Notice of Determination

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: Marin LAFCo
Address: 1401 Los Gatos DR, Suite 220
San Rafael CA 94903
Contact: Claire Devereux
Phone: (415) 448-5877

Lead Agency (if different from above):
City of Novato
Address: 922 Machin Ave
Novato, CA 94925
Contact: Brett Walker
Phone: 415-899-6989

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):

Project Title: Annexation of two Parcels (APN: 125-580-34 and Pinkston Road) to the Novato Sanitary
Project Applicant: Campus Properties (on behalf of WCJA LP)
Project Location (include county): Redwood Blvd, City of Novato, Marin County
Project Description:
Marin LAFCo has received an application from Catherine E. Juchau ("applicant") requesting approval to
annex two parcels of approximately 2.49 acres into the Novato Sanitary District. The parcels are
addressed as follows: APN 125-500-34 and Pinkston Road. This proposal, as stated by the applicant, is
to enter NSD boundaries to allow for these two parcels to connect to the sewer as needed for the
development of eighty-one homes.

This is to advise that the Marin Local Agency Formation Commission has approved the above
project on 2/8/2024 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:
922 Machine Avenue, Novato, CA 94945 and online at https://www.novato.ca.gov/valleyoaks

Signature (Public Agency): [Signature]
Title: Executive Officer
Date: 2/20/2024
Date Received for filing at OPR: 

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