle commented:

- Downzoning reduces the value of the property.
- Supports the request, however, he would like to hear from the owner of 7605 Bodega Avenue to ensure that she is in support of this request as well.

Ms. Prebilich responded that she could provide confirmation from the owner of 7605 Bodega Avenue.

Commissioner Douch commented:

- Expressed being in support of this request to down zone these properties.

Mr. Ritchie commented that he was hearing support for a down zone of both properties pending verification from the owner of 7605 Bodega Avenue.

The Commission agreed.

Commissioner Doyle commented that this change would result in a little island of two medium density properties to the left.

The Commission asked clarifying questions of Mr. Ritchie.

Chair Kelley commented:

- Expressed a concern with pollution from the animals and agriculture uses in relation to Calder Creek.

Chair Kelley asked questions of Director Webster.

Director Webster responded.

Ms. Prebilich interjected.

Chair Kelley asked questions of Mr. Ritchie.

Mr. Ritchie responded.

Chair Kelley commented that she was hearing support for a down zone of both properties pending verification from the owner of 7605 Bodega Avenue.

The Commission agreed.

Commissioner Pinto asked for an explanation of the steps moving forward in terms of their taking the Commission's recommendations to the City Council.

Mr. Ritchie explained.

Hearing nothing further, the Commission concluded their discussion of the Land Use Element.

Chair Kelley adjourned the meeting at 9:12 p.m. for a brief break.

Chair Kelley reconvened the meeting at 9:22 p.m.

Commissioner Pinto asked a procedural question.

Commissioner Pinto commented that he would need to leave the meeting at 10 p.m.

The Commission discussed the procedure moving forward.

Chair Kelley asked if the Commission was amendable to reopening the public hearing per a member of the public who wished to speak.

The Commission agreed to reopen the public hearing.

Michael Carnacchi, a Sebastopol resident and business owner, commented:

- Commented on the structure of the meeting including opportunities for public comment after discussion of each Element.
- During discussion of the Land Use Element there was a reference to not specifically calling out The Barlow. Historically the area now known as The Barlow was referred to as the 'warehouse district'.

Chair Kelley commented:

- Explained the typical format for these meetings.
- Reminded Mr. Carnacchi that he could hear the Commission's discussion and take his comments to the City Council when it is their turn to discuss the draft General Plan.
- Ordinarily the public hearing will have closed but with the Commission's okay, it could be reopened at the next meeting, which will take place on August 23.

The Commission agreed.

Mr. Carnacchi agreed to hold his comments until the meeting on August 23.

Chair Kelley asked to hear from the Commission on the Circulation Element of the Draft General Plan.

Vice Chair Fritz commented:

- Expressed having concerns with the way the Level of Service (LOS) policy is written.
- Specifically referred to Policy CIR 1-6 on page 3-2.
- LOS is measuring the wrong thing.

- The draft General Plan has a lot about making Sebastopol more walkable, pedestrian and bike friendly, and on focusing development downtown. All of which are great.
- The LOS analysis works against many of those things.
- Asked about substituting Vehicle-miles Traveled (VMT) for LOS.

Mr. Ritchie responded:

- SB 743 is moving CEQA and traffic analysis towards VMT.
- A lot of jurisdictions are choosing to retain LOS because that's how you figure out how to exact appropriate fees for fair share improvements towards impacts intersections and roadways.
- In this document, Policy CIR 1-6 and Policy CIR 1-7 are working in tandem.
- Your concerns about making sure that we don't overemphasize the vehicle over a pedestrian or bicycle are very clearly and robustly addressed in the Circulation Element.
- Doesn't think that Sebastopol is ready to abandon LOS completely as a tool for decision-making.

Vice Chair Fitz commented:

- Biggest concern is with people perceiving traffic in Sebastopol as being horrendous.
- Expressed a concern with people using LOS as a tool to glom on to in order to put a stop to an otherwise good project due to backlash from the community.
- LOS gives opponents to good projects, downtown where we want them, an ability and tool to glom on to.
- The free flow of traffic through intersections is not what we should be concerned about.
- We should be concerned about urban form, walkability, and bicycle infrastructure, among other things.
- There must be a way to use VMT instead of LOS.

