

**S**  
**HOUSING CRISIS ACT of 2019 – SB 330**

**PRELIMINARY APPLICATION FORM - TEMPLATE**  
**PURPOSE**

This form serves as a template for the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

Although this Preliminary Application is not required for housing development projects, an agency must accept it if submitted. Agencies may customize this application; however, any revised form must include only the 17 provisions as required by the Housing Crisis Act. The Preliminary Application must be made available in print and on the agency’s website.

**GENERAL INFORMATION**

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project’s square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

**Submittal Date Stamp<sup>\*1,2</sup>:**

<sup>\*1</sup>Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

<sup>\*2</sup>Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

**SITE INFORMATION**

- 1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address Landing Ct, Novato, CA 94945 Unit/Space Number \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_ Attached? YES  NO

See attached for legal description.

Assessor Parcel Number(s) 153-162-70

- 2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

The existing use on the site is a recreational vehicle storage facility operating with a business license.

- 3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES  NO

- 4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES  NO

- 5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The project consists of a total of 301 studios with a gross floor area of 191,060 square feet.

**a. RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	0
Managers Unit(s) – Market Rate	3
Extremely Low Income	0
Very Low Income	30
Low Income	268
Moderate Income	0
<b>Total No. of Units</b>	<b>301</b>
<b>Total No. of Affordable Units</b>	<b>298</b>
<b>Total No. of Density Bonus Units</b>	<b>252</b>

Other notes on units:

The affordability breakdown is meant to be consistent with the Housing Accountability Act, State Density Bonus Law Sections 65915(f)(3)(D)(i) and 65915(d)(2)(D), AB 2011 Sections 65912.110 to 65912.114, and the City of Novato's inclusionary housing requirements.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
<b>Floor Area (Zoning)</b>	191,060	0	191,060
<b>Square Footage of Construction</b>	191,060	0	191,060

7. **PARKING** - The proposed number of parking spaces:

0 parking stalls

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES  NO

If "YES," please describe:

The project proponent will request concessions for development standards such as building coverage, outdoor open space, side setback, and front setback. These requests may be modified during the course of the entitlement review. Parking reductions are requested pursuant to §65915(p)(3)(A) which states that a city shall not impose parking standards if the project meets specific affordability requirements and is located within ½ mile of a major transit stop.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES  NO

If “YES,” please describe:

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES  NO

If “YES,” please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	<b>Occupied Residential Units</b>	<b>Unoccupied Residential Units</b>	<b>Total Residential Units</b>
<b>Existing</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>To Be Demolished</b>	<b>0</b>	<b>0</b>	<b>0</b>

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES  NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES  NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES  NO



iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES  NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES  NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES  NO

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES  NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES  NO

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES  NO

If "YES," please describe:

Easement for 10" storm drain (Book 8, Page 24 recorded 9-30-1954) and easement for water granted to North Marin Water District (Book 1349, Page 294 recorded 3-3-1960)

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES  NO

If "YES," please describe and depict in attached site map:

**13. COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES  NO

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES  NO

- c. A tsunami run-up zone.

YES  NO

- d. Use of the site for public access to or along the coast.

YES  NO

**14. PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

**Applicant's Name** Amanda Locke

**Company/Firm** AMG & Associates, LLC

**Address** P.O. Box 260770 Unit/Space Number \_\_\_\_\_

**City** Encino State CA Zip Code 91316

**Telephone** (818) 600-2518 Email alocke@amgland.com

Are you in escrow to purchase the property? YES  NO

**Applicant's Name** Dylan Casey

Company/Firm California Housing Defense Fund

Address 360 Grand Ave Unit/Space Number 323

City Oakland State CA Zip Code 94610

Telephone \_\_\_\_\_ Email Dylan@calhdf.org

Are you in escrow to purchase the property? YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) Affordable Housing Land Consultants LLC

Address P.O. Box 260770, Encino, CA 91426 Unit/Space Number \_\_\_\_\_

City Encino State CA Zip Code 91426

Telephone (818) 380-2600 Email N/A

**Optional: Agent/Representative Name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant, etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Primary Contact for Project:  Owner  Applicant  Agent/Representative  Other

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Novato which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning Division of Novato for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Planning Division of Novato within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 	Signature _____
Printed Name <u>Alexis Gevorgian</u>	Printed Name _____
Date <u>5-8-2024</u>	Date _____

**EXHIBIT A**

The land referred to is situated in the County of Marin, City of Novato, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at the most Southerly corner of Lot 61, as shown upon that certain Map entitled "Map of Clausing Subdivision Unit Three", filed for record September 30, 1954 in Map Book 8, at Page 24, Marin County Records; and running thence South 49° 59' 30" West, 40.0 feet to the Northeasterly line of that certain Map entitled "Map of Clausing Subdivision Unit One", filed for record January 15, 1947 in Map Book 6, at Page 24, Marin County Records; thence along said line, South 40° 00' 30" East, 175.0 feet to the most Westerly corner of Parcel Two as described in the Deed to Frank DeMello, et al., recorded March 25, 1963 in Book 1670 of Official Records, at Page 224, Marin County Records; thence North 49° 59' 30" East, 40.0 feet and North 40° 00' 30" West, 175.0 feet to the POINT OF BEGINNING.

