Notice of Determination 21-2024-022

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 Chic Center Drive, Suite 234
San Rafael, CA 94903

From: Public Agency: City of Novato
Address: 922 Machin Avenue
Novato, CA 94954

Contact: Steve Marshall
Phone: 415.899.8942

Lead Agency (if different from above): SHelly Scott
Marin County Clerk
BY: __________, Deputy

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: 773, 775, & 777 San Marin - General Plan Amendments & Rezone

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)
described project on January 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.
   □ 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 94954

Signature (Public Agency): __________ Title: Deputy Director
Date: January 24, 2024 Date Received for filing at OPR:

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

Revised 2011

POSTED 1/24/2024 TO 2/23/2024
On January 23, 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) and Open Space (OS) land use designations to the property at 773, 775, and 777 San Marin Drive (APNs 125-202-03, -04, -05); b) modify the text of General Plan 2035 to reflect future residential redevelopment of the property with detached single-family dwellings, townhomes, and apartments; and c) adopt the 773, 775, and 777 San Marin Master Plan and Precise Development Plan (representing a rezone of the property) providing objective land use, development, and design standards regulating future residential development of the subject property with 1,000 to 1,300 primary dwelling units.

Pursuant California Code of Regulation 14, §753.5(e)(3), this Notice of Determination filing is no 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: Steve Marshall
Title: Planning Manager

Date: October 23, 2020 Date Received for Filing at OPR: ___________________
NOVATO GENERAL PLAN 2035
FINAL ENVIRONMENTAL IMPACT REPORT
SCH# 2016122043

NOTICE OF DETERMINATION
SUMMARY PROJECT DESCRIPTION & LOCATION

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
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF NOVATO
LEAD AGENCY EMAIL: smarshall@novato.org
DATE: 10/28/20

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

PROJECT APPLICANT (Check appropriate box):
☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:
☑ Environmental Impact Report (EIR)
☒ Mitigated/Negative Declaration (MND)(ND)
☒ Certified Regulatory Program (CRP) document - payment due directly to CDFW
☐ Exempt from fee
☐ Notice of Exempt on (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petitioner Fee (State Water Resources Control Board only)

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED:
$3,343.25 ☐ $0.00
$2,406.75 ☐ $0.00
$1,136.50 ☐ $0.00
$850.00 ☐ $0.00
$50.00 ☐ $0.00

SIGNATURE:

STATE CLEARINGHOUSE NUMBER (if applicable)
2016122043

AGENCY OF FILING PRINTED NAME AND TITLE:
DEPUTY COUNTY CLERK: J GILARDI