Mr. Ritchie commented:

- The CEQA overarching intent is applicable to cities like Sebastopol.
- If the traffic flow fix is going to be problematic in terms of your multimodal and community character goals, Policy CIR 1-7 states that you don't need to require that traffic fix.
- Doesn't believe that the City is ready to migrate away from LOS and abandon it completely.
- This has been written to allow the City to use LOS as a metric tool of analysis without being beholden to it.

Vice Chair Fritz asked if language about moving away from LOS could be added.

Mr. Ritchie commented that Policy CIR 1-8 accomplishes that.

Vice Chair Fritz commented that he was not happy with that.

Commissioner Jacob expressed being in support of Vice Chair Fritz's comments; however, he agreed that Policy CIR 1-8 spoke to his point.

Commissioner Pinto agreed.

Vice Chair Fritz commented that he'd like to add something to specifically address phasing out of the auto-oriented LOS system as new models are developed.

Chair Kelley commented that she is of the opinion that LOS should serve as a tool to allow the City to reject a project and felt that the language in the draft was a good compromise.

Commissioner Doyle commented:

- Referred to Policy CIR 1-18 on page 3-4 and commented that it, along with the box on shared space, should be removed as he didn't consider it to be realistic for Sebastopol.
- Policy CIR 1-18 on page 3-4 is in conflict with Policy CIR 2-2 on page 3-11.
- The concept of 'shared space' sounds dangerous and doesn't belong in the General Plan.

Commissioner Jacob commented:

- He has seen shared space in Southeast Asia.
- Unsure about how this concept would work in an urban setting.

Mr. Ritchie and Ms. Thompson responded:

- Policy CIR 1-18 says consider so as to not commit the City to anything.
- The concept of shared space can make sense in plaza areas.
- Might not make sense on collector and local streets.

Commissioner Jacob commented:

- Shared usage is safer if it is a known system.

Commissioner Pinto commented:

- Expressed being okay with Policy CIR 1-18 because it begins with the word consider.
- Shared space is a trend in Italy and France and in small communities.
- Agreed that shared space is safer.
- Shared space is much slower.
- Unsure about how shared space would work in an urban setting.

Vice Chair Fritz commented:

- Not sure that the concept of shared space would ever be appropriate anywhere in Sebastopol.
- There is a really fascinating video online about conversion to shared space in Poynton England.

Commissioner Doyle commented:

- There are a lot of fun, urbanist ideas out there. The concept of shared space is not a good one.
- Wants Policy CIR 1-18 stricken.
- There should be delineation between pedestrians and cars.

Commissioner Skinner commented that he was in favor of leaving it in.

Vice Chair Fritz commented that he was okay with leaving it in as a something to consider.

Chair Kelley commented:

- It is an entirely different culture.
- Expressed being okay with striking Policy CIR 1-18.

- The concept of shared space shouldn't be given a lot of emphasis.

After a straw poll, the majority of the Commission agreed to leave Policy CIR 1-18 as is.

Commissioner Fritz commented:

- Referred to Policy CIR 6-5 on page 3-17 and asked about generating revenues for schools.

Mr. Ritchie responded that striking schools would be appropriate.

The Commission agreed.

Commissioner Pinto excused himself from the meeting at 9:59 p.m.

Vice Chair Fritz asked a clarifying question.

Ms. Thompson responded.

Commissioner Doyle asked a clarifying question.

Mr. Ritchie and other members of the Commission responded.

Commissioner Doyle commented:

- Referred to Action CIR 6d on page 3-17 and asked how it could be rectified with the very specific parking requirements as indicated in the Zoning Code.

Mr. Ritchie responded:

- Action CIR 6d is meant to work in tandem with Action 6b and 6c.
- The General Plan sets you on a path to adjust and revisit and have some more flexibility in your parking requirements on a go-forward basis.

Ms. Thompson agreed that Action CIR 6d could be revised to be clearer.

Commissioner Doyle commented:

- Yes, it should be revised to clarify that it would be for projects that don't meet the requirements in the Zoning Code.

Mr. Ritchie agreed with the need to clarify that.

Commissioner Jacob clarified that Action CIR 6d was in a sense a mitigation measure for projects that don't meet the requirements in the Zoning Code.

Mr. Ritchie responded in the affirmative.

