



NOTICE OF PROJECT STATUS

April 18, 2017

Donatello Diaz
c/o Denergy
1900 South Norfolk Street, Suite 350
San Mateo, CA 94403

RE: Burdell Air Partners Use Permit and Design Review
Airport Road, Novato
Assessor's Parcel 125-190-74
Project ID P1466

Dear Mr. Diaz,

The Community Development Agency - Planning Division and reviewing agencies have examined your application and have determined that, with the exception of installing the site stakes, it is complete. Staff will now evaluate the potential environmental impacts of the project. This notification is in accordance with State law which requires that we inform you in writing of the status of your application within 30 days after your application was submitted or resubmitted.

The next step in the application process is environmental review, pursuant to the California Environmental Quality Act (CEQA). As of the date of this letter, our environmental planning manager has determined that your project will require preparation of an Initial Study to analyze the possible environmental impacts of the project and identify how any potentially significant impacts can be mitigated. The Initial Study will include a complete description of the project, a discussion about the particular setting for the project, and an analysis of the potential environmental impacts relative to 15 topical areas: 1) land use/planning, 2) population/housing, 3) geophysical, 4) water, 5) air quality & greenhouse gas emissions, 6) transportation/circulation, 7) biological resources, 8) energy/natural resources, 9) hazards, 10) noise, 11) public services, 12) utilities/service systems, 13) aesthetics/visual resources, 14) cultural resources, and 15) social/economic effects relating to physical impacts. Based on the conclusions of the Initial Study, a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report will be required for the project.

Staff will be soliciting a proposal for the initial study. Upon review of your application, it appears that additional technical studies will be required in order to complete the initial study process. Preparation of these studies will be folded into the scope of the proposal. Upon securing a proposal from the consultant, a funding request letter will be mailed to you. Fees for the preparation of an Initial Study are charged on a deposit/at cost basis. We will track the use of the deposit and refund any balance after completion of environmental review and issuance of a decision on the merits of the project. We will also submit an invoice to you for an additional

deposit should the time spent for preparation of the Initial Study exceed the amount of the deposit. We will endeavor to complete the environmental review process in an expeditious manner.

In addition, upon the completion of a Negative Declaration or Environmental Impact Report, we will request payment of additional fees for the State Department of Fish and Game's review of the environmental document. The Fish and Game fees currently range from \$2,210.25 for a Negative Declaration or Mitigated Negative Declaration to \$3,070.00 for an Environmental Impact Report.

If you disagree with the foregoing determination regarding completeness and environmental review of the project, you may appeal it to the Planning Commission. A Petition for Appeal and a \$630.00 filing fee must be submitted in the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, no later than 4:00 P.M., May 2, 2017.

Please call me at (415) 473-7873 or contact me via email at ttaylor@marincounty.org as questions arise regarding your application or the development review process.

Sincerely,

Tammy Taylor
Planner

Cc: Burdell Air Partners LLC, 101 Prospect Avenue, Sausalito, CA 94965