



CITY OF NOVATO
CALIFORNIA

NOTICE OF PUBLIC HEARING

NOVATO CITY COUNCIL

**NOVATO GENERAL PLAN 2035 & FINAL ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE #2016122043**

Hearing Date, Time & Location

Notice is hereby given that the Novato City Council will conduct a teleconference hearing to receive public testimony and possibly adopt resolutions certifying a Final Environmental Impact Report ("Final EIR"), adopting a statement of overriding considerations, adopting a mitigation monitoring and reporting program, and adopting City of Novato General Plan 2035 ("General Plan 2035").

The hearing will be conducted by teleconference on Tuesday, October 27, 2020, at 6:00 PM

Participation options and instructions for the teleconference can be obtained at www.novato.org/agendas and will also be published on the agenda posted 72 hours prior to the hearing.

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 the city 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 among other topics. General Plan 2035 includes policies and programs addressing implementing actions, including, but not limited to increasing the floor area ratio available to biotechnology/life sciences uses in the Hamilton and Ignacio Industrial Parks and the future introduction of ordinances addressing lighting, bee keeping, parking lot landscaping, tree replacement, wetland protection, commercial solar facilities, and community gardens among others. General Plan 2035 includes assigning new land use designations and densities/floor area ratios (see Table GP-3 and Map GP-1 Land Use Designations) to properties in Novato.

General Plan 2035 (February 2020) can be downloaded at: www.novato.org/generalplan

California Environmental Quality Act (CEQA)

A Final EIR has been prepared for General Plan 2035 pursuant to the requirements of CEQA. The Final EIR, incorporates the analyses, impact conclusions, and mitigation measures discussed in the Draft EIR, provides responses to comments received on the Draft EIR, and notes text revisions to correct minor errors, amplify certain impact analyses and conclusions presented in the Draft EIR, and clarify certain mitigation measures.

The FEIR can be downloaded at: www.novato.org/generalplan

For reference, the Draft EIR 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 Draft EIR was previously circulated for public and agency review from February 28, 2020 through April 13, 2020. The Draft EIR 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.

Planning Commission Recommendation

On September 28, 2020, the Novato Planning Commission conducted a public hearing to provide a recommendation to the Novato City Council regarding certification of the Final EIR, adoption of a statement of overriding considerations, adoption of a mitigation monitoring and reporting program, and adoption of General Plan 2035. The Planning Commission voted (6 ayes; 0 noes; 0 abstained; and 1 absent) to adopt resolutions recommending the City Council certify the Final EIR, adopt a statement of overriding considerations, adopt a mitigation monitoring and reporting program, and adopt General Plan 2035. The Planning Commission's recommendation included all revisions to General Plan 2035 presented by City staff and the addition of a policy statement addressing land use at Site 5a of the North Redwood Corridor Focus Area.

Information for Public Review

To access General Plan 2035, its accompanying Final EIR, and background documents please visit: www.novato.org/generalplan

For inquiries regarding General Plan 2035 and its Final EIR, please contact Steve Marshall, Planning and Environmental Services Manager, at (415) 899-8942 or smarshall@novato.org.

Written correspondence regarding General Plan 2035 and its Final EIR may be submitted on, or prior to, the hearing date by email to the staff member noted above, mailed to the Community Development Department at 922 Machin Avenue, Novato, CA 94945, or delivered to the Department. The lobby of the Community Development Department is open Monday through Thursday from 8:30 AM to 5:00 PM and a staff member will be present to receive correspondence. Mailed or delivered correspondence must be received prior to the hearing to be considered.

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: October 15, 2020