

Notice of Determination

21-2024-010

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

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: 415-899-8989

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.

FILED

JAN 10 2024

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

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

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

- 1. The project [] will [X] 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.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] 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:

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.