

Notice of Exemption

21-2025-143

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

County Clerk
County of: Marin
3501 Civic Center Drive, Suite 234
San Rafael, CA 94903

(Address)

FILED

SEP 11 2025

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

Project Title: 501 Davidson Street Self-Storage

Project Applicant: Vero West 103 LLC

Project Location - Specific:
501 Davidson Street, Novato, CA 94945

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

Description of Nature, Purpose and Beneficiaries of Project:

Proposed self-storage use that includes 597 storage units and 95,400 square feet of building area. Existing buildings and associated infrastructure on the site would be demolished to accommodate the project. The project includes three buildings, an office, drive aisles, parking, landscaping, stormwater control facilities, and ancillary improvements. Two buildings are one story and are 4,875 and 8,425 square feet in size. A third building is three stories and 82,100 square feet in size.

Name of Public Agency Approving Project: Novato Planning Commission

Name of Person or Agency Carrying Out Project: Mario Ghilotti, Vero West 103 LLC

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: 15332 - In-Fill Development Projects
Statutory Exemptions. State code number: 15183 - Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt:

15332 - The project and project site characteristics are consistent with the 5 criteria described in Guidelines Section 15332 (a)-(e).
15183 - The use is consistent with acceptable uses of the subject General Plan land use designation (LIO) and the project will be development at a density consistent with the land use designation. An EIR was prepared and certified for the City's General Plan, and the Project was analyzed for compliance with the criteria described in Guidelines Section 15183(b)(1)-(4).

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: 09/10/2025 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 9/11/25 TO 10/11/25