PARCEL TWO:

BEGINNING at the most Southerly corner of Lot 61 as shown upon that certain Map entitled "Map of Clausing Subdivision Unit Three", filed for record September 30, 1954 in Map Book 8, at Page 24, Marin County Records; and running thence along the boundary of said Subdivision, North 49° 59' 30" East, 170.0 feet; North 40° 00' 30" West, 5.52 feet, North 49° 59' 30" East, 120.0 feet, South 40° 00' 30" East, 62.741 feet and South 58° 32' 30" East, 146.601 feet to the Southeasterly corner of Lot 51 of said Subdivision (8 RM 24); said corner being on the Easterly line of the tract of land conveyed by Josephine Pereira Cardoza to Harry E. Clausing, et ux., by Deed recorded May 9, 1946 in Book 516 of Official Records, at Page 376, Marin County Records; thence along said Easterly line, South 31° 27' 30" West, (called South 31° 23' West in said Deed), 340.0 feet more or less to a point that bears South 40° 00' 30" East from the point of beginning; and thence North 40° 00' 30" West, 310.0 feet more or less to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed in the Deed from Alfred Bellucci, et al., to the City of Novato, recorded September 29, 1972 in Book 2615 of Official Records, at Page 452, Marin County Records described as follows:

BEGINNING at the most Easterly corner of Lot 61 as shown upon that certain Map entitled "Map of Clausing Subdivision Unit Three", filed for record September 30, 1954 in Map Book 8, at Page 24, Marin County Records; and running thence North 49° 59' 30" East, 50.0 feet; thence South 40° 00' 30" East, 1.0 feet; thence South 49° 59' 30" West, 50.0 feet and thence North 40° 00' 30" West, 1.0 feet to the POINT OF BEGINNING.

PARCEL THREE:

BEGINNING at a point distant North 49° 59' 30" East, 40.0 feet from the most Northerly corner of Lot 23 as shown upon that certain Map entitled "Map of Clausing Subdivision Unit One", filed for record January 15, 1947 in Map Book 6, at Page 24, Marin County Records; and running

thence South 49° 59' 30" West, 40.0 feet to said most Northerly corner of Lot 23; thence along the boundary of said Subdivision, South 40° 00' 30" East, 90.001 feet; thence on a curve to the right whose radius is 20 feet and whose center bears South 49° 59' 30" West, a distance of 24.92 feet; thence South 31° 23' West, 98.783 feet and thence on a curve to the right whose radius is 40.0 feet and whose center bears North 58° 37' West, a distance of 12.9 feet; thence leaving said line, South 40° 00' 30" East, 45.0 feet more or less to the Easterly line of the tract of land conveyed by Josephine Pereira Cardoza to Harry E. Clausing, et ux., by Deed recorded May 9, 1946 in Book 516 of Official Records, at Page 376, Marin County Records; thence along said Easterly line, North 31° 23' East (called North 31° 27' 30" East on Map of Clausing Subdivision Unit Three), 170.0 feet more or less to a point that bears South 40° 00' 30" East from the POINT OF BEGINNING; and thence North 40° 00' 30" West, 132.0 feet more or less to the POINT OF BEGINNING.

EXCEPTING FROM Parcels Two and Three described above therein, that portion conveyed in the Deed from Alfred Bellucci, et al., to the City of Novato, a municipal corporation, recorded January 12, 1987 as Instrument No. 87-02092, Marin County Records, and more particularly described as follows:

BEGINNING at the most Southerly corner of that certain Parcel, as described in Document 81-15227, Marin County Records; thence along the Southerly line of said Parcel, and the extension thereof, North 38° 43' 19" West, 66.83 feet; thence Northeasterly along a curve to the left, with a radius of 20 feet, whose radius point bears North 51° 16' 41" East through a central angle of 108° 32' 27", an arc length of 37.89 feet; thence North 32° 44' 14" East, 23.21 feet; thence along a curve to the right, tangent to the preceding course, having a radius of 327.0 feet, through a central angle of 19° 31' 59", an arc length of 111.48 feet; thence North 37° 43' 47" West, 2.00 feet; thence Northeasterly along a curve to the right, with a radius of 329.00 feet, whose radius point bears South 37° 43' 47" East, through a central angle of 1° 14' 20", an arc length of 7.11 feet to a point of reverse curvature; thence along said reverse curve, having radius of 271.00 feet, through a central angle of 20° 46' 19", an arc length of 98.25 feet to a point on the Easterly line of the aforementioned parcel (Doc. #81-15227); thence along said line, South 32° 44' 14" West, 276.21 feet to the POINT OF BEGINNING.

