

21-2022-056  
Appendix D

Notice of Determination

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 Ave  
Novato, CA 94945  
 Contact: Brett Walker  
 Phone: 415-899-8989

Lead Agency (if different from above):  
(same as above)  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

FILED

MAR 10 2022

SHELLY SCOTT  
MARIN COUNTY CLERK  
BY: J. GILBERT, 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): \_\_\_\_\_

Project Title: Bahia River View Project

Project Applicant: Bahia Lands LLC, Patricia Malama

Project Location (include county): Bahia Drive, 150 ft. west of Topaz Drive; 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 03/08/2022 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:

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

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

Date: 03/09/2022 Date Received for filing at OPR: \_\_\_\_\_

POSTED 3/10/22 TO 4/9/22

The proposed Bahia River View Project would subdivide a 6.8-acre site into five residential lots. The lots range in size from 0.36 to 4.11 acres: Lot 1 is approximately 179,190 square feet (4.11 acres), Lot 2 is 52,300 square feet (1.2 acres), Lot 3 is 30,130 square feet (0.69 acres), Lot 4 is 22,250 square feet (0.51 acres), and Lot 5 is 15,580 square feet (0.36 acres). The project site is currently zoned Planned District (PD) and the General Plan land use designation is Low Density Residential (R1). The project would be rezoned to Low Density Residential, 10,000-square-foot minimum lot size (R1-10). The proposed project would create a five-lot subdivision with the intent of future residential dwellings being built on site. A wastewater (sanitary sewer) line would be extended west on Bahia Drive from an existing sanitary sewer line that terminates at the Bahia Drive/Topaz Drive intersection, with individual sewer laterals extended to each lot, and a water utility service line would be extended along Bahia Drive with individual water laterals extended to each lot. City entitlements include a zoning map amendment, tentative subdivision map, and design review.