

Notice of Determination

21-2025-075

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 94945

Contact: Steve Marshall

Phone: 415.899.8942

Lead Agency (if different from above):

Address:

Contact:

Phone:

FILED

MAY 16 2025

SHELLY SCOTT
MARIN COUNTY CLERK
BY: O. Lobato, 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: Wood Hollow Residences

Project Applicant: 100 Wood Hollow Drive Owner LLC

Project Location (include county): 100 Wood Hollow Drive, Novato, Marin County

Project Description: North of Wood Hollow Drive, west of Meadow Crest Road (APN 125-202-17)

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 May 13, 2025 and has made the following determinations regarding the above
(date)
described project.

An addendum to a previously certified EIR was adopted pursuant to CEQA. The City found that an addendum was the appropriate environmental document because the Wood Hollow Residences Project will not require revisions to the previously certified Novato General Plan 2035 EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the Final EIR. Mitigation measures were made a condition of approval of the Wood Hollow Residences Project.

As set forth in the attached previously filed Notice of Determination, the City previously prepared and certified an Environmental Impact Report for the Novato General Plan 2035 project, finding that that the Novato General Plan 2035 project will have significant impacts on the environment. Mitigation measures were imposed, a mitigation reporting or monitoring plan was adopted, a Statement of Overriding Considerations was adopted, and findings were made pursuant to Section 15091 of the CEQA Guidelines for the Novato General Plan 2035 project.

This is to certify that the final EIR with comments and responses, the addendum, and the record of project approval is available to the General Public at:

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

Signature (Public Agency): Steve Marshall Title: Deputy Director

Date: May 15, 2025

Date Received for filing at OPR:

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. The City of Novato, acting as the lead agency, determined that an addendum is the appropriate environmental document under CEQA because the proposed project would not require revisions to the certified Final EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the Final EIR.

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.