

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

21-2025-151

FILED

09/23/2025

**NOTICE OF DETERMINATION
Marin County Environmental Review**

**SHELLY SCOTT
MARIN COUNTY CLERK
By A.Oxlaj Arevalo Deputy**

TO: Office of Planning and Research
 County Clerk, County of Marin

FROM: Marin County Community Development Agency

SUBJECT: Filing the Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Permanent Farmers Market and Center for Food and Agriculture at the Marin Civic Center Campus

State Clearinghouse #: 2023110523

Contact Person: David Speer, Facilities Planning & Development Manager

Telephone Number: (415) 473-6269

Email Address: EnvPlanning@MarinCounty.gov

Assessor's Parcels: 179-270-11

Project Sponsor: Agricultural Institute of Marin (AIM)

Project Location: 3501 Civic Center Drive, San Rafael, CA 94903

Project Description: AIM, in partnership with Marin County, is proposing to develop a portion of the Marin Civic Center Campus as a permanent location for the Marin Farmers Market and a new Center for Food and Agriculture. The Project location is the "Christmas Tree Lot," a currently undeveloped portion of the Civic Center Campus located at the intersection of Peter Behr Drive and Civic Center Drive. The Project would develop permanent facilities for AIM, including a covered market stall area, a visitor center, a small office building, a commercial kitchen, an educational building, restrooms, a food-storage container, and a walk-in refrigerator. The Project includes relocating the current Marin Farmers Market, which operates on Thursday and Sunday at parking lots within the Civic Center Campus, to the new location, and adding a third weekly market. When not in use, the market stall area would serve as a parking lot.

The Board of Supervisors approved the project on September 16, 2025, and made the following determinations:

1. The project in its approved form will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were made a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.

I certify that a copy of the Mitigated Negative Declaration of Environmental Impact, and record of project approval is on file and may be examined at:

Agency: Marin County Community Development Agency

Address: 3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

By: 

Rachel Reid, Planning Manager

Date: September 18, 2025

The filing of this Notice of Determination starts a 30-day statute of limitations on court challenges to the approval under CEQA.

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 2025-87

A RESOLUTION APPROVING THE PERMANENT FARMERS MARKET AND CENTER FOR FOOD AND AGRICULTURE AT THE MARIN CIVIC CENTER CAMPUS PROJECT MITIGATED NEGATIVE DECLARATION 3501 CIVIC CENTER DRIVE, SAN RAFAEL ASSESSOR'S PARCEL NUMBER: 179-270-11

SECTION I: FINDINGS

- 1. WHEREAS, a county voter initiative from 1992, the "Marin Civic Center Open Space Ordinance" was passed with the intent to preserve the aesthetic quality of the Frank Lloyd Wright Civic Center buildings and grounds and requires an approval by a majority vote of the County electorate prior to construction of any building over 250 square feet within the "Civic Center grounds" as defined in the Ordinance, which are defined in the Ordinance to include "the land owned by the County of Marin and generally bordered by North San Pedro Road to the south, U.S. Highway 101 to the west, the railroad right of way to the north, and Civic Center Drive to the east."; and
2. WHEREAS, most of the Permanent Farmers Market and Center for Food and Agriculture at the Marin Civic Center Campus project ("Project") site is within the Civic Center grounds; and
3. WHEREAS, pursuant to the 1992 Marin Civic Center Open Space Ordinance, a measure was placed on the June 2014 ballot to allow a permanent place for a Farmers Market on the Civic Center campus, including a market canopy and a market building of up to 30,000 square feet in size; and
4. WHEREAS, that Measure B, titled "Marin County Local Farmers Market Enhancement," asked, "To enhance local farmers' contributions to our economy and provide Marin residents access to healthy, locally-grown food, shall Marin County: permit the Agricultural Institute of Marin to create a permanent home for the Farmers Market at Marin Civic Center including a market canopy designed to respect Frank Lloyd Wright's building, accessible to pedestrians, bikes and public transit; and an eco-friendly indoor market building not to exceed 30,000 square feet at no cost to Marin taxpayers?"; and
5. WHEREAS, Measure B passed with nearly 82% support of the vote; and
6. WHEREAS, the Board of Supervisors authorized the Office of the County Executive and the Director of Cultural Services to negotiate an agreement with the Agricultural Institute of Marin to design and implement Measure B; and
7. WHEREAS, the County and Agricultural Institute of Marin have negotiated a lease agreement for a part of the "Civic Center grounds" commonly known as the Christmas Tree Lot for 40 years (Lease Agreement); and

