



**CITY OF NOVATO**  
COMMUNITY DEVELOPMENT

**CITY OF NOVATO**  
**NOTICE OF INTENT TO ADOPT A**  
**MITIGATED NEGATIVE DECLARATION**  
THE NOVATO PLANNING DIVISION INVITES  
PUBLIC REVIEW AND COMMENT ON AN  
ENVIRONMENTAL DOCUMENT

Public Review and Comment Period:	September 3, 2021, through October 4, 2021, 5:00 PM
Project Name & Application	Habitat Redwood Boulevard Project P2019-054
Project Location & APN	8161 Redwood Blvd, north of Buck Center Drive. APN 125-180-49
Project Description	Proposed general plan land use map amendment to designate 13 acres of the 13.6-acre site from Business and Professional Office (BPO) to Medium Density Multiple-Family Residential (R10), approval of a master plan, precise development plan, design review, and a vesting tentative map for the development of 80 residential units, and a 2,154 square-foot commercial building on a 13.6-acre site.
California Environmental Quality Act (CEQA)	A Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for a 30-day public review period beginning on September 3, 2021, and ending on October 4, 2021, at 5:00 PM. The IS/MND is available at the Community Development Department, 922 Machin Ave, Novato, CA 94945, and is also accessible at: <a href="http://www.novato.org/habitatredwood">www.novato.org/habitatredwood</a> . The project will be scheduled for a public hearing before the Novato Planning Commission at a future date.  Written comments on the IS/MND may be emailed to <a href="mailto:bwalker@novato.org">bwalker@novato.org</a> or mailed to: City of Novato Planning Division; Attn: Brett Walker; 922 Machin Avenue, Novato, CA 94945
Staff Contact	Brett Walker, Senior Planner (415) 493-4711 or <a href="mailto:bwalker@novato.org">bwalker@novato.org</a>
Application Information for Public Review	Novato Community Development Department 922 Machin Avenue, Novato, CA 94945 Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed September 3, 6, and 17, 2021; and October 1, 2021.

If anyone wishes to challenge this project or the project's environmental document 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: September 3, 2021