Notice of Determination 21-2024-021

To:
- Office of Planning and Research
  - U.S. Mail: P.O. Box 3044
  - Street Address: 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: Vivek Damodaran
  - Phone: 415-899-8989

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): 2023110281

Project Title: Village at Novato Mixed Use Project

Project Applicant: ROIC California, LLC.

Project Location (include county): 7530 Redwood Boulevard, City of Novato, Marin County

Project Description:
- Refer to attached page.

This is to advise that the City of Novato has approved the above described project on 1/23/2024 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.
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 novato.org/villageatnovato

Signature (Public Agency): [Signature]
Title: Senior Planner

Date: January 24, 2024
Date Received for filing at OPR: [Date]

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.
Revised 2011
Village at Novato Mixed-Use (7530 Redwood Blvd., Novato CA)

Project Description:

The project would involve the construction of a mixed-use development with 178 residential units and 14,000 square feet of commercial/retail use on an approximately 5.85-acre infill site. The northern parcel is approximately 4.07 acres, and the southern parcel is approximately 1.71 acres. Project development would consist of three buildings (Buildings A, B, and C) with Buildings A and B located on the northern parcel and Building C located on the southern parcel.

• Building A would be located in the site’s northwestern corner adjacent to Redwood Boulevard and would consist of three stories with 46,250 gross square feet. The ground floor would include 14,000 square feet of retail and 4,848 square feet of residential amenities, such as a lounge, bike parking, and mail room. The second and third floors would include residences with 14 units on each floor for a total of 28 units.

• Building B would be a four-story residential building with approximately 92 units located in the northeastern section of the project site. The ground floor would include a gym, leasing office, lounge, lobby, mail room, and bike parking with 19 residential units. The second and third floors would include 25 residential units each, while the fourth floor would include 23 residential units.

• Building C would be located directly east of the existing retail development and would include four stories with 58 residential units. Similar residential amenities, including a lounge, lobby, mail room, and bike parking would be available on the ground level. The first floor would include 12 residential units, while the second and third floors would include 16 residential units per floor. On the fourth floor, there would be 14 residential units.

Each building would include a mix of studio, one-bedroom, and two-bedroom units. In addition, 25 of the total 178 residential units (14 percent) would be below-market-rate housing. The project site would be designed to have retail development facing Redwood Boulevard and the residential units would face a common central green space. The 42,750 square feet of private open space in the center of the site would include courtyards for resident use with firepit lounges, barbeques, community garden, dining areas, and a bocce ball court.