ALSO EXCEPTING FROM Parcels One, Two and Three described above that portion as conveyed in the Deed from Norma Jean Bellucci, a widow, Norma Jean Bellucci, as Trustee of the Alfred Bellucci Trust under Will, Janice M. Mettler, Successor Trustee of the Residual Trust under the Frank DeMello and Betty DeMello Trust dated December 28, 1979, Janice M. Mettler, Successor Trustee of the Elizabeth T. DeMello Trust dated December 23, 1994 to the Foehr Family Limited Partnership, a California limited partnership recorded July 15, 2013 as Recorder's Instrument No. 2013-47743, Marin County Records and being more particularly described as follows:

BEGINNING at a point on the Southwesterly line of said lands of the Bellucci Trust, said point being the Northerly most corner of Lot 23 as shown on the Map of Clausing Subdivision, Unit No. 1, filed on January 15, 1947 in Record Map Book 6 at Page 24, Marin County Records; thence leaving said Southwesterly line of the following courses and distances: North 51° 16' 14" East 37.97 feet and South 38° 43' 46" East 113.30 feet to the Northerly line of Landing Court as shown on the Parcel Map of Novato Creek Landing Corporation filed on February 29, 1988 in Map book 24 Pages 7-9, Marin County Records; thence Southwesterly along said Northerly line of Landing Court the following courses and distances: South 37° 43' 47" East 1.99 feet, Southwesterly along a non-tangent curve to the left from which the radius point bears South

37° 39' 45" East 327.00 feet, through a central angle of 19° 31' 59" for a length of 111.48 feet, South 32° 44' 14" West 23.21 feet and Southwesterly on a tangent curve to the right, having a radius of 20.00 feet, through a central angle of 33° 28' 17" for a length of 11.68 feet to the common line of the lands of the Foehr Family Limited Partnership as described by Deed recorded under Document Number 2012-0002344; thence along said common line the following courses and distances: North 32° 39' 41" East 96.68 feet, Northwesterly along a tangent curve to the left having a radius of 20.00 feet, through a central angle of 71° 23' 26" for a length of 24.92 feet, and North 38° 43' 46" West 90.00 feet to the POINT OF BEGINNING.

