



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:	November 9, 2023, through December 11, 2023, 5:00 PM
Project Name & Application	Village at Novato Mixed-Use Project P2020-037
Project Location & APNs	7530 and 7506 Redwood Boulevard (Assessor Parcel Numbers [APNs] 143-011-05 and 143-011-08)
Project Description	Proposed General Plan Amendment, Zoning Map Amendment, Use Permit and Design Review for the Village at Novato mixed-use project, which includes three (3) separate buildings that include 178 residential units, 14,000 square feet of commercial space and approximately 400 surface parking spaces. The buildings consist of one (1) 3-story building with retail on the ground floor, and 26 residential units on the upper two floors, and two (2) 4-story buildings with a combined total of 152 residential units. Additional site improvements include a common green area, frontage improvements along Redwood Blvd. (i.e., bike lane, sidewalk, street parking) and a pedestrian walkway. Additionally, the project proposes to include below-market-rate units affordable to Low-Income and Very Low-Income households, which would qualify the project for a density bonus.
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 November 9, 2023, and ending on December 11, 2023, at 5:00 PM. The IS/MND is accessible at: novato.org/villageatnovato . 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 vdamodaran@novato.org or mailed to: City of Novato Planning Division; Attn.: Vivek Damodaran; 922 Machin Avenue, Novato, CA 94945
Staff Contact	Vivek Damodaran, Senior Planner (415) 899-8939 or vdamodaran@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 November 9 th , 10 th , 22 nd – 24 th and December 8 th , 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: November 9, 2023