

Notice of Exemption

21-2026-019

Appendix E

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

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

County Clerk
County of: Marin
3501 Civic Center Dr #234
San Rafael, CA 94903

(Address)

Project Title: Ordinance to Rezone the northern 1.60 acres of city-owned property (APN 030-250-01) from Open-Area to Multi-family Residential - Bayfront

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:

Ordinance to rezone a northern 1.60-acre portion of a city-owned parcel (APN 030-250-01) to develop an affordable multifamily housing project to provide deed-restricted affordable rental units to very-low and low-income households.

Name of Public Agency Approving Project: City of Mill Valley

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

FILED

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 Sections 21080.40

JAN 21 2026

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

Reasons why project is exempt:

The Rezone Ordinance ("Ordinance") rezones approximately 1.60 acres specifically and exclusively to allow for the construction of an affordable housing project, as that term is defined by Section 21080.40. The site can be adequately served by existing utilities or extensions and satisfies the environmental site requirements of Section 21080.40. A Phase I Environmental Assessment was completed for the affordable housing project and found no recognized environmental conditions. The site is not located within 500 feet of a freeway or within 3,200 feet of a facility that actively extracts or refines oil or natural gas and is not within a very high fire hazard severity zone. The City has included as a binding condition of approval for the affordable housing project that the project be subject to a recorded California Tax Credit Allocation Committee regulatory agreement.

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: 1/20/2026 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 1/21/2026 TO 2/20/2026