Print Form

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
SHELLY SCOTT
MARIN COUNTY CLERK
BY: _____, Deputy

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

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: _____ 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 1/15/2026 TO 2/14/2026

Revised 2011

☐

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
21 — 01/15/2026 — 018

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF MILL VALLEY		01/15/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Select County/State Agency	

PROJECT TITLE

BAYFRONT TERRACE/1 HAMILTON DRIVE REAPPROVAL (APN 030-250-01, FILE NO. PL23-5167)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF MILL VALLEY		(415) 384-4838

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
26 CORTE MADERA AVE	MILL VALLEY	CA	94941

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00
☑ Exempt from fee			
☑ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	MARIN COUNTY CLERK, A.OXLAJ AREVALO, SR. DEPUTY COUNTY CLERK

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

A photocopy of the monthly State of California Form No. CA25 (TC31)
CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
A copy of all CDFW No Effect Determinations filed in lieu of fee payment
A copy of all NODs and NOEs filed with the county during the preceding month
A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
The next eight digits automatically populate when a date is entered.
The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090