

August 15, 2013

**CITY OF NOVATO
NOTICE OF COMPLETION & AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
NOTICE OF PUBLIC MEETING
NOVATO DRAFT HOUSING ELEMENT 2007-2014**

NOTICE OF COMPLETION & AVAILABILITY

Notice is hereby given that the City of Novato ("City"), acting as lead agency, has completed a Draft Environmental Impact Report (DEIR) for Novato's Draft Housing Element 2007-2014. The Draft Housing Element represents the City's approach to meeting the current and near-term housing needs of the community as assigned by the State of California through its Regional Housing Needs Allocation (RHNA). The Draft Housing Element contains goals, policies, and implementing programs intended to support the provision of range of housing opportunities in Novato, in particular housing for persons in the low and very low income categories. The Housing Element update process includes amending the Novato General Plan, the Downtown Novato Specific Plan, the Novato Zoning Ordinance, and the Master Plan and Precise Development Plan for the Ignacio and Hamilton Industrial Parks to implement Draft Housing Element Programs 9.B, 9.E, and 12.A. These amendments include the establishment of an Affordable Housing Overlay District, which would be assigned to five (5) housing opportunity sites located at: (1) 1787 Grant Avenue, APNs 141-201-48 & 141-201-12; (2) Landing Court, APN 153-162-59; (3) Redwood Boulevard, APN 125-202-18 (4-acre portion of a 39.92 acre site); (4) 7506 Redwood Boulevard, APN 143-011-08; and, (5) 1905 Novato Boulevard, APN 140-011-66.

The DEIR identifies several potentially significant environmental impacts resulting from implementation of the Draft Housing Element. The potentially significant impacts were noted in the following impact categories addressed by California Environmental Quality Act (CEQA): Air Quality, Biological Resources, Cultural Resources, Hydrology/Water Quality, Noise, and Transportation/Circulation. All potentially significant impacts have been assigned mitigation measures, which reduce these impacts to a less than significant level.

The DEIR and revised Draft Housing Element are available online at:
<http://www.cityofnovato.org/Index.aspx?page=1410>

Hardcopy versions of the DEIR are available for review at: Marin County Library - Novato Branch, 1720 Novato Boulevard, Novato, CA 94945; Marin County Library - South Novato Branch, 6 Hamilton Landing, Suite 140A, Novato, CA 94949; and Novato Community Development Department, 75 Rowland Way, Room 110, Novato, CA 94945

Comments on the DEIR will be accepted over a 45-day public review period commencing on August 16, 2013, and ending on October 1, 2013. Comments may be provided orally at the Planning Commission meeting noted below. Comments may also be submitted via written correspondence delivered to the Novato Community Development Department, Attention: Steve Marshall, Principal Planner, 75 Rowland Way, Room 110, Novato, CA 94945 or via email to: smarshall@novato.org Comments must be delivered to the Community Development Department by 5:00 p.m. on October 1, 2013.

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Novato Planning Commission will hold a public meeting on **Monday, September 16, 2013**, at 7:00 p.m. in the Novato City Hall, 901 Sherman Avenue, Novato, California, to review and receive public comment on the DEIR prepared for the Draft Housing Element. The Planning Commission will also receive an informational update on the draft amendments to the Novato General Plan, the Downtown Novato Specific Plan, the Novato Zoning Ordinance, and the Master Plan and Precise Development Plan for the Ignacio and Hamilton Industrial Parks to implement Draft Housing Element Programs 9.B, 9.E, and 12.A.

Comments received on or before the public meeting date will be considered by the Planning Commission.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised at the public meeting described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public meeting.

For information regarding the DEIR for the Draft Housing Element, please contact Steve Marshall, Principal Planner, at (415)899-8942 or smarshall@novato.org. It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure his/her availability. The City of Novato Community Development Department is located at 75 Rowland Way, #110, Novato, CA 94945. The Department is open Monday through Friday (**closed every other Friday, including August 16 and 30 and September 13 and 27, 2013**) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

COMMUNITY DEVELOPMENT DIRECTOR

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