

**Notice of Exemption**

**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: 575 East Blithedale Avenue Mixed Use Development Project

Project Applicant: Phil Richardson, Property Owner and Applicant

Project Location - Specific:

**East Blithedale Avenue near Camino Alto, at address of 575 East Blithedale Ave.**

Project Location - City: Mill Valley

Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

**The Project proposes to develop the Project site to include 2,240 gross square feet of commercial office space, 25 new homes and 51 on-site parking spaces.**

Name of Public Agency Approving Project: Mill Valley Planning Commission

Name of Person or Agency Carrying Out Project: Phil Richardson

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: Infill Development Project per Sec 15332
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

**Project meets Infill Development criteria and there are no exceptions to the exemption. Project also qualifies for CEQA streamlining under CEQA Guidelines Section 15183 as a project consistent with the City General Plan and its EIR**

Lead Agency

Contact Person: Patrick Kelly, Dir. of Planning and Bldg

Area Code/Telephone/Extension: 415-388-4039

**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: 03-07-2025 Title: Director Planning and Bldg

• 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: \_\_\_\_\_