Notice of Determination  21-2024-011  Appendix D

To:  
  □ Office of Planning and Research
  U.S. Mail:  
  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 Avenue
  Novato, CA 94945
  Contact:  Steve Marshall
  Phone:  415.899.8942

Lead Agency (if different from 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): 2016122043

Project Title:  Novato Housing Element - General Plan Amendments & Rezones

Project Applicant:  City of Novato

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

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 January 9, 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:
  City of Novato, 922 Machin Avenue, Novato, CA 94945

Signature (Public Agency):  Steve Marshall  
Title:  Deputy Director
Date:  January 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 2/9/24
On January 9, 2024, the Novato City Council adopted an addendum ("Addendum") to the certified environmental impact report for Novato General Plan 2035 (SCH# 2016122043). The Addendum analyzed the City initiated proposal to: a) amend the land use map of Novato General Plan 2035 to assign the High Density Multiple Family Residential (R20) land use designation to the property at 1682 Novato Boulevard and the High Density Multiple Family Residential (R20) land use and Open Space (OS) land use designations to a parcel at the end of Meadow Crest Road (Assessor’s Parcel No. 125-202-12); b) modify the text of General Plan 2035 to maintain internal consistency between the Land Use Policy 27 and the land use map with respect to the amended land use designation applied to the Meadow Crest Road property; and, c) amend the Novato Zoning Map to assign the R20-2.0 zoning classification to 1682 Novato Boulevard and the R20-2.0 and Open Space (OS) zoning classifications to the Meadow Crest Road property. The General Plan amendments and rezones were adopted to implement Program 1.A of Novato’s 6th Cycle Housing Element.

Pursuant California Code of Regulation 14, §753.5(e)(3), this Notice of Determination filing is not subject to the California Department of Fish and Wildlife (CDFW) environmental document fee. 14 CCR §753.5(e)(3) stipulates that only one fee is required when an existing certified EIR is used for multiple project approvals that would result in no additional effect to fish and wildlife. This Notice of Determination does not required the CDFW fee because the approval relies on an addendum to the certified EIR for Novato General Plan 2035 (State Clearinghouse No. 2016122043). The Notice of Determination for the EIR for Novato General Plan 2035 was filed on October 28, 2020, and the CDFW environmental document fees were paid at that time. See attached stamped Notice of Determination and the receipt of fees paid.
NOTICE OF DETERMINATION

To: Office of Planning Research
1400 Tenth Street
Sacramento, CA 95814

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

From: City of Novato

Public/Lead Agency: City of Novato
Community Development Department
922 Machin Avenue
Novato, CA 94945

Lead Agency Contact: Steve Marshall, Planning Manager
(415)899-8942

Project Proponent/Applicant: City of Novato
922 Machin Avenue
Novato, CA 94945

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code

State Clearinghouse Number: 2016122043

Project Title: Novato General Plan 2035

Project Applicant: City of Novato

Project Location: Novato (citywide applicability); County of Marin.

Project Description: See page over.

This is to advise that the City of Novato (lead agency) has approved the described project on October 27, 2020, and has made the following determinations regarding the project:

1. The project will have significant effects on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were imposed on the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the general public at: City of Novato, Community Development Department, 922 Machin Avenue, Novato, CA 94945.

Signature: [Signature]
Title: Planning Manager

Date: October 28, 2020
Novato General Plan 2035 is a comprehensive update of Novato’s 1996 General Plan, and establishes policies and programs addressing the community’s vision of Novato through 2035. General Plan 2035 applies citywide and covers land use, housing, transportation, public facilities, community character, public safety, open space, air quality, climate change, sustainability, noise, parks and recreation, economic vitality, and governance among other topics. General Plan 2035 includes policies and programs addressing implementing actions, including, but not limited to increasing the floor area ratio available to biotechnology/life sciences uses in the Hamilton and Ignacio Industrial Parks and the future introduction of ordinances addressing lighting, bee keeping, parking lot landscaping, tree replacement, wetland protection, commercial solar facilities, and community gardens among others. General Plan 2035 includes assigning new land use designations and densities/floor area ratios (see Table GP-3 and Map GP-1 Land Use Designations) to properties in Novato.

General Plan 2035 (February 2020) can be downloaded at: www.novato.org/generalplan
# 2020 Environmental Filing Fee Cash Receipt

**State of California - Department of Fish and Wildlife**  
**DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a**

**Receipt Number:** 21 — 10/28/20 — 204  
**State Clearinghouse Number (if applicable):** 2016122043

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**See Instructions on Reverse. Type or Print Clearly.**

**Lead Agency:**  
**City of Novato**

**County/State Agency of Filing:**  
Marin

**Project Title:**

Novato General Plan 2035

**Project Applicant Name:**  
**City of Novato**

**Project Applicant Address:**  
922 Machin Ave  
**City:** Novato  
**State:** CA  
**Zip Code:** 94945

**Phone Number:** (415) 899-8942

**Project Applicant Email:** smarshall@novato.org

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**Check Applicable Fees:**

- [ ] Environmental Impact Report (EIR)  
  $3,343.25  
  $3,343.25

- [ ] Mitigated/Negative Declaration (MND)(ND)  
  $2,406.75  
  $0.00

- [ ] Certified Regulatory Program (CRP) document - payment due directly to CDFW  
  $1,136.50  
  $0.00

- [ ] Exempt from fee
  - [ ] Notice of Exemption (attach)
  - [ ] CDFW No Effect Determination (attach)

- [ ] Fee previously paid (attach previously issued cash receipt copy)

- [ ] Water Right Application or Petition Fee (State Water Resources Control Board only)  
  $850.00  
  $0.00

- [ ] County documentary handling fee  
  $50.00

- [ ] Other

**Payment Method:**  
[ ] Cash  
[ ] Credit  
[ ] Check  
[ ] Other

**Total Received:** $3,393.25

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**Signature:**  
[ ]

**Agency of Filing Printed Name and Title:**  
Deputy County Clerk: J Gilardi

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**Original - Project Applicant**  
**Copy - CDPW/ASB**  
**Copy - Lead Agency**  
**Copy - County Clerk**  
**DFW 753.5a (Rev. 12/01/19)**