

Notice of Exemption

21-2026-018

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Marin
3501 Civic Center Dr #234
San Rafael, CA 94903

From: (Public Agency): City of Mill Valley
26 Corte Madera Avenue
Mill Valley, CA 94941
(Address)

Project Title: Bayfront Terrace/1 Hamilton Drive Reapproval (APN 030-250-01, File No. PL23-5167)

Project Applicant: City of Mill Valley

Project Location - Specific:

A northern portion of city-owned property (APN 030-250-01), known as 1 Hamilton Dr.

Project Location - City: Mill Valley Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

Approval of development applications (design review, tree removal and lease disposition, development and loan agreement with EAH Inc.) to permit EAH to construct, manage, lease and operate the 45-unit "Bayfront Terrace" apartment complex on a northern 1.60-acre portion of a city-owned parcel (APN 030-250-01) to provide deed-restricted affordable rental units to very-low and low-income households and to reconfigure the Public Safety Building's parking lot to relocate the existing public parking, electric charging and public restroom amenities.

Name of Public Agency Approving Project: City of Mill Valley

Name of Person or Agency Carrying Out Project: City of Mill Valley

FILED
JAN 15 2026

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:
Statutory Exemptions. State code number: Public Resources Code Section 21080.66

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

Reasons why project is exempt:

The proposed development project is an affordable housing project deemed statutorily exempt from CEQA by Mill Valley City Council on January 12, 2026 (Resolution No. 26-02), pursuant to Public Resources Code Section 21080.40. The Project Site is approximately 3.52 acres, located within an incorporated municipality and an urban area, and has previously been developed as an urban use and at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses. The Project is consistent with the City's General Plan land use designation of Multi-Family Residential-2. In addition the City proposes to rezone the site to Multifamily Residential-Bayfront; therefore the Project is also consistent with the City's Zoning Code. The Project density will be at least 50% of the City's required 20 units/acre minimum. The Project satisfies the environmental site criteria required for this exemption, there are no historic structures on the site or proposed to be demolished, and the project does not propose a hotel, motel, bed and breakfast inn, or other transient lodging. Tribal consultation has been completed as required and the required conditions of approval associated with this exemption have been imposed on the Project.

Lead Agency
Contact Person: Risa De Ferrari Area Code/Telephone/Extension: 415-384-4838

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: 1/15/2026 Title: City Clerk

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 1/15/26 TO 2/14/26