

Notice of Determination 21-2024-021

Appendix D

FILED

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: Vivek Damodaran
Phone: 415-899-8989

JAN 24 2024
SHELLY SCOTT
MARIN COUNTY CLERK
BY: [Signature], Deputy

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): 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
(Lead Agency or Responsible Agency)

described project on 1/23/2024 and has made the following determinations regarding the above
(date)
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 novato.org/villageatnovato

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

Date: January 24, 2024 Date Received for filing at OPR: _____

POSTED 1/24/2024 TO 2/23/2024

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.