APN: 153-162-70



**SB 330 APPLICATION: ITEM 3**

**LEGEND**

- RESIDENTIAL
- COMMON SPACE
- 500' MAX. FROM FREEWAY

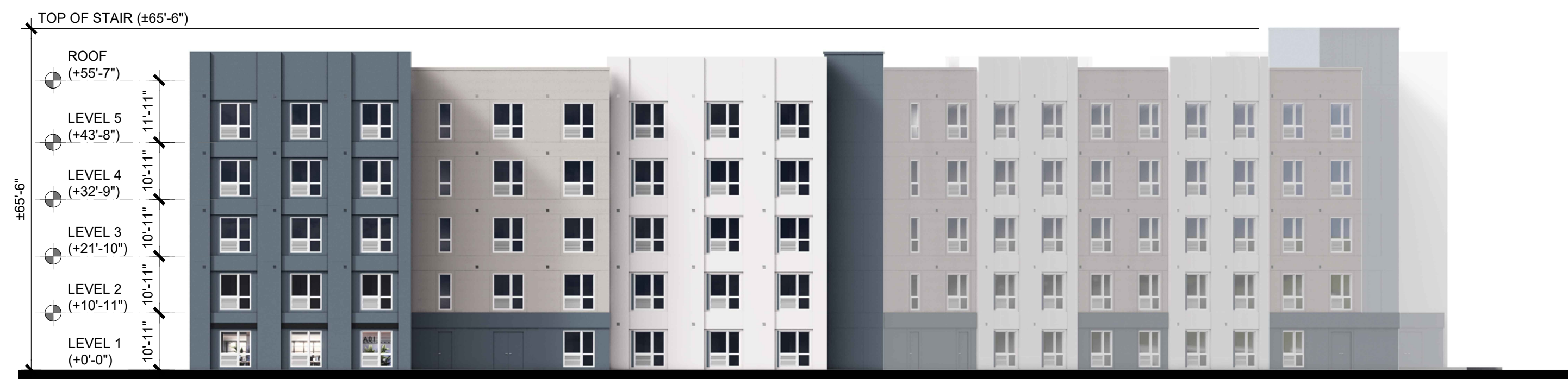
REFER TO CIVIL AND LANDSCAPE EXHIBITS FOR MORE INFORMATION



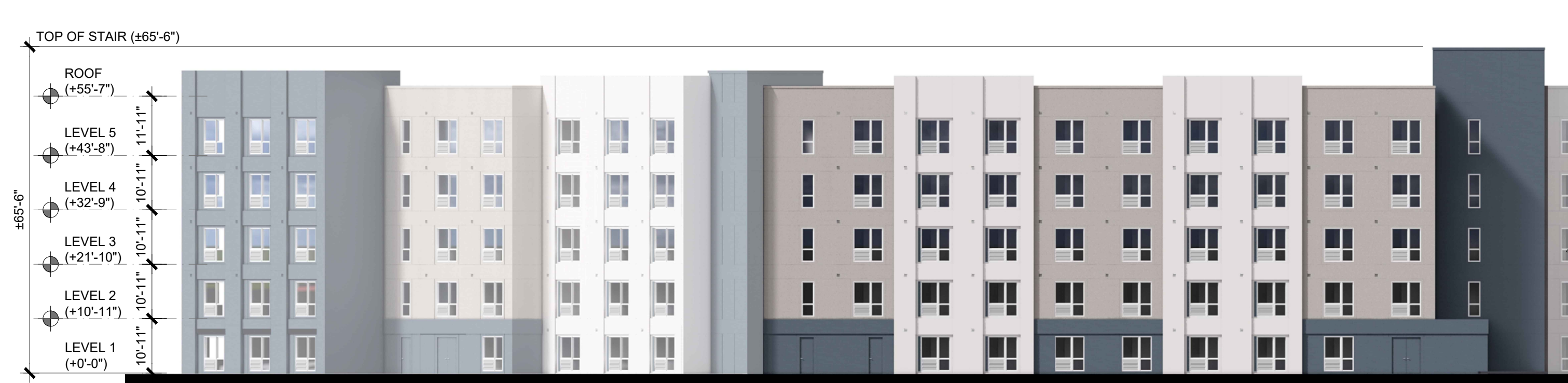




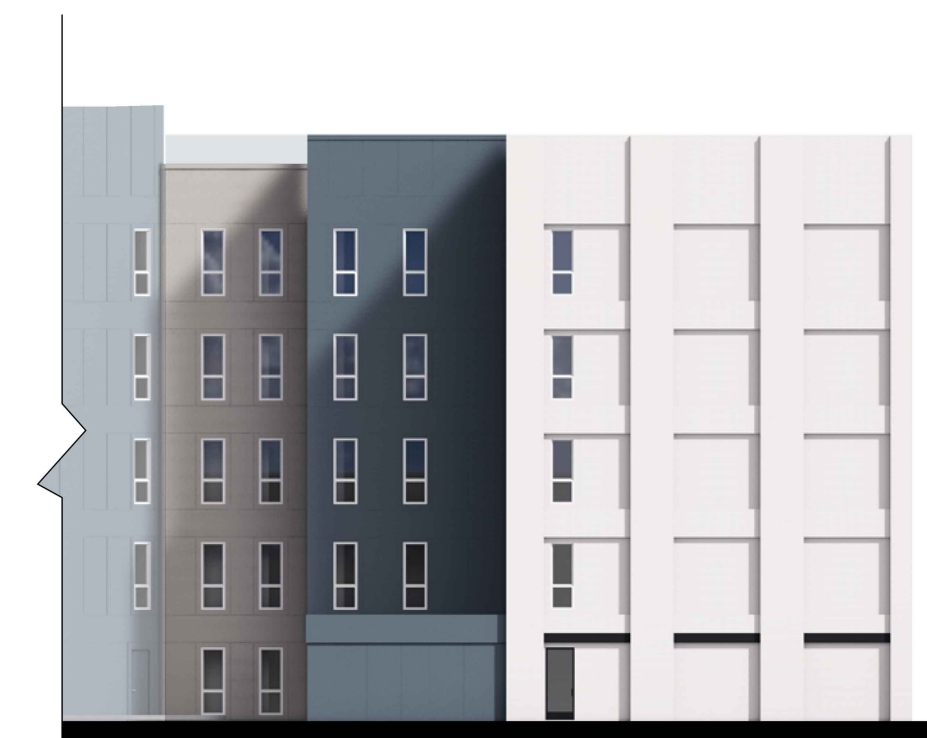
1. SOUTH ELEVATION



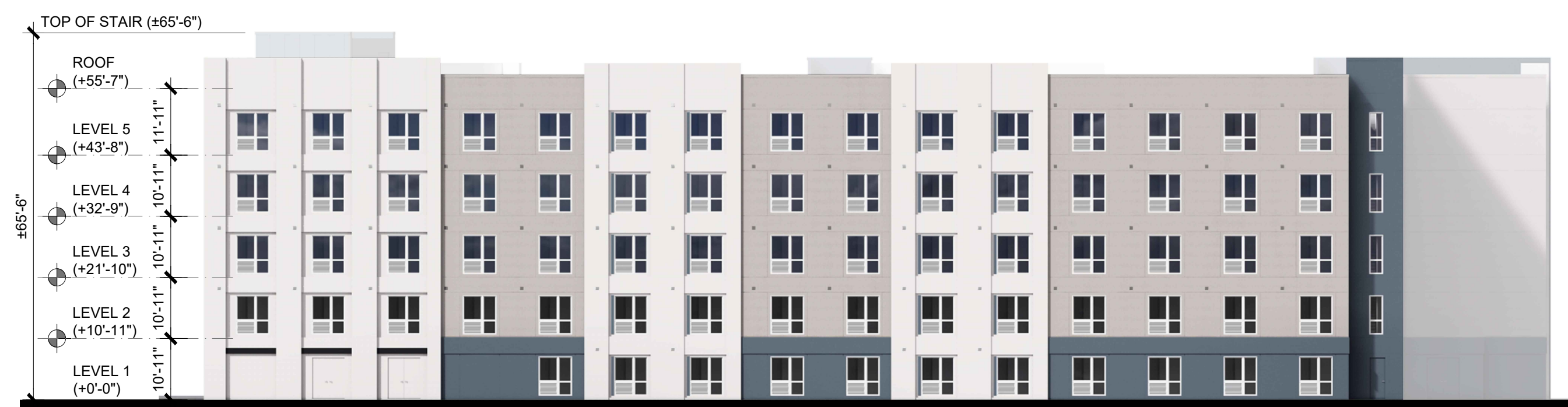
2. EAST ELEVATION



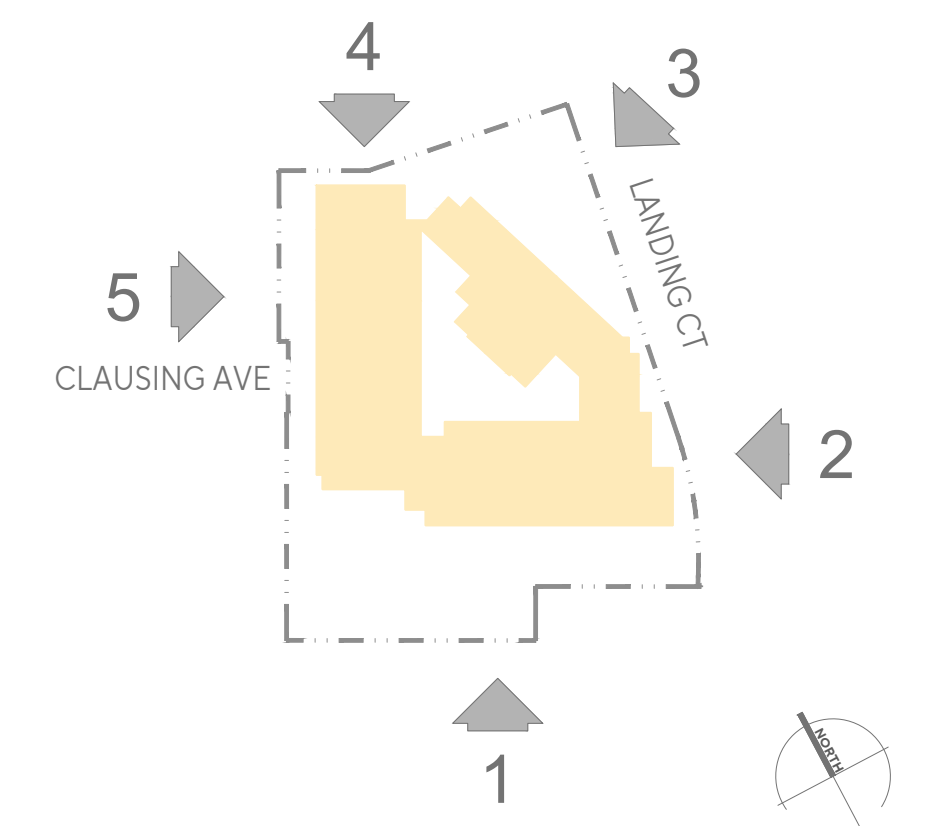
3. NORTH EAST ELEVATION



4. NORTH ELEVATION



5. WEST ELEVATION





BICYCLE RACK DETAIL

Product Data

Model	Bicycles	W	D	H	Weight (-LL / -LA / -NL)
DD06	6	48"	54"	86"	232# / 274# / 220#
DD08	8	62.5"	54"	86"	262# / 311# / 240#
DD10	10	77"	54"	86"	306# / 371# / 283#
DD12	12	91.5"	54"	86"	368# / 440# / 334#
DD14	14	106"	54"	86"	402# / 484# / 362#
DD16	16	120.5"	54"	86"	440# / 528# / 396#

Locking Options, per bike position (\* = recommended)

- LL Locking Loop *Fixed loop for locking rear wheel \**
- LA Locking Arm *Hinged loop for locking rear triangle*
- NL None *No locking provisions*

Finish Options (\* = recommended)

- G Hot Dipped Galvanized\*
- P Powder Coated *Color frames, galvanized bike trays*

