

Notice of Determination

21-2025-064

Appendix D

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 Avenue
Novato, CA 94954

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: 100 Wood Hollow Residences

Project Applicant: City of Novato

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

Project Description:

Refer to attached page.

FILED

MAY 14 2025

SHELLY SCOTT
MARIN COUNTY CLERK

By Deputy

This is to advise that the City of Novato has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on May 13, 2025 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:

City of Novato, 922 Machin Avenue, Novato, CA 94945

Signature (Public Agency):  Title: Senior Planner

Date: May 14, 2025

Date Received for filing at OPR:

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

Revised 2011

POSTED 5/14/25 TO 6/13/25

100 WOOD HOLLOW RESIDENCES
CEQA ADDENDUM, TENTATIVE MAP, & DESIGN REVIEW

On May 13, 2025, 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 proposed redevelopment of the property at 100 Wood Hollow Drive from an existing office complex to a single-family residential neighborhood of 66 dwellings, including associated subdivision improvements (internal streets, on-site stormwater treatment, outdoor recreation space, and landscaping). The entitlements for the project consisted of a tentative map subdividing the property and a design review addressing the site design, architecture, and landscaping proposed for the project.

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

FILED

OCT 28 2020

SHELLY SCOTT
MARIN COUNTY CLERK
BY: 3-61/AD, Deputy
21-2020-204

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 28, 2020 Date Received for Filing at OPR: _____

**CITY OF NOVATO
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



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV 12/01/19) Previously DFG 753 5a

Print

Mail/Quick

Finalize&Email

RECEIPT NUMBER:

21 — 10/28/20 — 204

STATE CLEARINGHOUSE NUMBER (If applicable)

2016122043

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NOVATO

LEAD AGENCY EMAIL

DATE

10/28/20

COUNTY/STATE AGENCY OF FILING

Marin

DOCUMENT NUMBER

PROJECT TITLE

NOVATO GENERAL PLAN 2035

PROJECT APPLICANT NAME

CITY OF NOVATO

PROJECT APPLICANT EMAIL

smarshall@novato.org

PHONE NUMBER

(415) 899-8942

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:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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<input type="checkbox"/> County documentary handling fee		\$	50.00
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<input type="checkbox"/> Other		\$	
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PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY COUNTY CLERK: J GILARDI