



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
www.marincountyparks.org
(415) 473-6387

FILED

06/21/2022

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

SHELLY SCOTT
MARIN COUNTY CLERK
By J. Gilardi, Deputy
21-2022 - 136

Date: June 21, 2022
Project Title: "MARTHA" PROPERTY / EASTON POINT ACQUISITION
Project Location: Tiburon, Marin County, California
Assessor's Parcel: 059-251-05

Description of Nature, Purpose, and Beneficiaries of the Project: Marin County Open Space District (MCOSD) is proposing to acquire the 110-acre "Martha Property" or Easton Point, from the Trust for Public Land. The TPL has entered into an option agreement with the current landowner. Upon acquiring the property from the landowner, TPL wishes to sell the property to the MCOSD to preserve its natural resource and open space values. The Martha Property is in a natural condition and a management plan has not yet been prepared. The MCOSD would prepare a separate CEQA compliance document when a management plan for the property is developed.

The Martha Property has long been sought after for conservation of its natural resource, scenic and open space values. In its current form, the property provides habitat for several special-status species of plants and animals, some not found outside of the Tiburon peninsula. The property falls within areas targeted for conservation in the County's Priority Conservation Areas, the "2008 Marin County Parks and Open Space Strategic Plan", the Greenbelt Alliance's "At Risk: The Bay Area Greenbelt 2017" report, and the "Conservation Lands Network 2.0 – A regional conservation strategy for the Bay Area" report published in 2019. The property has also been the focus of conservation efforts of the Tiburon Open Space Committee for the past several decades.

In 1993, Tiburon voters overwhelmingly approved a Mello-Roos bond measure that allows for the parcel tax to be used for the purchase of several properties for conservation in Tiburon, including the Martha Property. Subsequently, proceeds from the 1993 bond measure, in addition to the majority of proceeds generated by a second bond measure passed in 1997, were used to purchase the Old Saint Hillary's Preserve. A remaining \$2.1 million of the 1997 bond measures proceeds would be applied toward to the purchase of the Martha Property contemplated by this purchase and sale agreement.

Public Agency Approving Project: Marin County Parks and Open Space District
Name of Person or Agency Carrying Out the Project: Max Korten, Director

Reasons for Exemption: Marin County Parks 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 15316: Transfer of Ownership of Land in Order to Create Parks. The proposed project consists of the acquisition of the 110-acre Martha Property to establish a park where the land is in a natural condition and a management plan for the park has not been prepared. The proposed property acquisition would not result in environmental impacts on sensitive resources, cumulative impacts, significant impacts on the environment due to unusual circumstances, or affect the significance of historical resources. The Martha Property is not located within an officially designated scenic highway or on a hazardous waste site pursuant to Government Code Section 65962.5.

Section 15004: Time of Preparation: A separate compliance document would be prepared for any future project associated with the Martha Property pursuant to CEQA after sufficient meaningful information is available to conduct an assessment of environmental effects. Acquisition of the Martha Property would not commit Marin County Parks to implementation any future project. This Notice of Exemption does not serve as CEQA compliance for any future project, nor does it foreclose alternatives or mitigation measures that would ordinarily be part of CEQA review of any future project.

Lead Agency Contact Person:

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POSTED: 06/21/2022 TO: 07/21/2022

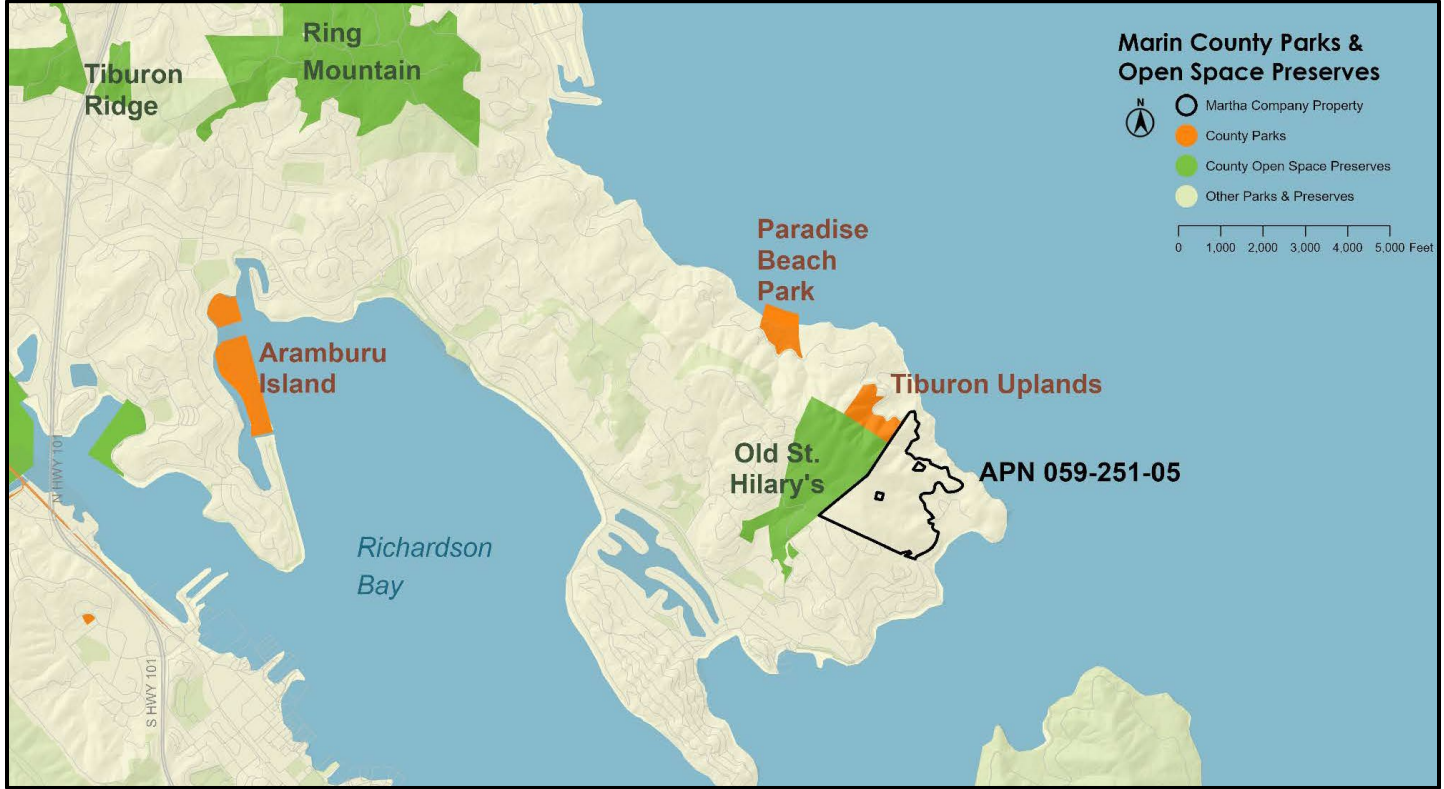


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NOTICE OF EXEMPTION – PROJECT LOCATION

“Martha” Property Acquisition

June 21, 2022



Source: Marin County Parks