Mounting Options

Due to their weight especially when loaded, these racks can be used freestanding.\*

Optional, order only if racks are to be mounted to concrete

- FPZ-DD Concrete fastener pack (zinc)
  - FPS-DD Concrete fastener pack (stainless steel)
- Optional, order only if racks are to be regularly moved a significant distance
- CAS-DD Caster pack (4 casters), 4" solid rubber

Construction

- Frames and crossbars .120 carbon steel tubing (1" x 1", 1" x 2", 2" x 2")
- Rear tray supports 1" x 1" x 1/8" angle iron
- Crossbar tabs 1/4" steel
- Minor pieces 1" x 2" x .120" wall steel
- Bicycle trays .120" mild steel sheet
- Welding MIG
- Mounting holes 1 1/16", one pier corner (4 total)

Assembly (racks are shipped knocked down)

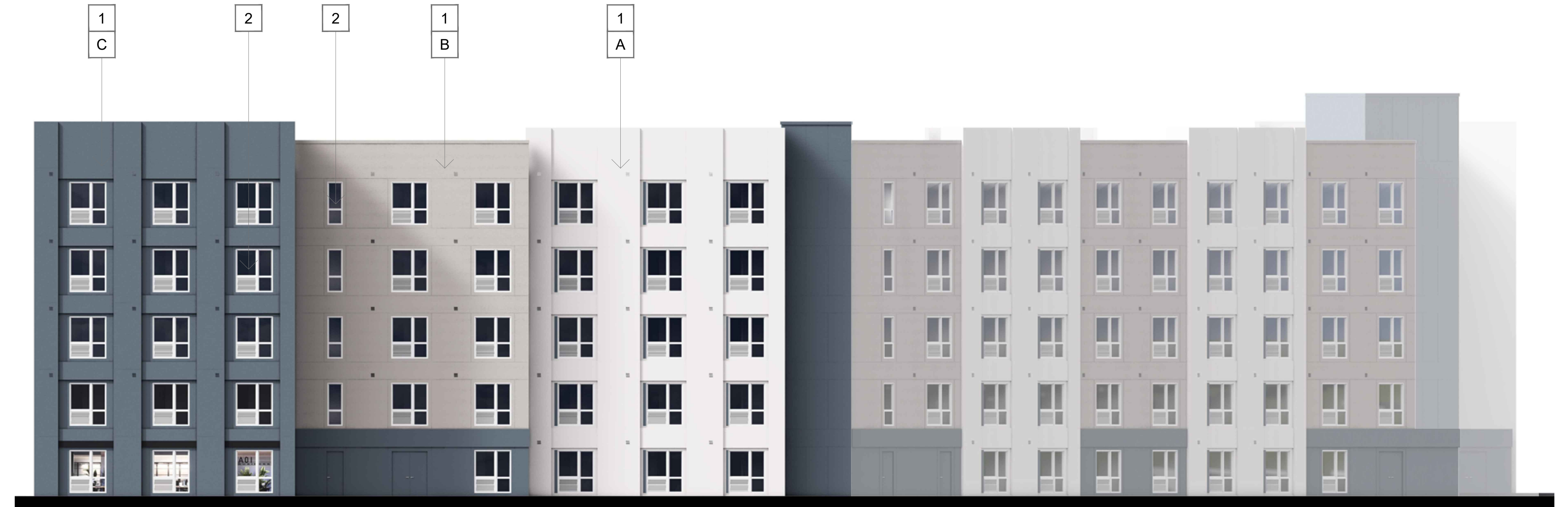
- Time 30-45 minutes / rack (2 persons)
- Tools Cordless driver recommended, 3/4" socket and open-end wrenches, Phillips-head screwdriver or driver bit.

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Locking Arm (-LA) option shown