Commissioner Jacob asked a clarifying question of Director Webster.

Director Webster responded.

Commissioner Doyle suggested that Action CIR 6d be revised to say something along the lines of, consider developing a protocol for provision of a parking impact study for major developments that do not meet the standard parking requirements.

The Commission and Mr. Ritchie agreed.

Hearing nothing further, Chair Kelley made a motion to continue discussion of the Draft General Plan to the regular Planning Commission meeting of August 23rd.

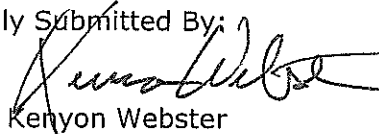
Commissioner Doyle seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Douch, Doyle, Skinner and Jacob
NOES: None
ABSTAIN: None

9. WRITTEN COMMUNICATIONS: There were none.

10. ADJOURNMENT: Chair Kelley adjourned the meeting at 10:09 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, August 23, 2016 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:



Kenyon Webster
Planning Director



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PLANNING COMMISSION
MEETING OF: August 23, 2016
SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF August 23, 2016

SEBASTOPOL YOUTH ANNEX
425 MORRIS STREET

PLANNING COMMISSION:

The notice of the meeting was posted on August 18, 2016.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Chair Kelley called the meeting to order at 7:01 p.m.

2. ROLL CALL:

Present: Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner and Pinto (arrived at 7:02 p.m.)
Absent: Commissioner Fernandez (excused)
Commissioner Jacob (excused)
Commissioner Douch (not excused)
Staff: Kenyon Webster, Planning Director
Rebecca Mansour, Planning Technician

3. APPROVAL OF PLANNING COMMISSION MINUTES: August 09, 2016

Commissioner Doyle asked a question of staff.

Commissioners Doyle and Skinner amended the minutes.

Commissioner Skinner made a motion to approve the minutes as amended.

Vice Chair Fritz seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner and Pinto
NOES: None
ABSTAIN: None

4. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA - This is for items *not* on the agenda, but that are related to the responsibilities of the Planning Commission or City Council. The Commission and Council receive any such comments, but under law, may not act on them. If there are a large number of persons wishing to speak under this item, speaking time may be reduced to less than 3 minutes, or if there is more than 15 minutes of testimony, the item may be moved to the end of the meeting to allow agendized business to be conducted.

There were none.

5. STATEMENTS OF CONFLICTS OF INTEREST: There were none.

6. PLANNING DIRECTOR'S REPORT (Update on Future Agendas, Action of Other Boards and City Council)

Director Webster provided the following update:

- While consideration of Climate Action 2020 was initially planned for Planning Commission review following their action on the General Plan, a CEQA lawsuit was recently filed, further consideration of the Plan by various jurisdictions has been placed on hold pending resolution of that litigation.
- Pending final action by the Commission tonight, the Draft General Plan is scheduled for the next City Council meeting, which will take place on September 6.
- Also on the City Council agenda for September 6, what is planned to be an annual presentation of names of people nominated to be on the Peace Wall.
- A proposal by West County Community Services regarding the concept of taking over management of the Village Mobile Home Park has been delayed due to their need to perform additional due diligence to evaluate the feasibility of it.

The Commission had no questions for Director Webster.

7. CONSENT CALENDAR (PUBLIC HEARING IF REQUESTED):

- A.** An application submitted by William Abrams requesting an Alcohol Use Permit to sell beer and wine at Revibe Café and Scoop Bar, a restaurant, at 7365 Healdsburg Avenue. The establishment will operate six days a week from Wednesday to Monday, 7:00 a.m. until 11:00 p.m., and will serve Caribbean and Jamaican cuisine, including breakfast, lunch, dinner, and dessert. The establishment will have over 100 seats with both indoor and outdoor dining areas and be permitted to serve beer and win for onsite consumption under a Type 41 ABC license from the Department of Alcoholic Beverage Control.

Chair Kelley asked if anyone wished to pull this item off of the Consent Calendar.

A member of the public interjected and asked Chair Kelley to explain the procedure for pulling an item off of the Consent Calendar.

Chair Kelley explained.

A member of the public requested that this item be pulled from the Consent Calendar.

The Commission agreed.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

Chair Kelley asked the applicant if he wished to make a presentation.

