

To: Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

From: City of Novato
922 Machin Avenue
Novato, CA 94945

Marin County Clerk
3501 Civic Center Drive, Suite 234
San Rafael, CA 94903

FILED

APR 04 2022

SHELLY SCOTT
MARIN COUNTY CLERK
BY: J. GUARDI, Deputy

Project Title: Comstock Commons Live/Work Project

Project Location: 200 San Marin Drive, Novato, CA, 94945, City of Novato, County of Marin

Assessor Parcel No.: 124-282-18

Description of Project: Zoning Map Amendment (Rezone) of the 25,700 square foot parcel from Planned District (PD) to General Commercial (CG), tentative map and design review approvals to construct six (6) live/work units within three (3) separate building located towards the southern portion of the project site.

Public Agency Taking Action on the Project: City of Novato

Person or Agency Proposing Project: Roy Nee, Comstock Commons LLC.,
38 Miller Avenue, Suite 8, Mill Valley, CA 94941

Exempt Status:

- Categorical Exemption: _____
- Statutory Exemptions:** CEQA Guidelines Section 15183. Projects Consistent with a Community Plan or Zoning

Reasons Why Project is Exempt: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. Projects consistent with the development intensity established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the site. There is no evidence the Project or Project Site are subject to unique circumstances indicating the potential for new or intensified significant environmental impacts beyond than those identified in the final environmental impact report ("FEIR") certified for General Plan 2035. Notably, the FEIR anticipated new development could occur on sites with contamination issues and that less than significant impacts would occur as result of such development based on compliance with uniform regulatory standards applicable to contaminated sites. The Project, as conditioned, is compliant with applicable regulations and is therefore consistent with the findings of the FEIR.

Lead Agency Contact Person: Vivek Damodaran **Title:** Planner II **Phone:** (415) 899-8939

Signature: Stephen C. Marshall **Date:** 4/4/22
Stephen C. Marshall, Planning Manager

Signed by Lead Agency **Signed by Applicant** **Date received for filing at OPR:** _____

POSTED 4/4/22 **TO** 5/4/22