

Notice of Determination

21-2025-168

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: Marin
 Address: 3501 Civic Center Dr. Suite 234
San Rafael, CA 94903

From:

Public Agency: City of Novato
 Address: 922 Machin Avenue
Novato, CA 94945
 Contact: Kaitlin Zitelli, Senior Planner
 Phone: 415-899-8941

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.

FILED

NOV 04 2025

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: StoneTree Golf Club Driving Range

Project Applicant: Bay Club

Project Location (include county): 10 acre portion of APN 157-160-18, Novato Marin County

SHELLY SCOTT
MARIN COUNTY CLERK
BY: [Signature] Deputy

Project Description:

The project is a General Plan land use amendment changing the land use designation of the project site from Open Space to Conservation, a zoning map amendment changing the zoning of the project site from Open Space to Conservation, and a use permit to allow an existing golf driving range to continue operating on a 10-acre portion of APN 157-160-18 on Twowater Trail south of 9 StoneTree Lane.

This is to advise that the City of Novato has approved the above
(Lead Agency or Responsible Agency)

described project on 10/28/25 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:

City of Novato, 922 Machin Ave. Novato, CA 94945

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 10/29/25 Date Received for filing at OPR: _____

POSTED 11/4/25 TO 12/3/25