Williams Abrams gave a brief presentation and was available for questions.

The Commission asked questions of Mr. Abrams.

Chair Kelley asked if members of the public wished to speak on this item.

Kathy Dykeman, a resident of Sebastopol, commented:

- Her residence is behind the project.
- Asked the applicant how many parking spaces would be provided.

Chair Kelley interjected and clarified the process.

Ms. Dykeman comments continued:

- Expressed a concern regarding noise, particularly from the music being played within the establishment.
- Her property abuts their parking lot.

Christopher Williams, a resident of Sebastopol, commented:

- Ms. Dykeman is his mother.
- Expressed being all for this project.
- He and his mom live very quietly.
- Expressed being all for commercial uses and thinks this is a great project.
- Wants to ensure that his mother's remaining years won't be subject to a quandary of nuisance related complaints.
- Expressed a concern with noise, especially when it comes to early morning (before 7 a.m.) and late night (after 11 p.m.) hours.
- Respects business.
- Expressed being understanding of daytime noise.
- Property values will likely be affected, especially if noise becomes a real issue.
- Thanked the Commission for their time.

Hearing nothing further, Chair Kelley closed the public hearing.

Chair Kelley asked Mr. Abrams to respond to the questions raised during the public hearing.

Mr. Abrams responded.

The Commission asked additional questions of Mr. Abrams.

Chair Kelley asked Ms. Dykeman and Mr. Williams if they were satisfied with Mr. Abrams' responses.

Ms. Dykeman commented that she was concerned about the adequacy of the parking that they are providing for both the customers and the employees.

Hearing nothing further, Chair Kelley brought it back to the Commission for discussion and follow up questions.

The Commission asked additional questions of Director Webster.

Director Webster commented that this project was approved quite some time ago. He noted that the only matter before the Commission was their request for an alcohol use permit.

Chair Kelley reiterated, for purposes of the public, that the project had been previously approved and that the only matter before the Commission was the applicant's request for an alcohol use permit. She added that neighborhood concerns are very important to the Commission.

In response to the concerns expressed by Ms. Dykeman and Mr. Williams, Commissioner Doyle commented:

- Pointed out that there are conditions of approval that address potential noise.
- Hopes that the residents don't experience any issues.

Commissioner Doyle made a motion to approve the application as submitted.

Commissioner Pinto seconded the motion.

Chair Kelley referred to Condition 15, which states, placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 a.m. – 9:00 p.m., and commented that that can become an issue if not followed.

Commissioner Doyle encouraged the applicant to familiarize himself with the conditions of approval.

Chair Kelley asked for a vote on the motion.

AYES:	Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner and Pinto
NOES:	None
ABSTAIN:	None

8. PUBLIC HEARING:

- A.** The Planning Commission will continue deliberations on the Draft General Plan. The Commission conducted and closed a Public Hearing on the Final EIR and Draft General Plan on August 9, 2016. The Commission approved a resolution recommending certification of the Final EIR, and provided recommendations for revisions to the Land Use and Circulation Elements. On August 23 the Commission will review other draft Elements. 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 EIR and Draft General Plan are available for review at the Sebastopol General Plan Update Web site, at: <http://sebastopol.generalplan.org/>. Following completion of the Commission's recommendations, the Final EIR and Draft General Plan will be considered by the City Council, which will also conduct a public hearing on the matter.

Chair Kelley commented that a member of the public requested to use an additional 3 minutes by using another member of the public's allowable time given that she did not wish to speak on this item.

The Commission agreed.

Director Webster presented the staff report.

The Commission asked questions of Director Webster.

Chair Kelley reopened the public hearing for further comments on the Draft General Plan.

