



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:	August 30, 2023, through October 2, 2023, 5:00 PM
Project Name & Application	Valley Oaks P2021-047
Project Location & APN	West side of Redwood Blvd, accessed from Pinkston Rd and Verandah Ave; ½ mile north of San Marin Drive APN 125-580-34 and 125-580-37
Project Description	Proposed general plan text and land use map amendment to designate the 38±-acre site as follows: 2.5 acres of High Density Multi-Family Residential (R20), 15.5 acres of Medium Density Residential (R5), and 20 acres of Open Space (OS), and approval of a master plan, precise development plan, design review, and a vesting tentative map for the development of 61 single-family dwellings with junior accessory dwelling units, and 20 multi-family townhouse dwellings.
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 August 30, 2023, and ending on October 2, 2023, 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: www.novato.org/valleyoaks . 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 bwalker@novato.org 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 bwalker@novato.org
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 1, 4, 15, and 29, 2023.

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: August 30, 2023