

Notice of Exemption

21-2024-194

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Novato
922 Machin Avenue
Novato, CA 94945
(Address)

County Clerk
County of: Marin
3501 Civic Center Drive, Suite 208
San Rafael, CA 94903

FILED

NOV 20 2024

SHELLY SCOTT
MARIN COUNTY CLERK
BY: [Signature], Deputy

Project Title: The Lodge on Novato Creek Residential Care Facility for the Elderly (RCFE)

Project Applicant: Fulcrum Real Estate and Development

Project Location - Specific:
1787 Grant Avenue, Novato, CA 94945

Project Location - City: Novato Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

Residential care facility for the elderly (RCFE) that includes a three-story, 73,000-square-foot building that will house 55 assisted living units and 31 memory care beds. Building amenities include a commercial kitchen, dining room, activity rooms, and a resident movie theater. Additional improvements include 29 parking stalls, an emergency vehicle access lane, landscaping, and stormwater retention facilities.

Name of Public Agency Approving Project: Novato Planning Commission

Name of Person or Agency Carrying Out Project: Steve Ring, Fulcrum Real Estate and Development

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
[X] Statutory Exemptions. State code number: 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning

Reasons why project is exempt:

The use is consistent with the acceptable uses of the subject General Plan land use designation (R10) and the project will be developed at a density consistent with the land use designation. There is no evidence that the project or project site are subject to unique circumstances indicating the potential for new or intensified significant environmental impacts beyond those identified in the final environmental impact report (FEIR) certified for General Plan 2035. The project, as conditioned, is compliant with the applicable regulations and is therefore consistent with the findings of the FEIR.

Lead Agency
Contact Person: Brett Walker Area Code/Telephone/Extension: 415-899-8989

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 11/19/2024 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

POSTED 11/20/2024 TO 12/20/2024