Michael Carnacchi, 385 Murphy Avenue, commented:

- Is a Sebastopol resident and business owner.
- Referred to page 3-5 of the Circulation Element. If elected to Council he will work specifically on Action CIR 1b.
- Referred to a statement under 'Transportation Noise Sources' on page 6-2 of the Noise Element which states, 'Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant.'
- As somebody who owns a business on North Main Street, he conducted his own decibel study by standing out in front of his business utilizing a decibel reading meter, which he borrowed from the Police Department, last summer. He found an average of 89 dB between the hours of 1 p.m. and 4 p.m.
- Referred to Table N-1 on page 6-6 of the Noise Element and commented that an average of 89 dB Ldn is clearly unacceptable.
- Our downtown is not healthy.
- The diesel particulates in particular get really deep into our lungs.
- Nobody will want to sit in the outdoor seating area of the proposed Hotel Sebastopol.
- Referred to Goal CD 2 on page 7-4 of the Community Design Element, which states, 'Promote and Enhance the Downtown Core as a Safe, Active, and Attractive Environment,' and commented that the first step towards accomplishing that is to begin a discussion between Caltrans, the City and the County on coming up with an alternative route for through traffic and large trucks.
- Any bypass route would have to work in conjunction with creation of a Specific Plan for the Downtown Core so that as the bypass got constructed, the downtown core would be in the process of being revitalized and rejuvenated as well.
- Thanked the Commission for their time.

Hearing nothing further, Chair Kelley closed the public hearing.

Chair Kelley asked to hear from Ben Ritchie and Beth Thompson of De Novo Planning Group.

Mr. Ritchie introduced the Community Services and Facilities Element.

Chair Kelley asked to hear any questions, concerns, or comments on the Community Services Element from the Commission.

Chair Kelley commented that any reference to the hospital should be made in general terms.

Mr. Ritchie commented that he would do a global search to ensure that specific reference is not made.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Community Services and Facilities Element.

Mr. Ritchie provided a brief introduction of the Conservation and Open Space Element.

Chair Kelley asked for questions, concerns, or comments on the Conservation and Open Space Element.

Commissioner Pinto commented:

- Sebastopol looks like a really built out community.
- There are limited opportunities for conservation and open space in town.
- Appreciates the comments on enlarging Ragle Park.
- Appreciates the comments on the Laguna de Santa Rosa.
- Expressed being happy with the Element as written.

Chair Kelley commented:

- Has advocated for the use of story poles in the past, as they can be a more effective way of showing impacts than computer renderings.
- The viewshed from the Laguna is as important as the viewshed to the Laguna.

Commissioner Doyle referred to Policy COS 2-6 on page 5-3 and asked questions of Mr. Ritchie, Ms. Thompson and Director Webster.

Chair Kelley asked a question of Director Webster.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Conservation and Open Space Element.

Chair Kelley asked to hear from the Commission on the Noise Element.

Chair Kelley asked the consultants to respond to some of the issues raised during the public hearing by Mr. Carnacchi.

Mr. Ritchie responded:

- Traffic noise and traffic volumes in the downtown were one of the primary things they heard from the community throughout this entire process.
- The General Plan does its best to address those issues through things like traffic calming and exploring bypass alternatives, among other things.
- The Plan itself is not causing the traffic noise in the downtown to get worse.
- There is no quick fix.
- Tried to be sensitive to those issues when writing the Plan.

- Explained the sliding scale on page 6-2.
- Explained the acoustical analysis that was done for the Existing Conditions Report.
- Has taken the most proactive approach they know how with the Noise Element to not have the noise level get any higher.

Chair Kelley asked for questions, concerns, or comments on the Noise Element.

Vice Chair Fritz asked a question of Mr. Ritchie.

Commissioner Skinner suggested adding something about encouraging Caltrans to maintain good pavement conditions on State Highways within Sebastopol, in order to reduce traffic-related roadway noise.

Mr. Ritchie commented that that would be an excellent addition to the Circulation Element, if not already there.

Chair Kelley commented:

- The bypass issue has been discussed for many, many years.
- The matter needs to be a high priority for the Sonoma County Transportation Authority as well.
- The Council representative to the Sonoma County Transportation Authority has to work towards getting that on a priority list.

Commissioner Doyle commented:

- Disappointed to see, in a letter from the County's Permit and Resource Management Department given by staff prior to the start of this meeting, that the County of Sonoma's General Plan does not identify a bypass or alternate routes around Sebastopol.

Commissioner Pinto agreed that that was disappointing.

Chair Kelley commented:

- Perhaps we could add language about continuing to urge the County to include consideration of this issue.

Commissioner Pinto commented that the statement in the letter was likely referring to what has been the County's position for years, rather than being a recent change in position.

