



**MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY**

ALEX HINDS, DIRECTOR

March 23, 2005

Board of Supervisors
County of Marin
3501 Civic Center Drive
San Rafael, California 94903

SUBJECT: Grant of Open Space Easement
100 Iron Springs Road, Fairfax
Assessor's Parcel 174-050-68

Dear Board Members:

RECOMMENDATION: Staff recommends that your Board accept the proposed "Grant of Open Space Easement" which would encumber an approximately 40-acre portion of the subject 51-acre property for private open space. This action, along with a rezoning to be implemented at a later date, would exhaust further development potential of the property, resulting in only one single-family residence being constructed on the property.

SUMMARY: On May 29, 2003, the Community Development Agency approved a Design Review application and authorized the construction of a new single family dwelling on an approximately 51-acre parcel in unincorporated Fairfax. Due to the scenic qualities and environmental sensitivity of the site, the owner voluntarily agreed to restrict 40 acres of the 51-acre property to private open space purposes. This is consistent with a condition of approval from the approved Design Review that requires an easement to extinguish the residual development potential of the land.

RECOMMENDATION: Staff recommends that the Board take the following actions:

1. Review the administrative record; and
2. Accept the Grant of Open Space Easement.

REVIEWED BY:

☐ Auditor Controller
☒ County Counsel
☐ Human Resources

☒ N/A
☐ N/A
☒ N/A

Respectfully Submitted,

Reviewed by,

Curtis Havel
Planner

Alex Hinds
Agency Director

Attachments: 1. Grant of Open Space Easement
2. Notice of Decision, May 29, 2003

