



State of California – Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 Bay Delta Region  
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[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



To:  
 Office of Land Use and Climate Innovation  
[CEQA Submit](#)

## NOTICE OF EXEMPTION

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**Project Title:** Mallard Pointe 1951 LLC Residential Redevelopment Project (Notification of Lake or Streambed Alteration, No. EPIMS-MAN-55725-R3)

**Project Location (Marin County):** Belvedere Lagoon, City of Belvedere, Latitude 37.875409°, Longitude -122.465108°.

**Project Description:** The California Department of Fish and Wildlife has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-MAN-55725-R3, pursuant to Section 1602 of the Fish and Game Code to Marlon Just-Vargus, Mallard Pointe 1951 LLC.

The Project is limited to the removal and reconstruction of existing bulkhead along the Lake shoreline, and the removal, repair, or rebuild of 19 existing docks and the construction of one new dock, as specifically outlined below.

1. Bulkhead work:

The existing bulkhead consists of rip rap and redwood timbers which will be removed and replaced with vinyl sheet piles. The removal of rip rap will be done with an excavator stationed on the land side of the bulkhead. Placement of the new vinyl sheets will be done with the excavator via pushing the sheets into the mud, or use of a vibratory shaker head. The removal of the 250 cubic yards (cy) of rip rap will result in 0.207 acres of temporary impact, and the placement of new vinyl sheets will result in 10 cy of fill and 0.021 acres (900 LF) of permanent impact, for a net reduction of 0.186 acres of permanent impacts (8,102 square feet).

2. Dock work:

In the current configuration the total area of all existing docks is 2,452 square feet. Four docks will be repaired within the same footprint, 12 docks will be reconfigured, two docks will be split into two separate docks, one dock will be removed, and one new dock will be constructed. The removal of docks and piers will be done with an excavator stationed on the land side of the bulkhead. Placement of the new piers will be done with the excavator via pushing the sheets into the mud, or use of a vibratory shaker head. The dock work involves two different types of activities and impacts to the Project area, including fill and

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**August 18, 2025**

shade. The existing docks composed of 191 polyvinyl chloride (PVC)-wrapped timber and concrete piers will be removed, resulting in a temporary impact of 22.92 cy of fill removal and 104.78 square feet (sq ft) of pier removal. Placement of 160 PVC-wrapped timber new piers will result in permanent impacts of 19.2 cy of fill and 87.78 sq ft of piers. The new configuration of docks will total 2,803 square feet resulting in 351 square feet of increased permanent shade impacts to the Lake.

There will be a total net reduction of permanent impacts of approximately 0.17 acres (7,751 square feet) to the Lake.

**Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

**Person or Public Agency Carrying Out Project:**

Mallard Pointe 1951 LLC  
Marlon Just-Vargas  
EPIMS-MAN-55725-R3  
Mallard Pointe 1951 LLC Residential Redevelopment Project  
39 Forest Street, Suite 202  
Mill Valley, CA 94941  
[Mjv@thompsondorffman.com](mailto:Mjv@thompsondorffman.com)

**Exempt Status:**

- Statutory Exemption.
- Categorical Exemption. Type – Class 2; California Code of Regulations, title 14, section 15302

**Reasons why project is exempt:** Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

**CDFW Contact Person:** Jordan Beaton, Environmental Scientist,  
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*Craig Weightman*  
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**Signature:** \_\_\_\_\_ **Date:** 8/18/2025

Craig J. Weightman, Environmental Program Manager

Date received for filing at LCI: