

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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 Ave Novato, CA 94945
Contact: Brett Walker
Phone: 415-899-8989

Lead Agency (if different from above): (same as 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): 2021090043

Project Title: Habitat Redwood Blvd. Project

Project Applicant: Habitat for Humanity Greater San Francisco

Project Location (include county): 8161 Redwood Blvd, City of Novato, Marin County

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 1/11/2022 and has made the following determinations regarding the above described project.

- 1. The project 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 made a condition of the approval of 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, or the negative Declaration, is available to the General Public at:

922 Machin Avenue, Novato, CA 94945; and online at https://www.novato.org/habitatredwood

Signature (Public Agency): Brett Walker Title: SENIOR PLANNER

Date: 1/12/2022 Date Received for filing at OPR:

### **Project Description:**

The project would involve construction of 80 affordable housing units in 23 residential buildings on an approximately 13.6-acre vacant site at 8161 Redwood Boulevard, Assessor's Parcel Number 125-180-49. The buildings would be made up of five different building types, ranging in size from one to six units and set around common greens and courtyards. The site would be designed in an oval pattern around a central open space and crossed by pathways and gathering areas. On-site amenities would include play areas, a small amphitheater for events, dog park, trails, seating areas, benches, tables, community garden, and a community meeting area. The project would be designed to integrate with the existing landscape to the extent possible by using building materials in a natural color pallet. The project would also include a commercial building on a separate legal parcel to be retained by Habitat for Humanity Greater San Francisco, Inc. (HGSF) on a 0.5±-acre portion of the 13.6-acre site. The approximately 2,154-square foot commercial building would be single-story and contain an approximately 700-square foot conference room, two office spaces of approximately 380 and 280 square feet respectively, and a lobby.