



**NOTICE OF MARIN COUNTY BOARD OF SUPERVISORS HEARING**

**2008 EASTON POINT RESIDENTIAL DEVELOPMENT PROJECT  
(FINAL ENVIRONMENTAL IMPACT REPORT, REZONING, MASTER PLAN, PRECISE  
DEVELOPMENT PLAN/TENTATIVE MAP)  
PARADISE DRIVE, TIBURON CA  
Assessor's Parcel Number 059-251-05**

**NOTICE IS HEREBY GIVEN** that the Marin County Board of Supervisors will consider **Certification** of a Final Environmental Impact Report (EIR), the **Rezoning** of the 110 acre Martha Company Property from RMP-0.2 and R-1 to RSP 0.39, and a **Decision** on the Modified Master Plan, Precise Development Plan/Tentative Map for the 2008 Easton Point Residential Development Project during a public hearing scheduled on **Tuesday, September 19, 2017**.

The applicant for the project is the Martha Company, and the property is wholly within unincorporated County of Marin and is located near the southeastern tip of the Tiburon peninsula, generally bounded by Paradise Drive to the east, residential neighborhoods within the Town of Tiburon to the south (Hill Haven Estates and Mar East), and public open space lands (Old St. Hilary's Open Space Preserve and the Tiburon Uplands Nature Preserve) to the west. The subject property is further identified as **Assessor's Parcel 059-251-05**.

**Project Description**

The Martha Company has submitted an application to the County of Marin Community Development Agency for approval of the proposed *2008 Easton Point Residential Development Project*. The application has been filed with Marin County in reliance on a U.S. District Court decision resulting from a 1975 lawsuit that determined development of the project site with a minimum of 43-single family residential units on minimum one-half acre lots would be consistent with the goals of the Marin Countywide Plan.

At this time the applicant is requesting Board of Supervisors certification of the Final EIR and consideration of a Modified Master Plan that proposes to subdivide the 110-acre project site into a total of 43 single-family residential lots, two (2) public open space parcels, two (2) Marin Municipal Water District (MMWD) water tank parcels, and a small parcel for a possible future radio communications facility. Specific home designs have not been submitted as part of the application and, therefore, would be subject to future Design Review approval. However, the applicant has proposed Architectural and Landscape Design Guidelines (including maximum homes sizes of 5,500 to 8,750 square feet, and new building height standards) that would apply to development on the property. The applicant has not submitted a modified Precise Development Plan/Tentative Map for Board of Supervisors consideration, nor has the applicant proposed to withdraw the Precise Development Plan Tentative Map application currently on file and deemed complete by the County of Marin.

Access to the proposed new residential lots would be provided by two new roadways/driveways off Paradise Drive as well as the extension of Ridge Road to serve development on the upper portions of the site. Proposed open space and public access improvements include the creation of 68.49 acres of dedicated public open space, a 5.86 acre open space lot (Marin dwarf flax preservation area), and access easements to provide pedestrian access through the project site to proposed and existing public open space areas.

For more information about the application, please visit the Planning Division's project webpage at: [http://www.marincounty.org/depts/cd/divisions/planning/projects/tiburon/easton-point\\_mp\\_rz\\_p1714\\_tib](http://www.marincounty.org/depts/cd/divisions/planning/projects/tiburon/easton-point_mp_rz_p1714_tib).

Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, located at 3501 Civic Center Drive, Room 308, San Rafael, CA 94903 from 8 AM until 4 PM, Mondays through Thursdays. For more information about the Board of Supervisors hearing, please visit the Board of Supervisors hearings webpage at: <http://www.marincounty.org/depts/bs/meeting-archive>.

**NOTICE IS HEREBY FURTHER GIVEN** that the Board of Supervisors hearing on the project will be held in the Marin County Hearing Chambers (Room #330, Administration Building), Civic Center, San Rafael, California, 94903 where anyone interested in this matter may appear and be heard. The time of the hearing will be indicated on the hearing agenda posted on the Board of Supervisors hearing webpage on the Thursday before the hearing. A staff report will be available on the project webpage on Tuesday September 5, 2017.

Written material should **not be mailed or delivered** directly to Supervisors because it will not be accepted or considered as part of the administrative record for the project. Written material for the Board of Supervisors should be submitted to the Community Development Agency at least 10 days prior to the September 19, 2017

public hearing so that it can be distributed and considered by the Board of Supervisors with the staff report. Any written material submitted after this date will be distributed to the Board of Supervisors prior to or at the meeting.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

Curtis Havel  
Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at [disabilityaccess@marincounty.org](mailto:disabilityaccess@marincounty.org) at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.