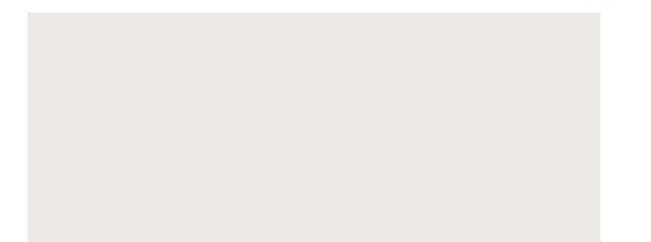
9/19/11



1. STUCCO LIGHT SAND FINISH



2. VINYL WINDOWS WHITE OR EQUAL



A. SW 7004 SNOWBOUND



B. SW 7643 PUSSYWILLOW



C. SW 9639 RAIN CLOUD







June 27, 2023

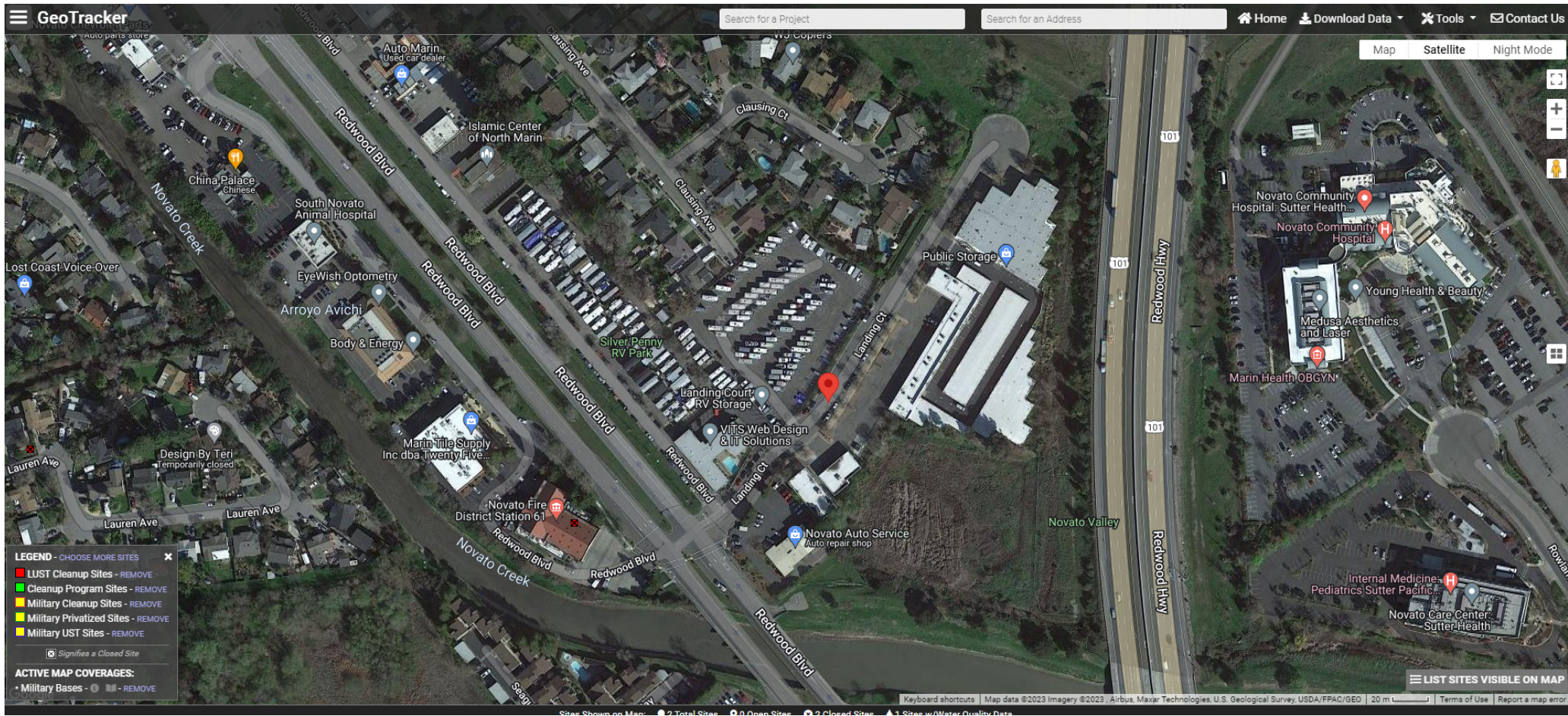
Wetlands\_Alaska

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# SB 330 APPLICATION: ITEM 12(a)(iii)





# SB 330 APPLICATION: ITEM 12(a)(iiii)

### ENVIROSTOR

**Sites and Facilities**

**Cleanup Sites**

- Federal Superfund
- State Response (containment)
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Field Points

**STATUS**

All Statuses

**Permitted Sites**

- Operating
- Post-Closure
- Non-Operating

**Other Sites**

- GIS Layers

**Tools**

[TAKE A TOUR](#) [SHARE THIS MAP](#)

landing court, novato Map Address

Map Satellite

+

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+

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**SITES CURRENTLY VISIBLE ON MAP** 1 SITE(S) LISTED

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<span style="color: green;">■</span> GOLDEN GATE BUSINESS PARK	NO FURTHER ACTION	EVALUATION	FRANKLIN AVENUE NEXT TO NW PACIFIC RR	NOVATO

[EXPORT THIS LIST TO EXCEL](#)



# National Flood Hazard Layer FIRMette



122°34'8"W 38°6'9"N

**SB 330 APPLICATION:  
ITEM 12(a)(iv)**



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                                    |  | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
|                                    |  | Area of Undetermined Flood Hazard Zone D  |
| <b>GENERAL STRUCTURES</b>          |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    |  | 17.5  |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
|                                    |  | Coastal Transect Baseline   |
|                                    |  | Profile Baseline  |
|                                    |  | Hydrographic Feature  |
| <b>MAP PANELS</b>                  |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |

