

**Notice of Determination**

**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: 773, 775, & 777 San Marin - General Plan Amendments & Rezone

Project Applicant: City of Novato

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

Project Description:

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 January 23, 2024 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): Steve Marshall Title: Deputy Director

Date: January 24, 2024 Date Received for filing at OPR: \_\_\_\_\_

**773, 775, & 777 SAN MARIN  
GENERAL PLAN AMENDMENTS & REZONE  
NOTICE OF DETERMINATION – PROJECT DESCRIPTION**

On January 23, 2024, 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 City initiated proposal to: a) amend the land use map of Novato General Plan 2035 to assign the High Density Multiple Family Residential (R20) and Open Space (OS) land use designations to the property at 773, 775, and 777 San Marin Drive (APNs 125-202-03, -04, -05); b) modify the text of General Plan 2035 to reflect future residential redevelopment of the property with detached single-family dwellings, townhomes, and apartments; and c) adopt the 773, 775, and 777 San Marin Master Plan and Precise Development Plan (representing a rezone of the property) providing objective land use, development, and design standards regulating future residential development of the subject property with 1,000 to 1,300 primary dwelling units.

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: 361/ADD, 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: \_\_\_\_\_

POSTED 10/28/20 TO 11/27/20

**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](http://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



RECEIPT NUMBER:  
 21 — 10/28/20 — 204  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2016122043

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY <b>CITY OF NOVATO</b>	LEAD AGENCY EMAIL	DATE <b>10/28/20</b>
COUNTY/STATE AGENCY OF FILING <b>Marin</b>	DOCUMENT NUMBER	
PROJECT TITLE		

**NOVATO GENERAL PLAN 2035**

PROJECT APPLICANT NAME <b>CITY OF NOVATO</b>	PROJECT APPLICANT EMAIL <b>smarshall@novato.org</b>	PHONE NUMBER <b>(415) 899-8942</b>
PROJECT APPLICANT ADDRESS <b>922 MACHIN AVE</b>	CITY <b>NOVATO</b>	STATE <b>CA</b>
		ZIP CODE <b>94945</b>

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	\$	<u>3,343.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2 406 75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1 136 50	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

PAYMENT METHOD:

Cash     Credit     Check     Other    TOTAL RECEIVED    \$ 3,393.25

SIGNATURE <i>X [Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY COUNTY CLERK: J GILARDI</b>
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