Commissioner Doyle commented:

- Policy CIR 1-17 on page 3-4 of the Circulation Element states, 'Identify potential for bypass route(s) or "beltway connector" route(s) which minimize impacts to the Laguna, and provide regional travel options with the intention of providing traffic with an optional route away from downtown Sebastopol.'

Chair Kelley agreed that being at the crossroads of two state highways brings too much noise.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Noise Element.

Chair Kelley asked for questions, concerns, or comments on the Community Design Element.

Vice Chair Fritz commented:

- Form-based code may be a good option, specifically for areas like the highway 116 corridor, because it could help create the physical environment that these various Elements talk about.

Chair Kelley responded:

- Was once supportive of form-based.
- Doesn't like the loss of discretion.
- Likes the individual attention that projects receive without form-based code.
- Could be okay with adding something so long as it was listed as something to consider.

Vice Chair Fritz commented:

- Agreed with Chair Kelley on the use of 'consider'.
- His understanding of form-based code was that it wouldn't necessarily take away any of the City's discretion, it would merely set physical parameters for the form.

Ms. Thompson responded:

- Referred to Action CD 1b on page 7-3 and commented that 'urban design guidelines' could serve as a similar tool without changing to form-based from scratch.
- Form-based codes provide a certain character to a development.
- Form-based codes provide more predictability in terms of how a building will look and feel.

Mr. Ritchie made clarifying comments on form-based code and agreed that 'urban design guidelines' would be an effective tool to achieve the benefits of form-based code without a full overhaul of the Zoning Code to go the form-based route.

Ms. Thompson responded:

- Responded that something along the lines of, 'consider form-based principals' could be included under Action CD 2a on page 7-5.

Vice Chair Fritz commented that he liked the idea of including consideration of form-based principals.

Commissioner Pinto commented that he was open to including it as something to consider.

Commissioner Skinner agreed.

Commissioner Doyle commented that CD 1b on page 7-3 mentions design guidelines and asked a clarifying question.

Mr. Ritchie commented that consideration of form-based principals could be equally effective under Action CD 1b or Action CD 2a.

Ms. Thompson commented that Action CD 1b on page 7-3 would be best.

The Commission expressed being in favor of adding that language under Action CD 1b.

Commissioner Doyle referred to Action CD-2d on page 7-5 and commented that the Commission had given prior direction to modify the language that relates to this Action during their discussion of the Circulation Element and stated that this Action should be modified to reflect that.

Mr. Ritchie responded that Action CD-2d on page 7-5 can be modified as follows, 'Implement the policies and actions in the Circulation Element to consider establishing flexible parking standards to facilitate an effective utilization of parking spaces, promote increased walkability and bicycle use, and provide traffic calming measures that increase safety and visual appeal within the Downtown Core.'

The Commission agreed.

Commissioner Pinto asked a clarifying question of Commissioner Doyle.

Chair Kelley noted use of the term, 'the Barlow' under Action CD-2f on page 7-5 and noted that the Commission had given previous direction to do a global search and replace with a description of the boundaries instead.

Commissioner Doyle commented that his understanding was that the consultants would provide a map/callout box to identify the area identified as 'the Barlow'.

Mr. Ritchie and Ms. Thompson responded in the affirmative.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Community Design Element.

Chair Kelley asked for questions, concerns, or comments on the Safety Element.

There were no comments.

Chair Kelley concluded the Commission's discussion of the Safety Element.

Chair Kelley asked for questions, concerns, or comments on the Economic Vitality Element.

Vice Chair Fritz commented that he would like to include something to encourage expansion of the Downtown Association to include the geographic area of the Barlow.

Director Webster referred to Action EV 3c on page 9-6 which states, 'Explore the feasibility of establishing business improvement districts in the north and south part of town, as well as the concept of a single district encompassing the City's main economic sectors, and the Downtown.'

Ms. Thompson referred to Action CD-2f on page 7-5 which states, 'Consider revising the Downtown planning boundary or revising zoning designations to include areas such as the Barlow and South Main Street.'

Vice Chair Fritz commented:

- The Downtown Association receives a business tax from the businesses within a certain property boundary. The Barlow is not currently part of that boundary.

Mr. Ritchie commented that a new Policy or Action could be added under Goal EV 3 on page 9-5 and 9-6 which states, 'Consider expanding the Downtown Association to include The Barlow area.'

