



CITY OF NOVATO
NOTICE OF ACTION
LAND DIVISION

RECEIVED

Date	August 26, 2024 AUG 19 2024
Name & Location	Martinez Land Division P2023-008 MARIN COUNTY
Location	10 Deer Island Lane APN 153-190-04 CLERK
Description	<p>The applicant has proposed to subdivide an existing 5.96-acre parcel (10 Deer Island Lane) into three (3) parcels. The tentative map proposes net lot sizes for each of the resulting parcels as listed below:</p> <ol style="list-style-type: none"> 1. Parcel 1: 81,383 square feet; 2. Parcel 2: 80,450 square feet; and 3. Parcel 3: 80,012 square feet. <p>Access to the three lots will be via the existing driveway, which will be widened to 16 feet to meet Fire District standards. The existing residence will remain on Parcel 1, and it is anticipated that both Parcels 2 and 3 will be developed with new residences respectively (i.e., two new residences). The subdivision design is subject to the Hillside and Ridgeline Protection Ordinance.</p>
California Environmental Quality Act (CEQA)	The Martinez land division qualifies for streamlined review and is exempt from additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects consistent with a Community Plan or Zoning).
City Staff Contact	Brett Walker, Senior Planner 415-493-4711; bwalker@novato.org
Application Information for Public Review	<p>Novato Community Development Department 922 Machin Avenue, Novato, CA 94945</p> <p>Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, August 16, 2024.</p>

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 action described in this notice or in written correspondence delivered to the Community Development Department on, or prior to, the action date.

Date: 08/15/2024

POSTED 08/19/2024 **TO** 09/18/2024