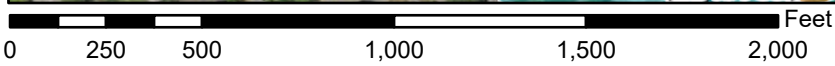


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/27/2023 at 6:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

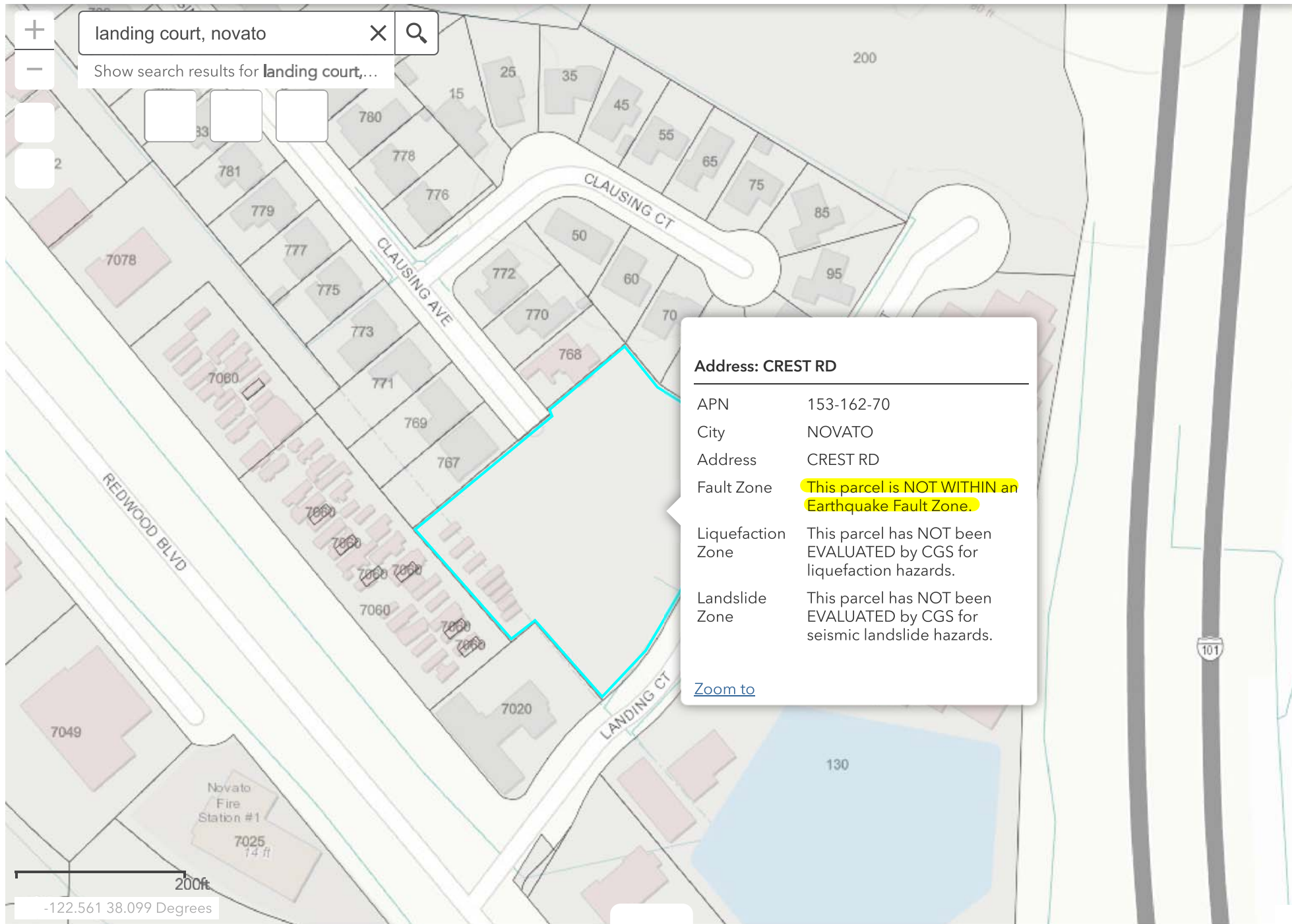


1:6,000 122°33'31"W 38°5'41"N

Basemap Imagery Source: USGS National Map 2023



# Earthquake Zones of Required Investigation



landing court, novato

Show search results for landing court,...

**Address: CREST RD**

APN	153-162-70
City	NOVATO
Address	CREST RD
Fault Zone	This parcel is NOT WITHIN an Earthquake Fault Zone.
Liquefaction Zone	This parcel has NOT been EVALUATED by CGS for liquefaction hazards.
Landslide Zone	This parcel has NOT been EVALUATED by CGS for seismic landslide hazards.

[Zoom to](#)

200ft

-122.561 38.099 Degrees