Notice of Determination

To:  

Office of Planning and Research  
U.S. Mail:  
P.O. Box 3044  
Sacramento, CA 95321-3044  

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

From:  
Public Agency: City of Novato  
Address: 922 Machin Ave  
Novato, CA 94945  

Contact: Brett Walker  
Phone: 415-549-8989

Lead Agency (if different from above):  
(same as above)

Address:  
Contact:  
Phone:  

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023080717

Project Title: Valley Oaks Project

Project Applicant: Campus Properties (on behalf of WCJA LP)

Project Location (include county): Redwood Blvd, City of Novato, Marin County

Project Description:
Refer to attached page.

This is to advise that the City of Novato  
(Lead Agency or Responsible Agency)  

has approved the above described project on 01/09/2024 and has made the following determinations regarding the above described project.

1. The project [ ] will [ ] will not have a significant effect on the environment.

2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
   A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures [ ] were [ ] were not made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan [ ] was [ ] was not adopted for this project.

5. A statement of Overriding Considerations [ ] was [ ] was not adopted for this project.

6. Findings [ ] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:  
922 Machin Avenue, Novato, CA 94945; and online at https://www.novato.org/valleyoaks

Signature (Public Agency): Brett Walker  
Title: Senior Planner

Date: 01/10/2024  
Date Received for filing at OPR: 

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.  

Revised 2011

POSTED 1/10/24 TO 2/10/24
The proposed Valley Oaks project (the project or the proposed project) is a residential development that includes 61 attached and detached single-family residences with 49 attached junior accessory dwelling units (JADUs) and 20 townhome-style condominium units for a total of 130 residential units on a 38-acre site. Approximately 20 acres of the 38-acre site would be designated as open space area. Townhomes would be located on the southeast portion of the site (Valley Oaks South) and the attached (duets) and detached single-family residences would be located in the northern portion of the site (Valley Oaks North). Sewer is provided by the Novato Sanitary District and water is provided by the North Marin Water District. Entitlements include a general plan map and text amendment, master plan, precise development plan, design review, and a vesting tentative map.