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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Valley Oaks Project

Lead Agency: City of Novato

Contact Name: Brett Walker

Email: bwalker@novato.org Phone Number: 415-899-8989

Project Location: Novato (*City*) Marin (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed Valley Oaks project is a residential development that includes 61 attached and detached single-family residences with 45 attached junior accessory dwelling units (JADUs) and 20 townhome-style condominium units for a total of 126 residential units on a 38.1-acre site. Approximately 20 acres of the 38-acre site would be designated as open space area. Townhomes would be located on the southeast portion of the site (Valley Oaks South) and the attached (duets) and detached single-family residences would be located in the northern portion of the site (Valley Oaks North). Sewer service is provided by the Novato Sanitary District and water is provided by the North Marin Water District. Entitlements include a general plan map and text amendment, master plan, precise development plan, design review, and a vesting tentative map. The project site is located on the west side of Redwood Boulevard, with access to the site via Verandah Avenue (Valley Oaks South) and Pinkston Road (Valley Oaks North). The site is approximately 1/2 mile north of the Redwood Boulevard/San Marin Drive intersection and the San Marin SMART train stop.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources. Implementation of Mitigation Measures BIO-1 and BIO-2 would reduce potential impacts to burrowing owls and nesting birds to a less-than-significant level by requiring pre- construction surveys to determine the presence of burrowing owls and nesting birds and implementing necessary avoidance measures if they are found. Mitigation Measure BIO- 3 would reduce impacts to 1.71 acres of wetlands by requiring preparation of a Wetland Mitigation Plan to replace impacted wetlands and ensure their preservation in perpetuity, or purchase mitigation credits in lieu of onsite mitigation. Mitigation Measures BIO-4 would require preparation of a Native Tree Mitigation Plan to replace native trees and fund and manage their long-term preservation.

Cultural Resources. Potential impacts to unknown prehistoric archeological sites on the project site would be reduced to a less-than-significant level with implementation of Mitigation Measures CUL-1, CUL-2, and TCR-1, which would require monitoring, notification and appropriate protective measures in the event of an unanticipated discovery of cultural resources.

Wildfire. Mitigation Measure GEO-1 would ensure the project is designed in such a way to reduce the impacts from landslides due to slope instability. In the event a wildfire occurred on these slopes and was followed by a heavy rainstorm, Mitigation Measure WF-1 would require the project applicant to implement a Post-Fire Erosion Control Plan that would be deployed in the event of a wildfire that affects slopes of 20 percent or more within the project site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies

CA Regional Water Quality Control Board
U. S. Army Corps of Engineers
CA Department of Fish & Wildlife
Marin Airport Land Use Commission
Marin Local Area Formation Commission

Service Districts

Novato Fire Protection District
North Marin Water District
Novato Sanitary District