The Commission agreed.

Vice Chair Fritz referred to the callout box on page 9-5 and said that the word, 'appropriate' was cut in half awkwardly.

Mr. Ritchie commented that he would correct that.

Commissioner Skinner commented:

- Referred to Policy EV 4-6 on page 9-6 and commented that reference to the specific programs should be eliminated as they may become obsolete during the life of the Plan.

Vice Chair Fritz agreed.

Mr. Ritchie responded in the affirmative.

Vice Chair Fritz referred to Action EV 3e on page 9-6 and commented that reference to the 'Office' district should be stricken.

Mr. Ritchie responded in the affirmative.

Commissioner Doyle referred to Action EV 7c on page 9-8 and asked a clarifying question.

Director Webster, Mr. Ritchie and Ms. Thompson responded.

Ms. Thompson commented that they could specifically remove the words 'develop property' from Action EV 7c.

Commissioner Doyle expressed being in favor of striking, 'develop property' as stated by Ms. Thompson.

The Commission agreed.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Economic Vitality Element.

Mr. Ritchie introduced the Community Health and Wellness Element.

Chair Kelley asked for questions, concerns, or comments on the Community Health and Wellness Element.

Vice Chair Fritz referred to Goal CHW 5 on page 10-6 and commented that he liked it, however, he felt that it could be strengthened some.

Mr. Ritchie commented that they tried to come up with enough specific Actions to make it meaningful.

Ms. Thompson responded that a Policy to encourage new development projects that are intended to cater to culturally diverse groups to have components that celebrate that culture.

Vice Chair Fritz commented that he liked the idea.

Commissioner Pinto commented:

- Referred to Goal CHW 4 on page 10-5.
- There was a time when the City tried to opt out from PG&E's SmartMeter Program.
- Using his own meter, he has watched the levels of radiation from SmartMeter's and Smart Appliances quadruple over the last four years.
- Not offering any suggestions at this time, however, if there were an opportunity for the City to opt out from SmartMeters, he would support it.
- Has grown far more concerned with the use of devices such as smartphones in recent years.
- This issue is a tough one, however, he believed it to be beyond the City's purview.
- The levels will only get worse.
- The concern is addressed in the Community Health and Wellness Element of the General Plan.
- Sees no evidence of SmartMeter's having adverse health effects.

Chair Kelley asked a question of Commissioner Pinto.

Chair Kelley asked a clarifying question of Director Webster.

Chair Kelley expressed being in support of including something about the City being able to opt out from programs such as PG&E's SmartMeter Program.

Director Webster agreed that something along those lines could be added.

Mr. Ritchie and Commissioner Pinto suggested a new Action under CHW-4 to, 'Support efforts to approach and encourage the California Public Utilities Commission (CPUC) to allow the City to opt out of public utility wireless data transmission systems (such as SmartMeters).'

The Commission agreed.

Hearing nothing further, Chair Kelley concluded the Commission's discussion of the Community Health and Wellness Element.

Mr. Ritchie summarized the Implementation Element and the next stage of the process.

Commissioner Doyle requested that staff send the Commission the consultant's summary of the Commission's recommended changes to the General Plan prior to the City Council meeting where they will be discussed.

Director Webster responded in the affirmative.

Vice Chair Fritz made a motion to adopt the Resolution recommending that the City Council approve the 2016 Sebastopol General Plan inclusive of the Commission's revisions from their meeting on August 9 as well as tonight.

Commissioner Skinner seconded the motion.

AYES: Chair Kelley, Vice Chair Fritz, and Commissioners Doyle, Skinner and
Pinto
NOES: None
ABSTAIN: None

The Commission thanked Mr. Ritchie and Ms. Thompson for their work.

Mr. Ritchie and Ms. Thompson congratulated the Commission on reaching this milestone and commented that they had been a pleasure to work with.

9. WRITTEN COMMUNICATIONS: There were none.

10. ADJOURNMENT: Chair Kelley adjourned the meeting at 8:51 p.m. to the next regular meeting of the Commission. The meeting will be held on Tuesday, September 13, 2016 at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.

Respectfully Submitted By:

Kenyon Webster
Planning Director