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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016122043

Project Title: Novato 2035 General Plan Update

Lead Agency: City of Novato

Contact Name: Steve Marshall, AICP

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Project Location: Novato, Marin County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The General Plan update identifies and prioritizes opportunities to preserve the character of the community, conserve natural resources, and direct land use policies that enable sustainable growth in Novato. Updates to the General Plan include changes to various policies directing land use amendments, addressing land use compatibility and development intensities, establishing impact thresholds for future development projects, and implementing programs focusing on the development of design guidelines and new zoning provisions. There are four focus areas that would result in land use and development intensity changes: Downtown, North Redwood Boulevard Corridor, North-North Redwood Boulevard Corridor, and the Northwest Quadrant Neighborhood. The update would also increase the floor area ratio and maximum height available to biotechnology/life sciences campuses in Hamilton and Ignacio Industrial Parks and update implementing ordinances for the City.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR determined that the project could have potentially significant environmental impacts in the following areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation and Traffic, and Tribal Cultural Resources.

Mitigation measures required to reduce impacts to a less than significant level include construction emissions reduction measures (AQ-1); health risk assessments (AQ-2); odor reduction (AQ-3); revisions to General Plan goals and policies (BIO-1, BIO-5, TCR-1); biological studies and biological resources inventories or new development (BIO-2, BIO-3); nesting bird protection (BIO-4); biological studies for wildlife movement corridors (BIO-6); historical resources, archaeological resources, and paleontological resources studies and programs (CUL-1, CUL-2, CUL-3); soil investigation reports (GEO-1); construction noise and vibration reduction measures (N-1, N-2); and intersection delay mitigations (T-1).

With the exception of significant and unavoidable transportation and traffic impacts, all impacts would be reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics, growth-inducing impacts, hazards and hazardous materials, recreation, transportation, and project alternatives.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible agencies for the proposed project.

Although there are no responsible agencies under CEQA with respect to adoption of General Plan 2035, several other agencies may have review or approval authority over aspects of projects that could potentially be implemented in accordance with various goals, policies, and programs included in the 2035 General Plan. These agencies and their roles are listed below.

- The State Geologist is responsible for the review of the city's program for minimizing exposure to geologic hazards and for regulating surface mining activities.

- The California Department of Transportation (Caltrans) has responsibility for approving future improvements to the state highway system, including Highway 101.

- The California Department of Fish and Wildlife (CDFW) has responsibility for issuing take permits and streambed alteration agreements for any projects with the potential to affect plant or animal species listed by the State of California as rare, threatened, or endangered or that would disturb waters of the State.

- Any other public agencies, such as: Novato Fire Protection District, Novato Sanitary District, North Marin Water District, Novato Unified School District, Marin Local Agency Formation Commission, County of Marin, Marin Airport Land Use Commission, San Francisco Bay Regional Water Quality Control Board, Bay Area Air Quality Management District, Army Corps of Engineers, Department of Water Resources, and California Department of Housing and Community Development.