NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Sebastopol has scheduled a public hearing on Tuesday, February 17, 2026, the public hearing will be held with respect to the proposed participation by the City of Sebastopol (the "Local Agency") in the Bond Opportunities for Land Development ("BOLD") program of the California Municipal Finance Authority for a development project known as The Canopy (located at 1009-1011 Gravenstein Hwy N in Sebastopol). Participation in said program will enable property owners to finance public capital improvements and/or development impact fees for public capital improvements imposed on new development. Said public capital improvements, if financed, will be among the public capital improvements required in connection with a given development project. Said development impact fees, if financed, will be used by the City of Sebastopol to pay for public capital improvements which will serve the City of Sebastopol, and which will be of a type and nature authorized under the Mello-Roos Community Facilities Act of 1982 (California Government Code section 53311 et seq.). Participation in said program does not itself authorize the City of Sebastopol to impose additional public capital improvements or new or additional development impact fees on any property owner, and the proposed community facilities district would impose a special tax only on taxable property located within the boundary of The Canopy project.

The City Council Regular Meeting will be held in Person and Virtual/Remote Participation
In Person Location: Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472
Remote/Virtual Participation: https://us02web.zoom.us/j/89834174037 ID: 898 3417 4037 Passcode: 051019
Vimeo is utilized for viewing only of the Meeting: https://vimeo.com/event/5424047

Zoom Link is to be used for providing public comment/Vimeo is utilized for viewing only of the meeting. Anyone interested may attend in person, by phone, or by computer and be heard at this meeting.

The City of Sebastopol shows both live broadcasts and Video Archive of City Council Meetings over the Internet. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

The Regular Meeting will consider this on: Tuesday, February 17, 2026
at or after 6:00 pm

The staff report will be available 72 hours prior to the City Council meeting.

SUBMITTING COMMENTS: Comments shall be submitted by email to vhenkel@cityofsebastopol.gov or mailed/left at City of Sebastopol City Hall located at 7120 Bodega Avenue, or you may also leave a voicemail that will be made a part of the public record. Please call 707 823 6167 to leave a message (by recording or comments provided verbally to City staff). If recorded, your voicemail will be limited to two minutes, transcribed, and provided to the City Clerk as a public record, but will not be read into the minutes at the City Council meeting. Comments received after posting of the agenda will be provided to the Council and made part of the public record.

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

A copy of the staff report, proposed Ordinance, and related documents will be available for public review at the City of Sebastopol website www.cityofsebastopol.gov

Mary C. Gourley

Mary Gourley, Interim City Manager, City Clerk, MMC