



**CITY OF NOVATO**  
CALIFORNIA

**NOVATO GENERAL PLAN 2035**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT  
STATE CLEARINGHOUSE #2016122043**

**Summary Project Description**

General Plan 2035 is a comprehensive update of Novato's 1996 General Plan, and establishes policies and programs addressing the community's vision of Novato through 2035. General Plan 2035 applies citywide and covers land use, housing, transportation, public facilities, community character, public safety, open space, air quality, climate change, sustainability, noise, parks and recreation, economic vitality, and governance. General Plan 2035 is accompanied by other proposed actions, including, but not limited to, increasing the floor area ratio and maximum height available to biotechnology/life sciences campuses in the Hamilton and Ignacio Industrial Parks and implementing ordinances addressing lighting, bee keeping, parking lot landscaping, tree replacement, wetland protection, solar facilities, and community gardens.

General Plan 2035 can be downloaded at: [novato.org/generalplan](http://novato.org/generalplan)

**Hearing Date, Time & Location**

Notice is hereby given that the Novato Planning Commission will conduct a hearing to receive public testimony and provide comments on the adequacy of a draft environmental impact report (DEIR) prepared for General Plan 2035. The Planning Commission will provide direction to staff regarding preparation of a final EIR for General Plan 2035.

**The hearing will be conducted on Monday, April 13, 2020, at 7:00 PM in Novato City Hall, 901 Sherman Avenue, Novato**

**California Environmental Quality Act (CEQA)**

The DEIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing General Plan 2035 and four alternative project scenarios, as well as the biotechnology/life sciences campus modifications and implementing ordinances referenced above. The DEIR identifies potentially significant impacts in the CEQA impact categories of air quality, biological resources, cultural resources, geology, noise, transportation/traffic, and tribal cultural resources. The majority of potentially significant impacts can be mitigated to a less than significant level. However, there are significant and unavoidable impacts in the CEQA impact category of transportation/traffic. The DEIR can be downloaded at: [novato.org/generalplan](http://novato.org/generalplan)

Hardcopies of the DEIR and General Plan 2035 may be viewed at:  
City of Novato Community Development Department, 922 Machin Avenue, Novato  
Novato Library, 1720 Novato Boulevard, Novato  
South Novato Library, 931 C Street, Novato

**CEQA Comment Period**

The DEIR is available for public and agency comment for a minimum 45-day period as specified by CEQA Guidelines Section 15105. **The comment period begins on February 28, 2020, and ends on April 13, 2020.** Comments may be submitted, in writing, or by e-mail by **5:00 p.m. on April 13, 2020**, addressed and mailed to:

Steve Marshall, Planning Manager  
City of Novato – Planning Division  
922 Machin Avenue  
Novato, CA 94945

Comments can be submitted by email to: [smarshall@novato.org](mailto:smarshall@novato.org)

**Cortese Sites**

Novato hosts properties listed on hazardous waste sites lists compiled pursuant to California Government Code Section 65962.5. Please refer to Table 4.7-1 of the DEIR for a description of these sites.

**Information for Public Review**

For information regarding the project, please contact Steve Marshall, Planning Manager at (415) 899-8942 or [smarshall@novato.org](mailto: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 Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. The Department is closed Friday, March 6, March 20, and April 3, 2020.

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

Date: February 28, 2020