



# NOTICE OF EXEMPTION

FILING REQUESTED BY AND WHEN FILED, RETURN TO:

**Marin County Parks and Open Space District**  
3501 Civic Center Drive, Suite 260, San Rafael, CA 94903  
(415) 473-6387 [www.marincountyparks.org](http://www.marincountyparks.org)

**FILED**

3/07/2024

SHELLY SCOTT  
MARIN COUNTY CLERK  
By O. Lobato, Deputy  
21 - 2024 -049

Marin County Clerk  
3501 Civic Center Drive, Suite 234  
San Rafael, CA 94903

**Date:** March 07, 2024  
**Project Title:** RESIDENCE INTERIOR IMPROVEMENT  
**Project Location:** Deer Island Open Space Preserve; 305 Deer Island Lane, Novato, CA 94947  
**Assessor's Parcel:** 153-200-57 and -59

**Description of Nature, Purpose, and Beneficiaries of the Project:** The purpose of the proposed project is to repair and update the existing residential house located within Deer Island Open Space Preserve to provide affordable housing for Marin County Parks and Open Space District staff. Implementation of the proposed project would provide a benefit to the community by providing affordable housing for Marin County Parks staff and would update the facilities to meet current codes. The proposed project would consist of partial demolition and renovation of the existing house to meet with current codes. The existing house footprint and exterior walls would remain the same.

Deer Island Preserve is a 154-acre preserve rising above the eastern edge of Novato, publicly owned and managed by the Marin County Open Space District. The house, located on the north end of the preserve, is a 1,193 square foot 3-bedroom building originally built in the 1890s to house a dairy farm family. The existing house consists of a living room, a kitchen, a utility room, a bathroom, a lounge room, three bedrooms, and a basement crawl space. The interior of the existing building does not meet with Americans with Disabilities Act (ADA) guidelines. The existing appliances, furnace, water heater require replacement due to age. The kitchen does not have the essential appliances to be a fully functioning kitchen. The house does not have a shower. The roof and basement require improvements to meet with the current Wildland-Urban Interface (WUI) code.

The kitchen would be rebuilt with new ADA-compliant counters and cabinetry, sink, and energy efficient appliances. The utility room would be rebuilt as a shower room with a new ADA-compliant shower unit and fixtures. The bathroom would be rebuilt with new ADA-compliant fixtures. The main entrance doorway, doorways of the shower room, bathroom, and one of the bedrooms would be replaced to provide ADA-compliant access. The doors of the kitchen and lounge room entrances would be removed to meet ADA clearance requirements. All appliances specified would be electric fueled to lower greenhouse gas emissions. The existing propane fueled furnace would be replaced with a heat pump space heater that provides both heating and cooling. The existing water heater in the existing utility room would be replaced with a high efficiency electrical water heater and relocated to the basement. Induction stove top, washer and electric dryer would be added. Electrical panels would be updated to allow for the proposed appliances and possible future EV charging stations. Insulation would be added to all the exterior walls, floor, and attic. The existing propane tank, located approximately 60 feet south of the building, would be removed. Exterior changes would include modifying the roof eaves to meet with the current fire safety code and adjusting the size of the shower room window to accommodate the new shower unit. No work is required for the exterior parking, ADA path, porch, and stairs, as those were rebuilt to meet with the ADA requirement in recent years. Construction access would occur from the main driveway via Deer Island Lane, a park-maintained road. Construction would likely begin in Fall 2024 and is expected to require up to 3 months to complete. The contractor would potentially use existing driveway for small trucks, construction equipment, and storage area. There are no wetlands or areas subject to regulatory permit authorizations within the project area. No vegetation within the site would be impacted. No part of Deer Island Open Space Preserve would be closed to public recreation during project implementation.

**Public Agency Approving Project:** Marin County Parks and Open Space District

**Name of Person or Agency Carrying Out the Project:** Max Korten, Director and General Manager

**Reasons for Exemption:** Marin County Open Space District has reviewed the project along with its environmental setting and has determined it to be categorically exempt from the California Environmental Quality Act under the following section of the California Administrative Code:

**Section 15302: Replacement or Reconstruction.** The proposed project would consist of partial demolition and renovation of an existing structure to meet with current codes located on the same site as the existing structure and will have the same purpose and capacity as the existing structure. The proposed project is not located in a sensitive environment such as wetlands or on a hazardous waste site pursuant to Government Code Section 65962.5. The project area is not located within an officially designated state scenic highway and nonetheless would not affect scenic resources including trees, historical buildings, rock outcroppings, or similar resource. Implementation of the proposed project would not result in cumulative impacts; result in a significant effect to the environment due to unusual circumstances; or change the significance of a historical resource.

**Lead Agency Contact Person:**

*Michelle Julene*

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POSTED 3/7/24 TO 4/6/24



# NOTICE OF EXEMPTION – LOCATION MAP and GRAPHICS

## Deer Island Open Space Preserve – Residence Interior Improvements

March 07, 2024

