

Notice of Determination

21-2025-168

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 Dr. Suite 234
 San Rafael, CA 94903

From:

Public Agency: City of Novato
 Address: 922 Machin Avenue
 Novato, CA 94945
 Contact: Kaitlin Zitelli, Senior Planner
 Phone: 415-899-8941

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.

FILED

NOV 04 2025

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: StoneTree Golf Club Driving RangeProject Applicant: Bay ClubProject Location (include county): 10 acre portion of APN 157-160-18, Novato Marin County

SHELLY SCOTT
 MARIN COUNTY CLERK
 BY: Orleato Deputy

Project Description:

The project is a General Plan land use amendment changing the land use designation of the project site from Open Space to Conservation, a zoning map amendment changing the zoning of the project site from Open Space to Conservation, and a use permit to allow an existing golf driving range to continue operating on a 10-acre portion of APN 157-160-18 on Twowater Trail south of 9 StoneTree Lane.

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

described project on 10/28/25 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 Ave. Novato, CA 94945

Signature (Public Agency) Kaitlin Zitelli Title: Senior Planner

Date: 10/29/25 Date Received for filing at OPR: _____

POSTED 11/4/25 TO 12/3/25



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

21 — 11/04/2025 — 168

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF NOVATO

LEAD AGENCY EMAIL

DATE

11/04/2025

COUNTY/STATE AGENCY OF FILING

Marin

DOCUMENT NUMBER

PROJECT TITLE

STONETREE GOLF CLUB DRIVING RANGE

PROJECT APPLICANT NAME

CITY OF NOVATO

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415) 899-8941

PROJECT APPLICANT ADDRESS

922 MACHIN AVENUE

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)

\$4,123.50

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

2,968.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

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

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

3,018.75

SIGNATURE

X

O. Lobato

AGENCY OF FILING PRINTED NAME AND TITLE

MARIN COUNTY CLERK; O. LOBATO, ARCC SUPERVISOR