

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: _____
 Address: _____

From:

Public Agency: _____
 Address: _____

Contact: _____
 Phone: _____

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): _____

Project Title: _____

Project Applicant: _____

Project Location (include county): _____

Project Description:

This is to advise that the _____ has approved the above
 (Lead Agency or Responsible Agency)

described project on _____ 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:

Signature (Public Agency): Brett Walker Title: _____

Date: _____ Date Received for filing at OPR: _____

The proposed Valley Oaks project (the project or the proposed project) is a residential development that includes 61 attached and detached single-family residences with 49 attached junior accessory dwelling units (JADUs) and 20 townhome-style condominium units for a total of 130 residential units on a 38-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 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.