8. **WHEREAS**, the Marin County Community Development Agency prepared an Initial Study for the Project, which for purposes of the California Environmental Quality Act (CEQA) includes the lease of the Civic Center grounds to the Agricultural Institute of Marin for it to design and construct the Project. The Initial Study concluded that potential impacts relating to aesthetics, air quality, tribal/cultural resources, noise and biological resources would be avoided or mitigated to a point where no significant effects would occur because revisions to the project have been agreed to by the Agricultural Institute of Marin and there is no evidence that the project as revised may have a significant effect on the environment; and
9. **WHEREAS**, the Marin County Environmental Coordinator determined that, based on the Initial Study, a Mitigated Negative Declaration of Environmental Impact is required for the project pursuant to CEQA; and
10. **WHEREAS**, the Mitigated Negative Declaration of Environmental Impact for the Project consists of the Mitigated Negative Declaration, Initial Study, and all supporting information incorporated by reference therein; and
11. **WHEREAS**, the Negative Declaration of Environmental Impact was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the Marin County Environmental Impact Review Guidelines and
12. **WHEREAS**, on Monday, November 20, 2023, the Initial Study and proposed Mitigated Negative Declaration of Environmental Impact were completed and distributed to agencies and interested parties to commence a 30-day public review period for review and comment on the Mitigated Negative Declaration, and a notice of the public review period and public hearing was published in a general circulation newspaper pursuant to CEQA and
13. **WHEREAS**, three comment letters were received during the open comment period, which closed on December 20, 2023, and all of which were in support of the project with no environmental concerns raised about the project; and
14. **WHEREAS**, on September 16, 2025, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the lease of the property, which includes execution of the Lease Agreement with the potential foreseeable use of the property as the Permanent Farmers Market and Center for Food and Agriculture.

SECTION II: ACTIONS

1. NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors adopt the Mitigated Negative Declaration of Environmental Impact for the Permanent Farmers Market and Center for Food and Agriculture at the Marin Civic Center Campus project as adequate and complete in compliance with CEQA, the State CEQA Guidelines and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on leasing the property.
2. NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Board of Supervisors authorizes the County Executive as follows: i). to execute the Lease Agreement with the Agricultural Institute of Marin which is attached to the staff report dated September 16, 2025; and ii). To make any minor modifications, with County Counsel approval, necessary to complete the transaction.

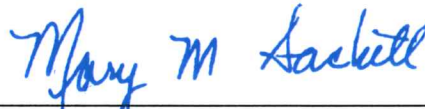
SECTION IV: ADOPTION

ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 16nd day of September 2025.

AYES: SUPERVISORS: Lucan, Colbert, Rodoni, Moulton-Peters, Sackett

NOES: NONE

ABSENT: NONE

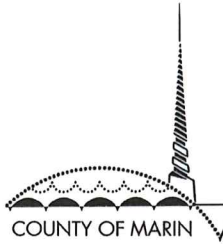


PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



DEPUTY CLERK



Handwritten signature in blue ink

MITIGATED NEGATIVE DECLARATION
Marin County Environmental Review

Pursuant to Section 21000 et. seq. of the Public Resources Code and Marin County Environmental Impact Review Guidelines and Procedures, a Negative Declaration is hereby granted for the following project.

1. Project Name: Permanent Farmers Market and Center for Food and Agriculture at the Marin Civic Center Campus
2. Location: 3501 Civic Center Drive, San Rafael, CA 94903
3. Project Summary:

The Agricultural Institute of Marin (AIM), in partnership with Marin County, is proposing to develop a portion of the Marin Civic Center Campus as a permanent location for the Marin Farmers Market and a new Center for Food and Agriculture. The Project location is the "Christmas Tree Lot," a currently undeveloped portion of the Civic Center Campus located at the intersection of Peter Behr Drive and Civic Center Drive, in the northwesternmost part of the Campus. The Project would develop permanent facilities for AIM, including a covered market stall area, a visitor center, a small office building, a commercial kitchen, an educational building, restrooms, a food-storage container, and a walk-in refrigerator.

4. Project Sponsor: Agricultural Institute of Marin (AIM)
5. Finding:

Based on the attached Initial Study and without a public hearing, it is my judgment that:

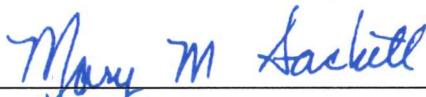
- The project will not have a significant effect on the environment.
- The significant effects of the project noted in the Initial Study attached have been mitigated by modifications to the project so that the potential adverse effects are reduced to a point where no significant effects would occur.

Rachel Reid

Rachel Reid
Environmental Planning Manager

Date: November 15, 2023

Based on the attached Initial Study, a Mitigated Negative Declaration is granted.



Mary Sackett

Date: 9/16/2025

President, Board of Supervisors

1. Mitigation Measures:

- No potential adverse impacts were identified; and therefore, no mitigation measures are required.
- Please refer to mitigation measures in the attached Initial Study.

2. Preparation:

This Mitigated Negative Declaration was prepared by Dan Sicular, Environmental Consultants on behalf of the Marin County Community Development Agency - Planning Division. Copies may be obtained at the address listed below.

Marin County Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
(415) 473-6269

Check with the Planning Department for information about business hours and/or reviewing copies of the document at the front counter.

An electronic version is also available for review on the County of Marin [Environmental Planning website](#).